

Our Ref.: 1231/GEO/22
Your Ref.: Erf 11730, George

24 August 2026

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

ATTENTION: MR. CLINTON PETERSEN

BY HAND

Dear Mr. Petersen,

PROPOSED SUBDIVISION AND DEPARTURES ON ERF 11730, FERNRIDGE, GEORGE MUNICIPALITY AND DIVISION

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

Yours Faithfully
DELplan Consulting



DELAREY VILJOEN Pr. Pln

<https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2022/1231-GEO-22/Korrespondensie/Cover letter.doc>

Cc: LEVEY FAMILIE TRUST

**PROPOSED SUBDIVISION AND DEPARTURES ON ERF 11730, FERNRIDGE, GEORGE
MUNICIPALITY AND DIVISION**



FOR: LEVEY FAMILIE TRUST



URBAN & REGIONAL PLANNERS

DEVELOPMENT ENVIRONMENT LINK

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ANNEXURES

1. POWER OF ATTORNEY
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4. SG DIAGRAM
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7. LOCALITY MAP
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PROPOSED SUBDIVISION AND DEPARTURES ON ERF 11730, FERNRIDGE, GEORGE MUNICIPALITY AND DIVISION

1. INTRODUCTION

Erf 11730, George is currently developed with a dwelling house, a storeroom, and a pool. The property owner intends to subdivide the property; several departures are also required as a result of the proposed subdivision and new additions. *DELPLAN Consulting* was appointed by the registered owner of Erf 11730, George, referred hereafter as the “subject property”, to prepare and submit the required land use application. A copy of the Power of Attorney to submit this land use application is attached as **Annexure 1**.

1.1 Title deed

The property is currently registered to *Levey Familie Trust* according to the Title Deed 13543/2019 and is hereby attached as **Annexure 2** with the Letter of Authority attached as **Annexure 3**. The title deed describes the property as 4202m². The SG Diagram is attached hereafter as **Annexure 4**. The title deed has been examined, and it contains no restrictions that will prohibit the proposed development. A Conveyancer Certificate is attached as **Annexure 5**. There is a bond registered over the property in favour of Standard Bank; the bondholder’s consent is attached as **Annexure 6**.

1.2 Land Use Application

- **Subdivision** in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023 of Erf 11730, George into five Portions (±501m² each) and a Remainder (±1695m²).
- **Departure** in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023, from the following building lines on the remainder:
 - The 5m eastern street boundary building line to:
 - 1.9m, 1.3, 2m & 3m for **the study/bedroom 6**
 - 2.9m, 2.4m, 2.8m & 3.6m for the **gym/training area**
 - The 3m southern common boundary building line to 0m for **the proposed garage** exceeding the total allowed 12m length with a total of 18.5m.

2. CONTEXTUAL INFORMATION

2.1 The locality of the subject property

The subject property is situated in Fernridge in Ward 2 and gains access off both Caledon Street and First Avenue. Figure 1 indicates the subject property in relation to the surrounding neighbourhoods. Figure 2 provides a closer view of the property and its immediate surroundings.

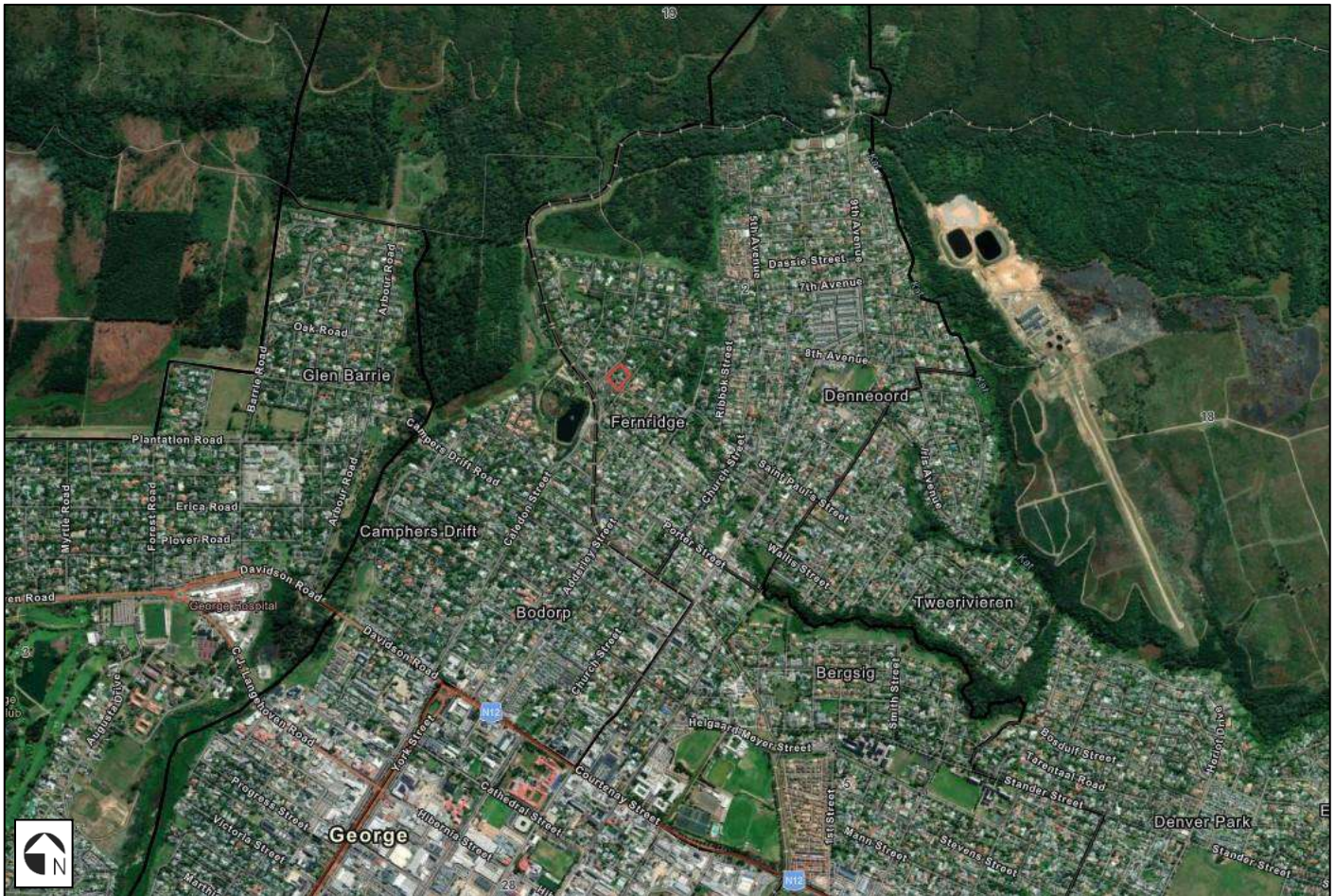


Figure 1: The location of the subject property in relation to the surrounding neighbourhoods.



Figure 2: Satellite imagery extract of the subject property (indicated in red) together with the immediately surrounding land uses.

An NID will be submitted to Heritage Western Cape regarding the heritage related issues on the site. A locality plan is attached hereto as **Annexure 7**.

2.2 Existing Land Uses and Character of the Area

As mentioned, the property is currently developed with a main dwelling, outbuildings and a pool. Approved plans are attached as **Annexure 8**, however, the extension of the dwelling towards Caledon Street does not feature on these plans. The property is currently being used for residential purposes, and it would remain the same. The erf has access to both Caledon Street as well as First Avenue. The access off First Avenue will be move only marginally to accommodate the new subdivision. Proposed additions requiring relaxations are on the Caledon Street side, which is a cul-de-sac and has no through traffic. The proposed erf sizes are still within reasonable parameters being larger than 500m² in all cases, thus the character will still resemble that of normal *Single Residential Zone I* residential erven.

The subject property is predominantly surrounded by single residential properties, which establishes a consistent and well-defined residential character within the immediate vicinity. As such, the development will continue to align with the predominant land use patterns and built form of the area and is considered to be in keeping with the established character and visual integrity of the neighbourhood. Furthermore, it is unlikely that surrounding property owners will experience any noticeable or adverse impact as a result of the proposed subdivision. No additional dwelling units are proposed as part of the land use application and any new developments on the proposed erven will have to compliment and/or minimise the impact on existing surrounding dwellings through appropriate setbacks and design methodologies.

The development is proposed to connect to two separate roadways, First Avenue and Caledon Street, thus traffic impacts (if any) are essentially split between the two roadways. As a result, the proposal is not expected to generate additional traffic, noise, or pressure on existing services and infrastructure. In this context, it is unlikely that neighbouring properties would be aware of any significant change, and the development is therefore not expected to have a material impact on the surrounding area.

2.3 Zoning



Figure 3: Zoning for Erf 11730, George

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

3. DEVELOPMENT PROPOSAL

3.1 Proposed Development

The property was previously approved for subdivision; however, the rights were not implemented and have since lapsed. The previous approval provided for two portions and a remainder portion. The current proposal seeks to subdivide the property into six portions, namely proposed Erf 1 to Erf 5, as well as a remainder portion as can be seen in figure 4a. The proposed erven will measure approximately $\pm 501\text{m}^2$ each, while the remainder portion will measure approximately $\pm 1695\text{m}^2$. The subdivision layout plan is attached hereto as **Annexure 9**. An estimation subdivision is overlaid on aerial photography in figure 4b.

Proposed Erf 1, Erf 3 and Erf 4 will gain access from First Avenue, while proposed Erf 2, Erf 5 and the remainder portion will gain access from Caledon Street and First Avenue. Only a proposed access for portion 4 is indicated as this is the only workable option on this erf. No other new access points are proposed for the vacant erf portions at this stage, as no structures are currently planned. The vehicle access off Caledon Street will be moved due to the new location of the garage, the access of First Avenue will be moved due to the new subdivision line. The proposed development is not expected to negatively impact traffic flow in the area. As can be seen, certain sections of the existing dwelling protrude the building line, building line relaxations will be applied for existing sections as well as proposed portions over the building line. As can be seen a section of the outbuilding will be demolished to make way for the new subdivision line between the Remainder and proposed Portion 5.

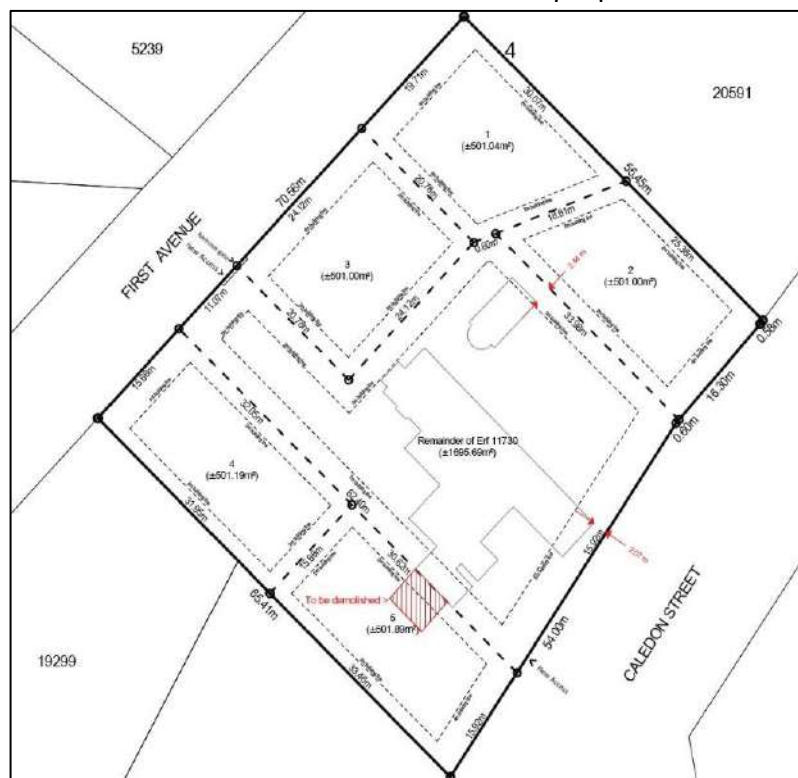
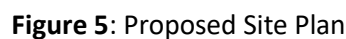


Figure 4a: Proposed Subdivision



Figure 4b: Subdivision overlay

Figure 5 indicates an extract from the Site Plan, where the relevant additions to the existing structure can be seen, as well as the departures that will be required as encircled in red. Only mature trees are currently indicated on the site plan. The eastern street building line along Caledon Street is also encroached upon due to extensions undertaken by the owner. The study room / bedroom encroaches into the prescribed 5m street building line, with setbacks of 1.9m, 1.3m (which includes a window section), 2m & 3m respectively. Furthermore, the proposed gym area encroaches on the building line and requires a relaxation from 5m to 2.9m, 2.4m, 2.8m and 3.6m.



The proposed garage redevelopment exceeds the southern building line and requires a relaxation from 3m to 0m as the proposed garage exceeds the maximum permitted length of 12m, proposing a length of 18.5m. As part of the land use application, certain structures are indicated to be demolished, this includes a section of the existing storeroom located over the subdivision line to proposed Erf 5. Additionally, the existing garage will be altered for a different use, and the proposed new garage is located further south, several other additions are also proposed to the dwelling house such as a gym area. The site development plan is attached hereto as **Annexure 10**.

Only minor additions to the existing structure are proposed thus no major development is proposed at this stage; as such, the existing streetscape and character of the area will not be adversely affected. The proposed subdivision is consistent with the applicable zoning and aligns with recent subdivision trends in the surrounding area. Furthermore, the proposed erf sizes are in keeping with the predominant erf pattern of the neighbourhood. The subject property is located within a serviced residential area, and the proposal will optimise the use of existing municipal services. As part of the development, infrastructure upgrades will be undertaken where necessary to ensure that the proposed subdivision does not place undue strain on existing services.

3.2 Accessibility and Parking

The subject property, in its current extent, has two existing access points, one from Caledon Street and another from First Avenue. Figures 6 & 7 illustrate the existing access points off Caledon Street and First Avenue. The existing structures utilise both access points, but the vehicle access points will be moved to a new proposed position. Intersections remain unaffected and the development is therefore not expected to negatively impact traffic movement in the area. Adequate on-site parking is provided, and as such, no reliance on on-street parking is anticipated.



Figure 6: Vehicle access off Caledon Street



Figure 7: Vehicle Access off First Avenue

Several trees are present along Caledon Street; however, sufficient space remains available to accommodate pedestrian movement, and pedestrian flow will therefore not be adversely affected by the proposed development. In contrast, the pedestrian pathway along First Avenue is currently obstructed by vegetation, rendering it largely unusable for pedestrians.

3.3 Engineering Services

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

4. RELEVANT SPATIAL PLANNING POLICIES

4.1 Existing Policy Frameworks

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

4.1.1 George Municipal Spatial Development Framework (2023)

The spatial document does not address Erf 11730, George specifically or subdivisions relating to this application. The GMSDF, however, states that densification should be promoted within the city. The following is stated in the above-mentioned document:

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

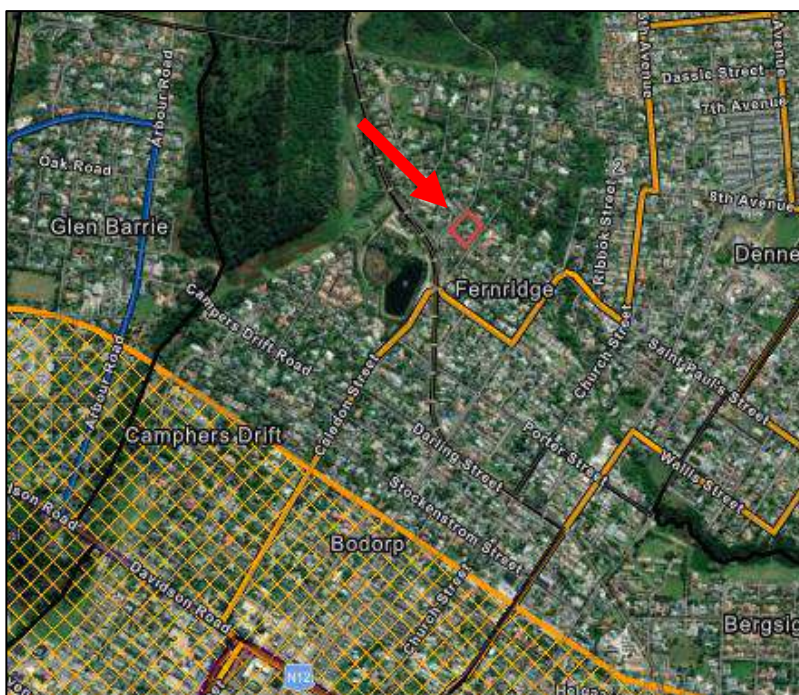


Figure 8: Aerial image of the subject property

As can be seen in figure 8, the subject property is located outside of the densification zone; however, the MSDF encourages development within the urban edge. In this case, the subject property is located within the George urban edge. It is argued that the proposed development is not in conflict with the SDF.

The red arrow indicates the location of the subject property. As illustrated in Figure 8, the MSDF extract shows that the subject property is located outside of the designated densification zone. However, a public transport route is situated in proximity to the site, and development is generally encouraged along such transport corridors. Similar densification has already taken place in Fernridge. Right at the northern end of First Avenue for instance.

5. STATUTORY FRAMEWORKS

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

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

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

5.1.1 Development Principles

1) Spatial Justice

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

- *No reference is made to the property in the MSDF. The subdivision could, however, make it more accessible for different income groups to stay in the area as opposed to single residential on the large erf, as with many erven in Fernridge. This provides a better opportunity for more equal land access as the properties become more affordable.*

2) Spatial Sustainability

This principle refers to the need for spatial planning and land use management systems to promote land development that is viable and feasible within a South African context, to ensure the protection of agricultural land and to maintain environmental management mechanisms. It furthermore relates to the need to promote effective/

equitable land markets, whilst considering the cost implications of future development on infrastructure and social services, as well as the need to limit urban sprawl and ensure viable communities.

- *This land-use application does not affect prime - or unique agricultural land, nor does it influence any environmental management mechanisms. The property is situated in an already developed area and will not negatively affect the efficient and equitable functioning of land markets as the proposed subdivided erven are within reasonable parameters for residential erven of this typology.*
- *The proposed development will have a limited impact on the provision of infrastructure and will not require any additional social services outside the development itself. Relevant engineering services will be accounted for.*
- *The subject property is situated within the urban edge and will allow for the optimal utilisation of the subject property.*
- *The departures for the existing dwelling are minor (and behind an existing boundary wall), it is therefore not foreseen to have any negative effects given how large the erf is, as well the fact that the relaxations are required on ground floor level only. As the departures will barely be seen, it is argued that the proposal will not influence the streetscape, character of the area or the neighbours.*

3) Spatial Efficiency

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

- *As mentioned above, the proposed development is situated in an already serviced area. The proposed development will therefore utilise the existing resources and infrastructure available whilst promoting the optimal use of an underutilised site.*
- *Capital contributions will also be paid, and it is not anticipated that the proposed application will have negative financial, social, economic or environmental impacts.*
- *Given the proposed size of the erven, the character of the area will remain intact, and the proposed departures are not foreseen to hold specific negative effects, it is therefore argued that the subdivision of the erf will not have detrimental effects on spatial efficiency.*

4) Spatial Resilience

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

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

5) Good Administration

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

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

5.1.2 Public Interest

The proposed subdivision is not expected to negatively impact the surrounding properties as the erven are still within a reasonable size for a normal *Single Residential Zone I* erven. The subject property is separated from neighbouring properties by existing boundary walls and an abundance of vegetation, which serve to enhance privacy and act as a buffer to mitigate noise transmission. As no additional structures are proposed on the subdivided portions, the development will not result in overlooking or loss of privacy in its current state. Dwellings proposed on the new portions will have to be appropriately configured on their own merits on a case-by-case basis to allow the most efficient layout in relation to the layout of the existing neighbouring dwellings and the dwelling on the remainder.

Furthermore, the existing structures on neighbouring properties are located at sufficient distances from the subject property and the proposed subdivided portions, ensuring that privacy is maintained and that noise impacts remain minimal. Due to the absence of additional built form, the proposed subdivision will not restrict access to sunlight on surrounding properties. The departures on the remainder are limited to the street building line as well as the common boundary building line with proposed portion 5. The proposed developments are not foreseen to have a significant impact on the streetscape, even with the absence of vegetation in this location. The encroaching development is not even proposed at double storey thus its influence behind the boundary wall is minimal. The spacing between the subject – and surrounding properties also reduces any potential fire risk, thereby ensuring that neighbouring properties are not adversely affected. Figure 9 provides a detailed aerial view of the subject property in relation to the immediate surrounding neighbours.

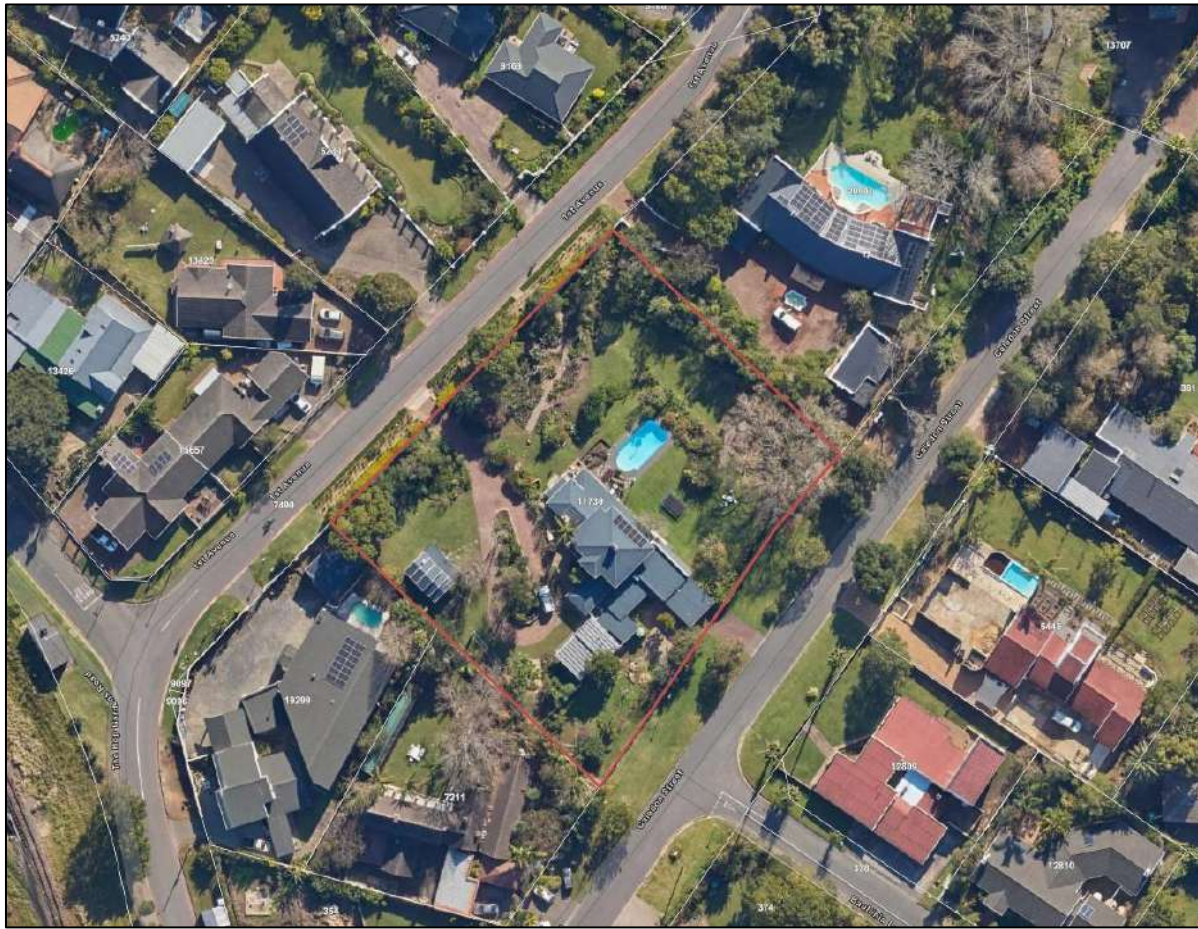


Figure 9: Detailed view of the subject property

The northward view along First Avenue and Caledon Street can be seen in figures 10 & 11. As can be seen, the neighbouring dwellings across the street are set back sufficiently and the existing boundary walls on the respective properties protect the streetscape. In addition, as no further development is proposed, traffic generation will remain unchanged and will not impact surrounding properties at this time. If the new erven are developed, the traffic would be split between First Avenue and Caledon Street thus traffic impact is negligible with only three erven added along First Avenue and two added along Caledon Street.

The character of the area will be maintained, as the zoning of the property remains unchanged and the proposal merely facilitates a subdivision into smaller portions. Similarly, the existing streetscape will not be altered as the proposed developments are in line with *Single Residential 1* zonings. The proposed subdivision is not expected to negatively influence surrounding property values, as the development remains residential in nature and is consistent with the surrounding land uses. In the same sense, the following imagery indicates that the subdivision itself has no / limited influence established vegetation.



Figure 10: View northward along Caledon Street



Figure 11: View northward along First Avenue



Figure 12: View along the eastern / southeast boundary (taken from Caledon Street)



Figure 13: View of neighbour to northeast (Erf 20511, George)

As can be seen in figure 13 there is an abundance of vegetation separating the subject property with proposed subdivided portions and the neighbour. As was already stated, mature trees are retained but it cannot be confirmed which of the smaller shrubs will be retained should development commence. It is, however, notable that the vegetation essentially fills the building line (over which construction is anyway unlikely to take place) which will help aid in privacy, noise and light pollution concerns.

The views along First Avenue can be seen in figures 14 & 15, where vegetation along the boundary wall and some of the established vegetation on the subject erf can be seen.



Figure 14: View along the western / northwest boundary (taken from First Avenue)

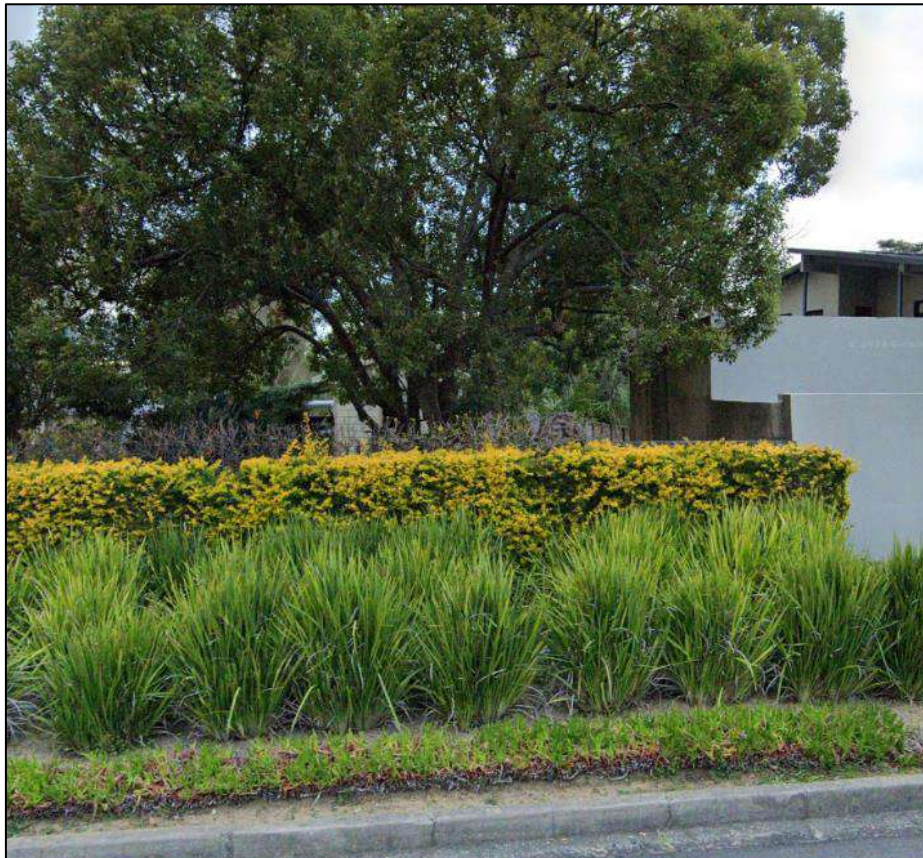


Figure 15: View of neighbours along the western/northwest boundary

The large tree seen in figure 15 and 16 will be retained and access to the property will work around it. As can be seen there is a multitude of vegetation along the street boundary building line which will help mitigate possible effects on the current streetscape. Section 5.1.3 further elaborates on the vegetation and the effects of the subdivision thereon. The outbuilding on the neighbouring property (Erf 19299, George) is the only structure close to the proposed portion 4 of the subdivision, furthermore, having a pool area and backyard next to this portion only. It is not foreseen that any negative effects will be experienced specifically by the dwelling on this erf.



Figure 16: View of neighbours along the western/northwest boundary

As can be seen in figure 17 there is a boundary wall containing a variety of established vegetation on the neighbouring erven to the west /southwest. The subdivision does not influence the vegetation itself, and it is motivated that this will provide sufficient screening. If additional screening is required along this boundary, it can easily be added along the boundary wall. As can be seen by the aerial photography only a small section of the existing dwelling is located next to the proposed subdivided portion with majority of the erf containing a backyard (open) area.



Figure 17: View of neighbour to the west/southwest (Erven 19299 & 7211, George)

The view to the southern/southeast boundary can be seen in figures 18 & 19 below. The established vegetation on the neighbouring property (Erf 7211, George) can also be seen. The impact on the neighbour is therefore seen as minimal, as privacy can be maintained, noise and sound pollution can also be mitigated herewith.



Figure 18: View towards Caledon Street and southern corner of the subject erf

As can also be seen, the trees on this section of the subject erf are only small fruit trees which can easily be removed. Figure 19 below shows a photograph taken towards the street, as can be seen

there is a degree of screening to the street, but very little vegetation exists along this boundary line. Again, if required additional vegetation can easily be added for additional screening.



Figure 19: View of the boundary wall along Caledon Street (taken from subject erf)

The subdivision does not currently influence the vegetation on proposed portion 5 along Caledon Street as is indicated by the subdivision lines in section 5.1.3. The subdivision line along Caledon Street, towards the eastern corner of the subject erf (subdivision portion 2) can also be seen in Section 5.1.3 of this report. As can be seen in figures 20a & 20b below, there is a large tree on this portion which will be retained. This protects both the streetscape to the eastern corner and the privacy of the neighbour on Erf 20591, George as this section cannot be built on.

As is evident by both figures 20a & 20b, the vegetation along the boundary wall is limited. Noting that a boundary wall will be established, the eastern corner towards the neighbour (Erf 20591, George) is unlikely to require additional screening as construction is unlikely to take place close to the tree on this portion. Also note that views towards the mountain are orientated towards the north and east thus looking away from the proposed developments. Sunlight and views are therefore not considered as influential.



Figure 20a: View eastward toward Caledon Road



Figure 20b: Photograph taken towards the eastern corner of the subject erf



Figure 21: View from Caledon Road towards eastern corner of the subject erf

As is evident in figure 21, there are trees located on the sidewalk which aids in mitigating views from the roadway, although being limited in scope. Given the position of the large, mature tree, a dwelling is more likely to be constructed further away from Caledon Road. At this time the owner aims to keep portion 2 of the subdivided portions in order to protect views toward the northeast.

5.1.3 Environmental Legislation

No listed activities as contemplated by the National Environmental Management Act, 1998 (as amended) (NEMA), are triggered by this application. The mature trees on the site will be retained. Photographs of the vegetation on-site can be seen in figures 22 - 26 below. Boundary vegetation for the majority of the site includes small shrubbery and bushes as well as small trees and mature vegetation. Figure 22 shows the subdivision overlay on the aerial imagery. The subdivision points relevant to external erven and other points of interest are numbered. The numbers correspond to the same numbers in figures 23 – 26.

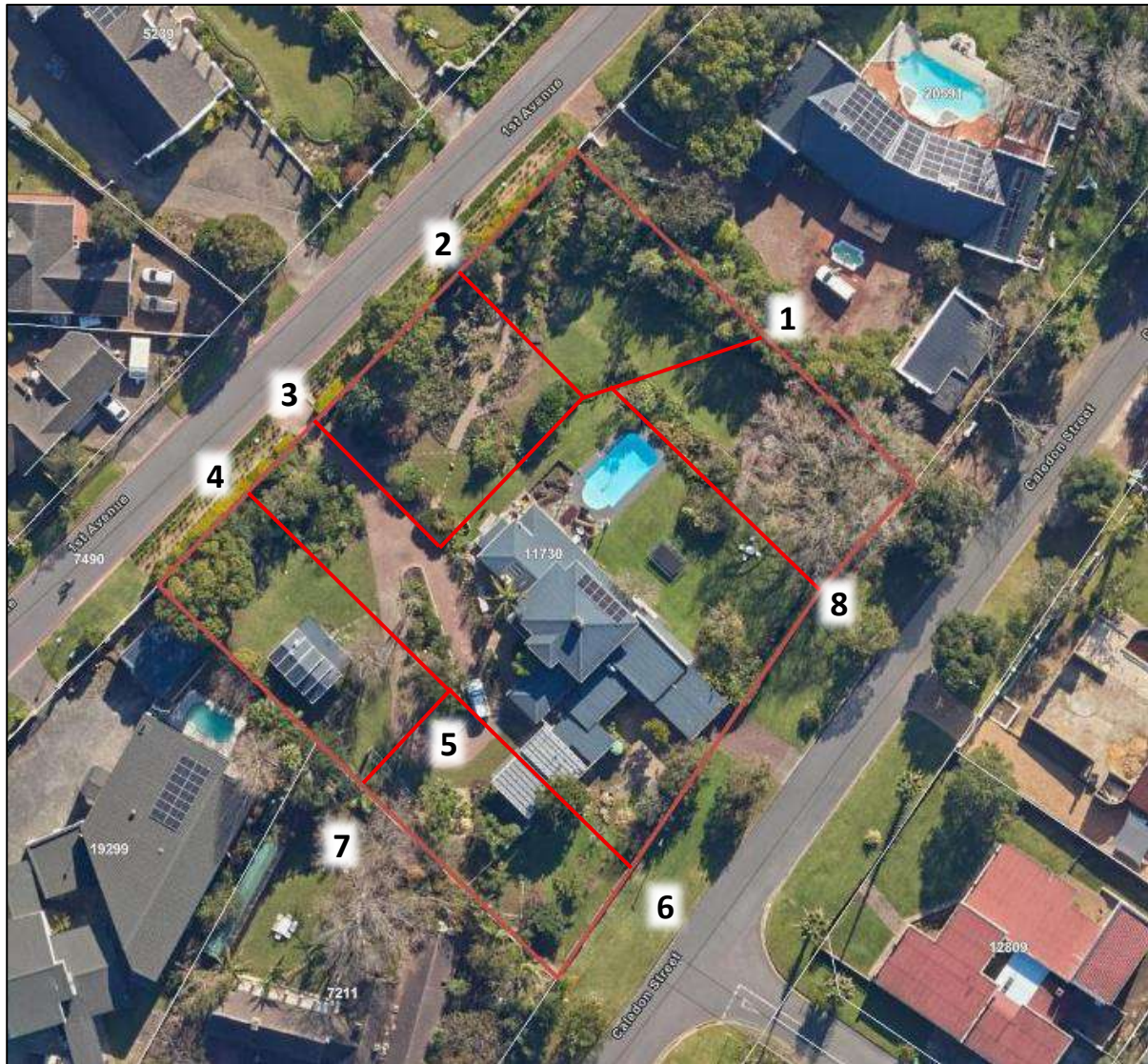


Figure 22: Subdivision overlay

As can be seen in figure 22 as well as the following photos, the mature vegetation remains unaltered. The access points to al erven cannot be confirmed but given the building lines along the boundary, it is unlikely that even small shrubbery will be disturbed, however, this will be up to each individual owner. As can be seen at point nr 5 in figure 22, the island of vegetation in the centre of the property will likely be influenced by the subdivision. It should be noted that vegetation that is removed will easily be offset in relevant areas to limit and mitigate negative effects to /or between neighbours and ensure sustainability of the streetscape.



Figure 23: View eastward



Figure 24: View north to northwest



Figure 25: View northwest to west



Figure 26: View southward

Notable is that at point nr 3, the gate is only slightly moved westward in order to accommodate the existing vegetation on the site and ensure that the vegetation remains unchanged. As can be seen, no other subdivision lines influence vegetation along the street boundaries. The only small influence could be regarding the vegetation at subdivision point nr 1 towards the common boundary line, although it is notable that additional vegetation on the neighbouring erf (Erf 20591, George) is still sufficient and in abundance even if the vegetation on the subject erf is slightly altered for the construction of a subdivision wall.

5.2 Land Use Planning Act (LUPA)

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

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

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

5.3 Compliance/Consistency with Spatial Policy Directives

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

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

(2) If a spatial development framework or structure plan does not specifically provide for the utilisation or development of land as proposed in a land use application or a land development application, but the proposed utilisation or development does not conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the

utilisation or development is regarded as being consistent with that spatial development framework or structured plan."

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

5.4 George Integrated Zoning Scheme By-Law (2023)

According to the George Zoning Regulations, the subject property is zoned as "Single Residential Zone I". The approval of the proposed subdivision will create six portions, namely proposed Erf 1 – 5 and the remainder. The existing dwelling is encroaching on the newly designed building line and, therefore, requires building line relaxation. Due to proposed additions to the dwelling, several other building line departures are proposed. This also includes the garage which exceeds the allowable 12m length. None of the departures are significant to such a degree that surrounding neighbours will be influenced negatively and it is argued that the character of the area will remain unchanged.

6. DESIRABILITY & NEED

The concept of "*desirability*" in the land use planning context may be defined as the degree of acceptability of a proposed development on the land units concerned or the proposed subdivision of a property. This section expresses the desirability of the proposed subdivision and departures taken in conjunction with the development principles and criteria set out through the statutory planning framework listed above, as well as the degree to which this proposal may be considered within the context of broader public interest. It is our view that the initial investigation into the desirability of the proposal reveals no obvious negative impacts.

It is not foreseen that the proposed application will have a negative impact on the surrounding neighbours. The subject property is situated behind a wall and vegetation; as a result, the proposed subdivision and subsequent departures would not impact the streetscape or the character of the area. Furthermore, it is not anticipated that the approval of the application will have any negative impact on the aesthetic appearance of the property from the street view, given that the existing dwelling is already constructed and fit with the residential character. The required departures are limited to the street building line as well as the common boundary building line to proposed portion 5; thus, no external neighbours are influenced. Given the fact that the proposal has minimal impact on the surrounding area and fits with the residential character it can be seen as desirable.

The *need* for the development cannot be motivated in terms of realising any spatial goal of the SDF, however, the subdivisions will be needed in order to bring about a smaller and more affordable erf typology which does promote densification within the urban edge and close to public transport as identified within the SDF. The approval of the application will allow for the creation of new residential properties located within the urban edge and within an area that is already serviced by municipal engineering services. The proposal will optimise the use of the municipal services. Densification is also important around public transport points, such as in this case.

7. CONCLUSION

It is believed that the abovementioned principles, considerations, and guidelines for this land use application for the subdivision of Erf 11730, George, satisfy the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



DELAREY VILJOEN Pr. Pln

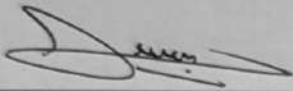
AUGUST 2026

ANNEXURE 1

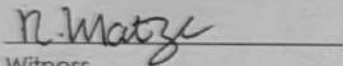
POWER OF ATTORNEY

I, **John Levey (SA ID 7408205072083)**, holding a Proxy/ Mandate on behalf of **THE LEVEY FAMILIE TRUST (REG. NO. IT269/2019 (C))** being the registered landowner of the **REMAINDER OF ERF 11730, GEORGE DISTRICT AND MUNICIPALITY**, hereby nominate Delarey Viljoen of *DELPLAN Consulting*, with power of substitution, to be my agent in name, place and stead, and hereby instruct Delplan Consulting to submit to the appropriate authorities the land use application.

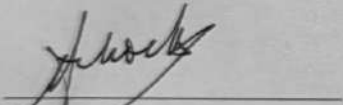
Signed at George on 08 April 2026.



John Levey



Witness



Witness

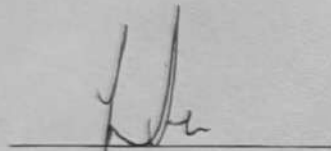
MANDATE/ PROXY

THE LEVEY FAMILIE TRUST (REG. NO. IT269/2019 (C)) being the registered landowner of the **REMAINDER OF ERF 11730, GEORGE DISTRICT AND MUNICIPALITY** hereby authorizes **John Levey (SA ID 7408205072083)** to appoint Delarey Viljoen of DELPLAN Consulting to compile and submit to local authority or any other an application for land use.

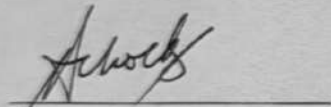
Signed at George on 08 April 2026_.



David Schalk Maartens
TRUSTEE



Frederik Wilhem Lombard
TRUSTEE



Olge Scholtz
TRUSTEE

ANNEXURE 2

RAUBENHEIMERS INC
60 CATHEDRAL STREET
GEORGE
6529

TEL: 044-873 2043

Prepared by me

CONVEYANCER
WILLEM MUNRO LUTTIG

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 4250 000,00	R. 1926,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

VERBIND		MORTGAGED	
VR FOR R. 4500 000,00			
B000007272 / 2019			
08 APR 2019		REGISTRAR/REGISTRAR	

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT
RONÉL ELS

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

IRENE EKSTEEN

IDENTITY NUMBER: 551203 0063 08 4

MARRIED OUT OF COMMUNITY OF PROPERTY

T 000013543 / 2019

DATA / VERIFY
09 APR 2019
VAN TONDER ELIZABETH

DATA / CAPTURE

09 APR 2019

TAMARA MASIU

which said Power of Attorney was signed at GEORGE on 13 MARCH 2019

And the appearer declared that his/her said principal had, on 26 February 2019, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**THE TRUSTEES FOR THE TIME BEING OF
LEVEY FAMILIE TRUST
REGISTRATION NUMBER: IT269/2019 (C)**

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

**REMAINDER ERF 11730 GEORGE IN THE MUNICIPALITY AND
DIVISION OF GEORGE, WESTERN CAPE PROVINCE**

**IN EXTENT: 4202 (FOUR THOUSAND TWO HUNDRED AND TWO)
SQUARE METRES**

**FIRST REGISTERED BY CERTIFICATE OF CONSOLIDATED TITLE NO.
T36208/1986 WITH DIAGRAM NO. 10988/1984 RELATING THERETO
AND HELD BY DEED OF TRANSFER NO. T65548/1989**

- I. **AS REGARDS** the whole of the property on Diagram No. 10988/1984
- A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T11413/1958
- B. **.....**
- C. **SUBJECT FURTHER** to the terms of an endorsement on Certificate of Consolidated Title No. T36208/1986, which endorsement reads as follows:-

RESTANT

Kragtens Akte van Transport T36209/86 hede gedateer is die Restant van Erf 11730, Groot 5611 Vierkante meter gehou hieronder onderhewig aan die volgende voorwaardes, opgelê deur die Administrateur in terme van Artikel 9 van Ordonnansie 33 van 1934.

- (a) Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat hoofgasleidings, elektrisiteits-, telefoon- en televisiekabels en/of -drade, hoof- en ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, oor hierdie erf gevoer word, en dat bogenoemde installasies soos mini-substasies, meter kiosks en dienspale daarop geïnstalleer word indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word, dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.
- (b) Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeg van en binne 'n tydperk wat die plaaslike owerheid bepaal.

II. AS REGARDS the remainder of the figure I k j D E F G on Diagram No. 10988/1984

SUBJECT to the following special conditions mentioned in Deed of Transfer No. T2230/1932, namely:-

- "1. The Transferor reserves the right to construct use and maintain across the above property any pipe line for water leading, sewerage, drainage, and any poles or structures for the conduct of any electric or other light or power.
- 2. The Transferee and his successors in title shall not be entitled to fill in the furrow running across the above property from West to East as indicated on the Diagram of the said Lot or otherwise interrupt the flow of the water therein in such a manner as to cause the water to well up and distribute itself on the roads bounding the said Lot."



III. AS REGARDS the remainder of the figure A B C j k l H on Diagram No. 10988/1984.

SUBJECT to the following condition mentioned in Deed of Transfer No. T8398/1930, namely:-

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



WHEREFORE the said Appearer, renouncing all rights and title which the said IRENE EKSTEEN, Married as aforesaid heretofore had to the premises, did in consequence also acknowledge HER to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

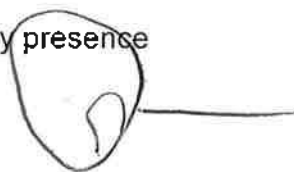
**THE TRUSTEES FOR THE TIME BEING OF
LEVEY FAMILIE TRUST
REGISTRATION NUMBER: IT269/2019 (C)**

its Successors in Office or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R4 250 000,00 (FOUR MILLION TWO HUNDRED AND FIFTY THOUSAND RAND) .

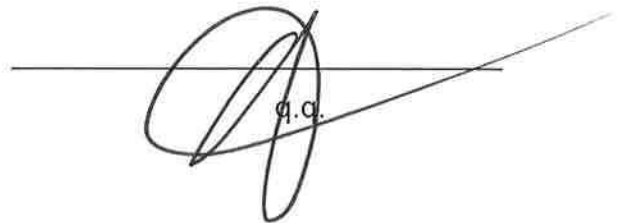
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at
CAPE TOWN on - 8 APR 2019

In my presence



REGISTRAR OF DEEDS


q.q.

ANNEXURE 3



REPUBLIC OF SOUTH AFRICA

MAGTIGINGSBRIEF LETTERS OF AUTHORITY

Ingevolge Artikel 6(1) van die Wet op Beheer oor Trustgoed, 1988 (Wet 57 van 1988)
In terms of Section 6(1) of the Trust Property Control Act, 1988 (Act 57 of 1988)

No: IT000269/2019(C)

Hiermee word gesertifiseer dat /
This is to certify that

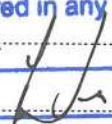
1) FREDERIK WILHEM LOMBARD - 7409305088086 (ID)

2) DAVID SCHALK MAARTENS - 6805225090089 (ID)

3) OLGE SCHOLTZ - 7107100032081 (ID)

I certify that this document is a true copy
of the original which was examined by me
and that, from my observations, the original
has not been altered in any manner.

Date: 26.2.2019

Signature: **FREDERIK WILHELM LOMBARD**

Commissioner of Oaths /
Kommissaris van Ede (Ex-officio)
Practising Attorney /
Praktiserende Prokureur
134 Merriman Street/Straat, George

gemagtig word om op te tree as trustee(s) van die /
is/are hereby authorized to act as trustee(s) of the

LEVEY FAMILIE TRUST

GEGEE onder my hand te _____ op hede die _____ dag van _____
GIVEN under my hand at _____ CAPE TOWN _____ this _____ 15th day of _____ FEBRUARY _____ year 2019

Signature 

ASSISTENT MEESTER
ASSISTANT MASTER

DEPARTMENT OF JUSTICE AND CONSTITUTIONAL DEVELOPMENT

Captured by: DOJCD\TEDWARDS



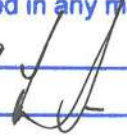
Approved by: JUSTICE REBE

TRUSTAKTE

LEVEY FAMILIE TRUST

I certify that this document is a true copy
of the original which was examined by me
and that, from my observations, the original
has not been altered in any manner.

Date: 26.2.2019

Signature: 

FREDERIK WILHELM LOMBARD

Commissioner of Oaths /
Kommissaris van Ede (Ex-officio)
Practicing Attorney /
Praktiserende Prokureur
134 Merriman Street/Straat, George

TRUSTAKTE (LEVEY FAMILIE TRUST)

Inhoud

Bladsy

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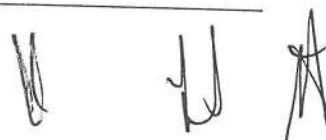
I certify that this document is a true copy
of the original which was examined by me
and that, from my observations, the original
has not been altered in any manner.

Date: 26.7.2019

Signature: _____

2

FREDERIK WILHELM LOMBARD
Commissioner of Oaths /
Kommissaris van Ede (Ex-officio)
Practising Attorney /
Praktiserende Prokureur
134 Merriman Street/Straat, George



TRUSTAKTE (LEVEY FAMILIE TRUST)

MEMORANDUM VAN 'N OOREENKOMS MET BETREKKING TOT 'N SKENKING IN TRUST, GEMAAK EN AANGEGAAN DEUR EN TUSSEN:

1 DAVID SCHALK MAARTENS
Identiteitsnommer: 680522 5090 089
(hierna die "SKENKER" of "OPRIGTER" genoem)
en die volgende trustees (hierna "die TRUSTEES" genoem)

2 DAVID SCHALK MAARTENS
(eerste trustee) Identiteitsnommer: 680522 5090
089
met domicilium citandi et executandi te:
Woonadres:
KUSWEG 211A
REEBOK
MOSSSELBAAI
6500

3 FREDERIK WILHELM LOMBARD
(tweede trustee) Identiteitsnommer: 740930
5088 086
met domicilium citandi et executandi te:
Woonadres:
FRAAIUITZIG 1054
BLANCO
GEORGE
6529

I certify that this document is a true copy
of the original which was examined by me
and that, from my observations, the original
has not been altered in any manner.

Date: 26.2.2019

Signature: _____

4 OLGE LEVEY (gebore Scholtz) (derde
trustee) Identiteitsnommer: 710710
0032 081 met domicilium citandi et
executandi te:
Woonadres:
ABELIA AVENUE 3
HEATHERLANDS
GEORGE
6529

FREDERIK WILHELM LOMBARD
Commissioner of Oaths /
Kommissaris van Ede (Ex-officio)
Practising Attorney /
Praktiserende Prokureur
134 Merriman Street/Straat, George

TEN BEHOEWE VAN:

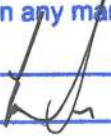
DIE BEGUNSTIGDES SOOS GEDEFINIEER IN HIERDIE TRUSTDOKUMENT
(hierna "die BEGUNSTIGDES" genoem)

TRUSTAKTE (LEVEY FAMILIE TRUST)

AANGESIEN die Skenker begerig is om 'n trust by wyse van 'n skenking aan die trustees te skep met die doel om 'n trustfonds daar te stel om die inkomste- en kapitaalebegunstigdes (hierna gesamentlik die begunstigdes genoem), te bevoordeel, onderhewig aan die voorwaardes wat deur die skenker bepaal is en in die trustakte vervat word.

I certify that this document is a true copy
of the original which was examined by me
and that, from my observations, the original
has not been altered in any manner.

Date: 26.2.2019

Signature: 

FREDERIK WILHELM LOMBARD

Commissioner of Oaths /
Kommissaris van Ede (Ex-officio)
Practicing Attorney /
Praktiserende Prokureur
134 Merriman Street/Straat, George

EN AANGESIEN die trustees hulleself bereid verklaar het om as trustees op te tree en om die skenking te aanvaar en dit ten behoeve van die begunstigdes te hou en aan te wend, onderhewig aan die voorwaardes wat deur die skenker bepaal is en soos dit in die trustakte genotuleer word;

NOU DERHALWE GETUIG DIE AKTE DAT DIE OPRIGTER EN DIE TRUSTEES SOOS VOLG OOREENGEKOM HET:

1

WOORDOMSKRYWINGS:

In hierdie trustakte, tensy dit uit die samehang anders blyk:

- Sluit woorde wat die enkelvoud aandui, ook die meervoud in en omgekeerd;
- Sluit woorde wat die manlike geslag aandui, ook die vroulike geslag in en omgekeerd;
- Sluit enige persone, ook regspersone en trusts in;
- Sluit 'n verwysing na maatskappye ook beslote korporasies en ander regspersone in en sluit 'n verwysing na aandele ook ledebelange in, indien van toepassing;
- Dra enige woord of uitdrukkings wat in 'n bepaalde klousule omskryf word, dieselfde betekenis in enige ander klousule.

Die volgende uitdrukkings sal die volgende betekenisse hê:

1.1 "TRUSTEESKAP" :

"TRUSTEESKAP" verwys na die amp wat die trustees van die trust beklee.

1.2 "TRUSTEES" :

"TRUSTEES" verwys na die ampsbekleërs van die trustee-amp en sluit in die eerste plek die persone in wat in paragraaf 5.1 genoem word en enige verdere of latere trustees wat in dié hoedanigheid optree.

1.3 "BEGUNSTIGDES" :

"BEGUNSTIGDES" verwys na inkomste- en/of kapitaalbegunstigdes na gelang die uitdrukking begunstigde(s) in die trustdokument in 'n inkomste of kapitale konteks gebruik word:

1.4 "INKOMSTEBEGUNSTIGDES" :

"INKOMSTEBEGUNSTIGDES", verwys na die begunstigdes wat ingevolge die diskresionêre magte waarmee die trustees beklee is, uit inkomste van die trust bevoordeel kan word, en, welke begunstigdes gekies kan word uit die geledere van die kapitaalbegunstigdes.

1.5 "KAPITAALBEGUNSTIGDES" :

"KAPITAALBEGUNSTIGDES", verwys na die begunstigdes aan wie die kapitaal van die trust by die vestigingsdatum (soos gedefinieer), kragtens die bepalings van die trustakte oorgemaak sal word, naamlik enige een of meer van:

- 1.5.1 JOHN LEVEY (Identiteitsnommer: 740820 5072 083)
- 1.5.2 OLGE LEVEY (Identiteitsnommer: 710710 0032 081)
- 1.5.3 JOHN MARTIN LEVEY (Identiteitsnommer: 080826 5108 080)
- 1.5.4 ROSABELLE LEVEY (Identiteitsnommer: 150620 0447 089)
- 1.5.5 Enige ander kind of kinders wat deur die gemelde egpaar wettiglik aangeneem mag word.
- 1.5.6 Enige Openbare Weldaads Organisasie soos wat na verwys word in artikel 30 van die Inkomstebelastingwet 58 van 1962;
- 1.5.7 Enige verdere trusts wat ingevolge paragraaf 12 van hierdie trustakte opgerig is of sal word.

I certify that this document is a true copy
of the original which was examined by me
and that, from my observations, the original
has not been altered in any manner.

Date: 26.7.2019

Signature:

4

FREDERIK WILHELM LOMBARD
Commissioner of Oaths /
Kommissaris van Ede (Ex-officio)
Practicing Attorney /
Praktiserende Prokureur
134 Merriman Street/Straat, George



- 1.6 **"TRUSTGOED, TRUSTKAPITAAL EN TRUSTFONDS" :**
 "TRUSTGOED, TRUSTKAPITAAL EN TRUSTFONDS" verwys na
- 1.6.1 Die aanvanklike skenking ontvang van die skenker;
- 1.6.2 Enige bates, asook gevestigde vorderingsregte op bates, wat na die truststigting na die trustees oorgedra is of deur die trust bekom is op welke wyse ookal en wat in die trustees vestig;
- 1.6.3 Enige toevoegings tot die bogenoemde, ongeag die bron waaruit sodanige toevoegings afkomstig is;
- 1.6.4 Inkomste van die trust wat nie gedurende of binne een jaar na die einde van die trust se finansiële jaar deur die trustees aan die trustbegunstigdes toegeken word nie, sal deel van die trustgoed van die trust vorm;
- 1.6.5 Enige winste gerealiseer uit die vervreemding op welke wyse ookal van enige items genoem in 1.6.1 tot 1.6.4 hierbo, sal as deel van die kapitaal van die trust geag word indien dit nie gedurende of binne een jaar na die einde van die trust se finansiële jaar deur die trustees aan die trustbegunstigdes toegeken word nie.
- 1.7 **"TRUSTDOKUMENT" :**
 "TRUSTDOKUMENT" verwys na hierdie dokument in sy geheel, asook na enige verwysings wat by hierdie trustakte van tyd tot tyd aangeheg kan word.
- 1.8 **"VESTIGINGSDATUM" :**
 "VESTIGINGSDATUM" verwys na enige van die volgende datums:
- 1.8.1 Die datum waarop die trust met betrekking tot die trustgoed van die trust, in die geheel of gedeeltelik, ten einde loop;
- 1.8.2 Die datum waarop die trustees tussentydse uitkerings van trustgoed ingevolge die diskresionêre bevoegdhede waarmee hulle bekleed is, aan kapitaalbegunstigdes maak;
- 1.8.3 Die datum van oorlye van beide John Levey en Olge Scholtz (die egpaar), onderhewig aan paragraaf 14.2 van die trustakte, en onderhewig daaraan dat die trustees daarna die trust ten behoeve van 'n begunstigde kan voortsit tot op sodanige tydstip as wat hulle dit wenslik ag om die trust te beëindig.
- 1.9 **"ONAFHANKLIKE TRUSTEE"**
 "ONAFHANKLIKE TRUSTEE" verwys na 'n persoon wat tot die amp van trustee aangestel is, maar wat terselfertyd nie ook 'n begunstigde van die trust is nie.

2 **SKEPPING EN NAAM VAN TRUST**

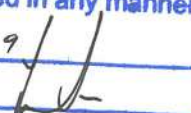
By wyse van die hiernavermelde skenking aan die trustees ten behoeve van die begunstigdes word 'n trust hierkragtens geskep, welke trust bekend sal wees as LEVEY FAMILIE TRUST.

3 **SKENKINGS**

Die skenker skenk hiermee aan die trustees 'n bedrag van R100,00 (EENHONDERD RAND) welke skenking gemaak en deur die trustees aanvaar word vir doeleindes van die trust en welke skenking die aanvanklike trustfonds van die trust sal verteenwoordig. Enige latere toevoegings tot die trustfonds, ongeag die bron waaruit sodanige toevoegings afkomstig mag wees, sal, as hulle deur die trustees aanvaar word, deel van die trustfonds vorm en sal onderhewig aan die bepalings van die trustakte deur die trustees gehou en geadministreer word.

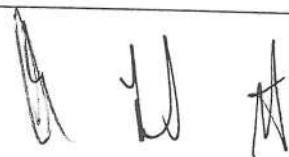
I certify that this document is a true copy of the original which was examined by me and that, from my observations, the original has not been altered in any manner.

Date: 26.2.2019

Signature: 

FREDERIK WILHELM LOMBARD

Commissioner of Oaths /
 Kommissaris van Ede (Ex-officio)
 Practising Attorney /
 Praktiserende Prokureur
 134 Merriman Street/Straat, George



4

VESTIGING VAN REGTE OP TRUSTGOED

By die aanvaarding deur die trustees van hulle trusteeskap hierkragtens, en van die voormelde skenking in trust, verwerf die trustees onmiddellik 'n vorderingsreg teenoor die skenker vir oorhandiging van die bedrag van die skenking, en is hulle geregtig en verplig om toe te sien dat die skenking aan hulle oorhandig word. Tydens die geldigheidsduur van die trust is die trustees verplig om alle bates van die trust en alle titelaktes en dokumente met betrekking tot die trustfonds in besit te neem en in bewaring te hou.

5

GETAL TRUSTEES, BEËINDIGING VAN AMP EN OPVOLGENDE TRUSTEES

5.1 Die eerste trustees van die trust is:

DAVID SCHALK MAARTENS (Identiteitsnommer: 680522 5090 089)

en

FREDERIK WILHELM LOMBARD (Identiteitsnommer: 740930 5088 086)

en

OLGE LEVEY (gebore Scholtz) (Identiteitsnommer: 710710 0032 081)

5.2 Daar moet te alle tye minstens TWEE (2) trustees in amp wees en 'n maksimum van VYF (5), met dien verstande dat ten minste een van hierdie twee trustees nie ook 'n kapitaal – of inkomstebegunstigde sal wees nie.

5.3 In geval daar net een trustee oorbly as gevolg van die bedanking of dood van 'n mede-trustee, moet die oorblywende trustee, onderhewig aan die beperkings gestel in paragraaf 5.5 so spoedig moontlik bykomende trustees aanstel om die aan die sub – minimum soos gestel in paragraaf 5.2 te voldoen. Onderhewig aan die beperkings gestel in paragraaf 5.5 word die diensdoenende trustee/s met beide die mag van assumpsie sowel as die mag van subrogasie bekleed.

5.4 In geval die onafhanklike trustee as gevolg van bedanking of dood, of enige ander rede uit sy of haar amp bedank of verwyder word moet die oorblywende trustee(s), onderhewig aan die beperkings gestel in paragraaf 5.5 so spoedig moontlik die bykomende trustee aanstel om die aan die beperking soos gestel in paragraaf 5.2 te voldoen.

5.5 Die diensdoenende trustees is geregtig om bykomstige trustees van hulle keuse te benoem en aan te stel, onderhewig aan die volgende beperkende bepalings:

5.5.1 Indien enige van die eerste trustees 'n egpaar is, sal 'n toekomstige gade van enigeen van hulle, met verwysing na 'n latere huwelik, nooit kwalifiseer om as 'n trustee van die trust op te tree nie;

5.5.2 Gedurende hul lewe, het JOHN LEVEY (Identiteitsnommer: 740820 5072 083) en OLGE LEVEY (Identiteitsnommer: 710710 0032 081), onderhewig aan die beperkings gestel in paragraaf 5.2 hierbo die alleenreg om trustees van hulle keuse vir die trust te benoem;

5.5.3 JOHN LEVEY (Identiteitsnommer: 740820 5072 083) en OLGE LEVEY (Identiteitsnommer: 710710 0032 081) het die reg om opvolgende trustees by wyse van hulle testament te benoem.

5.6 'n Opvolgende trustee(s) het, sodra hy sy benoeming as trustee skriftelik aanvaar het en nadat die Meester 'n brief van goedkeuring aan hom uitgereik het, alle magte en is onderhewig aan alle pligte van 'n trustee van die trust, ewe asof hy een van die eerste trustees van die trust was.

5.7 Enige opvolgende trustees moet so gou as moontlik na aanvaarding van die trustee – amp die nodige stappe neem om goedkeuring van die Meester ingevolge artikel 6(1) van die Wet op die Beheer oor Trustgoed te bekom.

5.8 'n Trustee hou op om as 'n trustee van die trust te ageer:

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- 5.8.1 As hy as trustee bedank, wat hy geregtig is om te doen deur skriftelike kennisgewing aan sy medetrustee(s) te dien effekte;
- 5.8.2 As hy as geestelik versteurd gesertifiseer word;
- 5.8.3 As sy boedel gesekwestreer word, hetsy voorlopig of finaal, of as hy sy boedel ten behoeve van sy skuldeisers oorgee of as hy 'n kompromis met sy skuldeisers aangaan.
- 5.8.4 As hy ingevolge die bepalings van die Maatskappywet soos van tyd tot tyd in die Republiek van Suid-Afrika van krag, nie kwalifiseer om as 'n direkteur van 'n maatskappy diens te doen nie.
- 5.9 Enige aanstelling, ontslag of bedanking van of delegasie van magte deur 'n trustee sal skriftelik plaasvind.

6 SEKERHEIDSTELLING DEUR TRUSTEES

'n Trustee wat as sodanig diens doen, hetsy 'n eerste trustee, 'n bykomstige trustee of 'n opvolgende trustee, word daarvan vrygestel om sekuriteit aan die Meester van die Hooggeregshof of aan enige ander persoon of instansie in terme van die Wet op Beheer oor Trustgoed nr 57 van 1988, of onder enige ander statutêre bepaling, vir die behoorlike nakoming van sy pligte as trustee, te verskaf.

7 AFWESIGHEID VAN 'n TRUSTEE

'n Trustee wat tydelik afwesig is van die adres waarvandaan die trust sy besigheid doen, is geregtig om 'n medetrustee by wyse van 'n skriftelike volmag te magtig om in sy plek op te tree. As alle diensdoende trustees aldus afwesig is, is hulle geregtig om deur 'n gesamentlike volmag 'n ander persoon of persone te magtig om tydelik namens hulle as trustees op te tree.

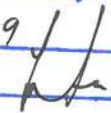
8 BESLUIE VAN TRUSTEES

- 8.1 Waar daar in die akte na die diskresie van trustees verwys word, beteken sodanige diskresie 'n uitsluitlike en absolute diskresie wat in die trustees vestig.
- 8.2 Besluite wat die trustees neem, geskied;
 - 8.2.1 As daar meer as twee trustees is, by wyse van 'n gewone meerderheid van stemme;
 - 8.2.2 As daar slegs twee trustees is, deur 'n eenstemmige besluit van albei van hulle;
 - 8.2.3 'n Kworum vir 'n vergadering van trustees sal daargestel word indien 2 (TWEE) trustees aanwesig is.
- 8.3 Indien 'n meerderheidstem of 'n eenparige besluit nie in verband met 'n saak verkry kan word nie, moet die aangeleentheid verwys word na 'n Advokaat wat Lid is van die Kaapse Balie op wie die trustees besluit het, en, by onstentenis van eensgesindheid in dié verband, na 'n ander persoon wat deur Voorsitter van die Balieraad aangewys is. Die arbiter aan wie die dispuut voorgelê word, bepaal self die prosedure wat gevolg sal word en sy beslissing is finaal en bindend op die trustees.

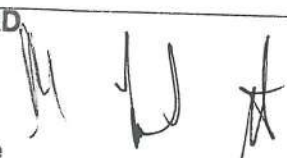
9 MAGTE VAN TRUSTEES

- 9.1 Die magte wat vir die trustees in hierdie trustdokument omskryf word, is magte waarmee die trustees ampshalwe bekleed word ten einde hulle in staat te stel om met die trustfonds te handel ten behoeve van die begunstigdes en nie tot die persoonlike voordeel van die trustees nie. Die omvangrykheid van die magte wat in trustees setel, moet altyd so geïnterpreteer word dat die essensie van 'n trust, die bevoordeling van die trustbegunstigdes is.
- 9.2 Die trustees het ten alle tye al sodanige magte as wat nodig is om met die trustgoed te handel as wat hulle, volgens hulle uitsluitlike diskresie nodig ag om die trustfonds ten beste tot voordeel van die begunstigdes te beheer. Sonder inperking van die algemene bevoegdhede van die trustees, is die trustees gemagtig om:

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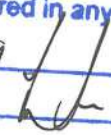
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- 9.2.1 'n Bankrekening en/of 'n bouverenigingrekening in die naam van die trust te open, tjeks daarop te trek en gelde daarop te deponeer, wissels en waarborge daarteen te laat uitreik en wissels ten gunste van die trust aan die bank waar die bankrekening geopen is, vir invordering te oorhandig. Vir doeleindes van hierdie sub-paragraaf is die handtekening van enigeen van die trustees voldoende vir enige handeling met betrekking tot die bankrekening mits die bevoegdheid aan 'n enkele trustee verleen, deur 'n behoorlike besluit van die trustees gerugsteun is. Bankrekening sluit ook rekeninge by erkende finansiële instellings in;
- 9.2.2 Goedere van enige aard, roerend en onroerend, liggaamlik of onliggaamlik, aandele, effekte, skuldbriewe en sekuriteite, te koop, te verkoop of te ruil op sodanige voorwaardes as wat die trustees bepaal en om regte te sedeer;
- 9.2.3 Gelde wat deel van die trustgoed uitmaak, te belê in sodanige sekuriteite en op sodanige voorwaardes as wat die trustees bepaal;
- 9.2.4 Bestaande beleggings of beleggings wat die trustees gemaak het, in daardie vorm te behou of hulle te wysig;
- 9.2.5 Lenings, met of sonder rente, en op sodanige voorwaardes as wat die trustees bepaal, aan begunstigdes en ander persone of instansies van die trustees se keuse, te maak, met of sonder sekuriteit;
- 9.2.6 Lenings vir doeleindes van die trust aan te gaan, met of sonder rente en met of sonder sekuriteit, en op sodanige voorwaardes as waarop met die persoon of instansie wat die lening aan die trustees maak, ooreengekom word;
- 9.2.7 Enige bate van die trust onder verband te bring, dit te verhipotekeer of 'n retensiereg daarop te gee;
- 9.2.8 Enige vaste eiendom wat deel van die trustgoed vorm, te verkoop, te verhuur, te verbeter, te verander en te onderhou, en, desnoods vaste verbeteringe te sloop en nuwe verbeteringe op te rig, of om dorpsontwikkeling of deeltitel ontwikkeling te onderneem;
- 9.2.9 Huurgeld in te vorder en huurkontrakte te kanselleer en die nodige stappe te doen vir die uitsetting van 'n huurder uit 'n verhuurde eiendom en dorpsstigting en deeltitelontwikkeling daarop te onderneem;
- 9.2.10 Regsgedinge in te stel of te verdedig;
- 9.2.11 Vergaderings van skuldeisers van 'n privaat individu, regspersoon of liggaam wat 'n skuldenaar van die trust is, by te woon, ongeag of die vergadering met insolvensie, likwidasie of geregtelike bestuur verband hou, te stem oor enige saak wat aan die vergadering voorgelê word en, in die algemeen alle regte wat aan 'n skuldeiser in soortgelyke omstandighede toekom, uit te oefen;
- 9.2.12 Die nakoming van die verpligtinge van enige persoon of regspersoon, teen vergoeding of gratis, te waarborg as borg en mede-hoofskuldenaar, en, as kollaterale sekuriteit vir die doel, 'n bate van die trust as sekuriteit te verbind, mits sodanige borgstelling tot voordeel van die trust en die begunstigdes is;
- 9.2.13 Kwitansies, ontheffings of vrywarings te gee ten aansien van enige bedrag geld of vordering wat ontvang is of waaraan voldoen is;
- 9.2.14 Van die dienste van professionele adviseurs en van ambagsmanne vir die sake van die trust gebruik te maak en vir sodanige dienste uit die trustfonds te betaal;
- 9.2.15 Enige koste in verband met die administrasie van die trust, uit die trustfonds te maak;
- 9.2.16 Skenkings vir liefdadigheid en vir ander doeleindes uit die trustfonds te maak;
- 9.2.17 Skenkings of erflatings ten behoeve van die trust van enigiemand te aanvaar, onderhewig aan die bepalinge en voorwaardes van hierdie trustakte, en onderhewig aan die bepalinge en voorwaardes waarmee sodanige verdere skenking en/of erflating gepaard mag gaan;
- 9.2.18 Boerdery en enige besigheid in naam van die trust, hetsy vir wins of andersins, alleen of in vennootskap of assosiasie, te bedryf;
- 9.2.19 Maatskappye of beslote korporasies in enige deel van die wêreld op te rig met sodanige doelstellings as wat die trustees mag bepaal, die stemreg verbonde aan aandele of belange wat in die trustees vestig, uit te oefen, en in die algemeen alles met betrekking tot so 'n maatskappy of beslote korporasie te doen wat 'n aandeelhouer of belanghebbende ingevolge die statutêre bepalinge wat op maatskappye of beslote korporasies van toepassing is sou kon doen;

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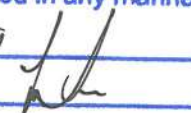
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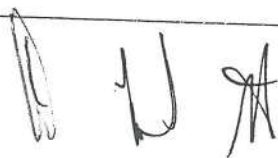
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- 9.2.20 In geval van 'n maatskappy of effekterust waarvan die statute die oordrag van aandele in naam van die trustees verbied, die aandele in hulle persoonlike name te hou as genomineerdes van en ten behoeve van die trust;
- 9.2.21 By ontvangs deur die trust van 'n likwidasiëdividend, te bepaal of dit deel van die inkomste of kapitaal van die trust sal vorm;
- 9.2.22 Kontrakte met hulleself in hulle persoonlike hoedanighede, gesamentlik of afsonderlik, te sluit, mits die trustees deurgaans vooraf hulle persoonlike belange in sodanige kontrakte openbaar maak en mits sodanige handelinge nie tot nadeel van die begunstigdes is nie;
- 9.2.23 By die uitoefening van enige van die voormelde magte alle dokumente te teken en alle stappe te doen wat nodig mag wees om betekenisvol aan 'n besondere mag, uitvoering te gee;
- 9.2.24 Tussentydse uitkerings van trustgoed aan begunstigdes van die trust, op sodanige wyse en tydstip en in sodanige vorm as wat die trustees mag goeddink, te maak;
- 9.2.25 Lewensversekeringspolisse op die lewe van die oprigter, 'n trustee of enige begunstigde onder hierdie trust aan te gaan en/of per sessie ten gunste van die trust te aanvaar en om die premies daarop te betaal en om die polisse in stand te hou of op enige wyse daarmee te handel. Indien die versekerde gedurende die geldigheidsduur van die trust en terwyl die lewensversekering op sy lewe nog bestaan, te sterwe kom, vorm die opbrengs van die betrokke polis deel van die trustgoed;
- 9.2.26 In die algemeen die magte en bevoegdhede van 'n maatskappydireksie uit te oefen en, veral, om mutatis mutandis die bevoegdhede in bylae 2 tot die Maatskappywet nr. 61 van 1973 aan 'n maatskappy verleen, uit te oefen;
- 9.2.27 Op naam van die trust lidmaatskap en enige kredietfasiliteite by enige landbou- en of ander koöperatiewe maatskappy of vereniging, of enige ander vereniging, te verkry en te benut en om vir dié doel die trustgoed of enige gedeelte daarvan by wyse van pand, hipoteek of verband as sekuriteit te verbind;
- 9.2.28 Alle kontrakte, aktes en ander dokumente wat namens die trust geteken moet word, sal op so wyse geteken word as wat die trustees van tyd tot tyd skriftelik mag bepaal, en veral met die mag van delegasie;
- 9.2.29 In enige vervaardigingsbedryf waarby enige stof (materiaal), van welke aard ookal gebruik word, alleen in vennootskap of assosiasie, artikels te vervaardig of te laat vervaardig, en om te skenk of te verkoop;
- 9.2.30 Om indien die trustees dit verkies, 'n Geoktrooieerde Rekenmeester die boeke te laat hou en kan hulle sodanige aanstellings maak;
- 9.2.31 Om, indien die trustees na oorweging van die finansiële implikasies bevind dat dit tot voordeel van die kapitaalbegunstigdes is, die trustduur hetsy te verleng of te vervroeg met sodanige tydperk as wat hulle in hulle absolute diskresie nodig mag ag;
- 9.2.32 Die trustees sal by magte wees om met verwysing na enige kapitale winste gerealiseer met die vervreemding van 'n trustbate, te kan besluit om slegs die kapitaalwinst, soos gedefinieer in die 8ste Skedule van die Inkomstebelastingwet, in die begunstigdes van die trust te vestig, en nie terselfertyd ook die rekenkundige kapitaalwinst wat ook in die proses gerealiseer het nie;
- 9.2.33 Die trustees sal by magte wees om met verwysing na enige kapitale winste gerealiseer met die vervreemding van 'n trustbate, te kan besluit om die kapitaalwinst, soos gedefinieer in die 8ste Skedule van die Inkomstebelastingwet, in enige inkomstebegunstigde van die trust (soos gedefinieer) te vestig, asook in enige proporsie as wat hulle in hulle absolute en onbelemmerde diskresie goed mag ag.
- 9.2.34 Die trustees sal by magte wees om aan enige inkomstebegunstigde enige tipe inkomste verdien gedurende die finansiële jaar uit te keer, en om met ander woorde te kan besluit watter inkomstebegunstigdes met welke tipes inkomstes bevoordeel kan word.

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10

AANWENDING VAN KAPITAAL

Die trustees is geregtig om in hulle absolute diskresie:

- 10.1 Enige betalings wat hulle ingevolge die bepalings van die trustdokument gemagtig is om uit inkomste te maak, uit die trustgoed te doen as daar nie voldoende fondse uit die trustinkomste vir dié doel beskikbaar is nie;
- 10.2 Te enige tyd tot met die beëindiging van die trust, dog onderhewig aan die uitoefening van die testamentêre voorbehoud in paragraaf 23.1 geskep en die bepalings van paragrawe 10.5 en 14, die geheel of enige gedeelte van die trustgoed aan te wend tot die voordeel van enige een of meer van die kapitaalbegunstigdes in sodanige verhouding of aandele, indien meer as een, en op sodanige wyse en onderhewig aan sodanige voorwaardes en beperkings as wat die trustees van tyd tot tyd mag bepaal en ook sonder om noodwendig die beginsel van gelykheid tussen begunstigdes te handhaaf. Die trustees se diskresie in hierdie verband sal bindend wees op die begunstigdes;
- 10.3 Wanneer enige gedeelte van die trustgoed aan 'n begunstigde uitbetaal of oorgedra word, dit in kontant of in goedere, of gedeeltelik in kontant en gedeeltelik in goedere te doen. Die trustees se waardasie van enige bates wat hulle ingevolge hiervan in goedere uitkeer, is finaal en bindend op alle begunstigdes;
- 10.4 Wanneer 'n gedeelte van die trustgoed ingevolge paragraaf 10.2 aan 'n begunstigde of groep begunstigdes uitbetaal of oorgedra word, te bepaal dat sodanige begunstigde of groep begunstigdes aan geen verdere verwagting op bevoordeling uit die trust sal hê nie desnieteenstaande enige ander bepalings in hierdie trustdokument;
- 10.5 Ondanks enige bepaling tot die teendeel in hierdie akte vervat, vestig die trustgoed of 'n deel daarvan, tensy die trustees eenparig anders besluit, nie in 'n kapitaalbegunstigde vóórdat hy die ouderdom van 25 (VYF EN TWINTIG) bereik het nie;

11

AANWENDING VAN INKOMSTE EN UITBETALINGS

Die trust is 'n diskresionêre trust wat die aanwending, toekenning en verdeling van trustinkomste betref en die trustees kan inkomste volgens hulle absolute diskresie aan enige bevoordeelde wat as 'n inkomstebegunstigde kwalifiseer toeken of weerhou, en meer in besonder is hulle geregtig om:

- 11.1 Alle koste wat die trustees in verband met die administrasie van die trust aangegaan het, te betaal;
- 11.2 Aan enige inkomstebegunstigde sodanige bedrae te betaal as wat die trustees redelik en wenslik mag ag vir onderhoud, opvoeding en algemene welsyn van sodanige begunstigde sonder om noodwendig 'n beginsel van gelyke behandeling vir alle begunstigdes dienaangaande, toe te pas;
- 11.3 Te besluit aan wie enige gelde of bates oorbetaal of oorhandig moet word ten gunste van enige minderjarige persoon en 'n kwitansie geteken deur so 'n gekose persoon word geag wettig te wees en dien as behoorlik bewys van die betaling of oormaking aan so 'n begunstigde;
- 11.4 Uit die trustkapitaal terugbetalings aan hulleself te maak ten opsigte van uitgawes wat hulle persoonlik mag aangegaan het in die uitvoering van hulle pligte as trustees;
- 11.5 Inkomste in die trust op te hoop ten einde die trustgoed aan te vul.

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12 **SKEPPING VAN VERDERE TRUSTS**

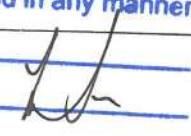
- 12.1 Wanneer die trustees die uitkering van enige trustkapitaal en of – inkomste aan enige trustbegunstigde oorweeg, is hulle geregtig om, onderhewig aan die bepalings in hierdie paragraaf genoem, verdere trusts te skep tot voordeel van die begunstigde, sy eggenoot of voormalige eggenoot en of enige van sy kinders, en om sodanige uitkering van trustkapitaal en of – inkomste aan sodanige trust te maak.
- 12.2 Sonder om op enige wyse afbreuk aan die algemeenheid van die voorgaande te doen, moet die volgende bepalings nagevolg word in die skep van verdere trusts ingevolge paragraaf 12.1:
- 12.2.1 Die trustees is geregtig om in sodanige trustdokumente voorsiening te maak vir 'n vestigingsdatum vroeër of later as die vestigingsdatum in hierdie trustakte vervat;
- 12.2.2 Ten minste een van die trustees van hierdie trust, wat op die stadium van skepping van die verdere trust in amp is, moet aangestel word as een van die eerste trustees van sodanige verdere trust;
- 12.2.3 Met uitsluiting van die naam van die trust, sowel as die partye tot en die trustbegunstigdes van sodanige verdere trust, sal die inhoud van trustakte van die verdere trust mutatis mutandis dieselfde wees as die bepalings van hierdie trust.
- 12.3 Indien 'n begunstigde voor die vestigingsdatum die voordele wat hierkragtens vir hom beding is, repudieer, word sy wettige afstammeling vir hom gesubstitueer en is die trustees geregtig om 'n nuwe trust of trusts vir die gesubstitueerde begunstigde(s) in ooreenstemming met die toepaslike bepalings van paragraaf 12.1 te skep.
- 12.4 Indien daar op die tydstip waarop 'n uitkering soos bedoel in paragraaf 12.1 aan 'n trustbegunstigde gemaak wil word, alreeds 'n trust bestaan waarin daardie begunstigde en of sy eggenoot en of sy kinders as trustbegunstigdes aangedui is, ongeag of dit 'n diskresionêre trust is waarin die begunstigdes diskresionêre regte beklee, kan die beoogde uitkering aan sodanige trust uitgekeer word.

13 **PLIGTE VAN TRUSTEES**

- 13.1 Afgesien van die gemeenregtelike pligte wat aan die amp van 'n trustee kleef, is trustees onderhewig aan al die pligte van 'n trustee soos in die Wet op Beheer oor Trustgoed Nr 57 van 1988 uiteengesit, naamlik om:
- 13.1.1 Hierdie trustdokument, of 'n afskrif daarvan wat deur 'n notaris of 'n ander persoon deur die Meester goedgekeur, as juis gesertifiseer is, by die Meester van die Hooggeregshof indien;
- 13.1.2 Slegs as trustee op te tree na ontvangs van die nodige magtigingsbrief van die Meester van die Hooggeregshof;
- 13.1.3 Onmiddellik 'n trustrekening by 'n bank of bouvereniging in naam van die trust te open en alle gelde wat die trust verkry in sodanige rekening te stort;
- 13.1.4 Alle bates van die trust en alle titelaktes en dokumente met betrekking tot die trust in besit te neem en in bewaring te hou;
- 13.1.5 Behoorlik boek te hou of te laat hou van die sake van die trust;
- 13.1.6 Alle trustgoed deurlopend afsonderlik te hou of te registreer sodat dit altyd as trustgoed geïdentifiseer kan word;

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11

FREDERIK WILHELM LOMBARD
Commissioner of Oaths /
Kommissaris van Ede (Ex-officio)
Practicing Attorney /
Praktiserende Prokureur
134 Merriman Street/Straat, George



- 13.1.7 Om op aanvraag van enige van die trustbegunstigdes enige inligting met betrekking tot die stand van die trust se sake aan hulle te verskaf;
- 13.1.8 Om alle trustgoed wat inkomsteproduserend is of kan wees so te bewaar of te bestuur dat dit produktief is en of bly;
- 13.1.9 Nie oor enige bates van die trust tot hulle eie voordeel of tot voordeel van hulle boedels te beskik nie en om deurlopend met sorgsaamheid en ywer op te tree soos wat redelikerwys van iemand wat die sake van 'n ander hanteer, verwag kan word.

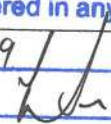
14 **BEËINDIGING VAN TRUST EN VERDELING VAN TRUSTGOED**

- 14.1 Die trust word beëindig na 'n eenparige besluit van die trustees, behoorlik op skrif gestel en geteken deur elke trustee wat op daardie stadium in amp is.
- 14.2 Onderhewig aan die woordskrywing van VESTIGINGSDATUM geld die volgende bepalings by beëindiging van die trust:
- 14.2.1 Behalwe vir tussentydse kapitaaluitkerings wat die trustees na eie goeddunke mag maak (paragraaf 1.8.2), duur die trust voort tot op die datum soos vermeld in die definisie van VESTIGINGSDATUM in die woordskrywings, en word die trustgoed by die beëindiging van die trust, as volg aan die begunstigdes oorgemaak:
- 14.2.1.1 Indien voorskrifte kragtens die bepalings van paragraaf 23 gegee is, geskied die verdelings en oormaking van die trustgoed aan die begunstigdes in ooreenstemming met dié voorskrifte;
- 14.2.1.2 By ontstentenis van enige sodanige voorskrifte in paragraaf 23 voorsien, word die trustgoed verdeel tussen die kapitaalebegunstigdes op so 'n wyse en in so 'n omvang soos wat die trustees in die uitoefening van hulle onbelemmerde diskresie in hierdie verband, besluit het.
- 14.2.1.3 Indien enige uitkering van trustkapitaal ingevolge hierdie paragraaf 14.2, of ingevolge tussentydse kapitaal - uitkerings aan JOHN LEVEY (Identiteitsnommer: 740820 5072083) en/of OLGE LEVEY (Identiteitsnommer: 710710 0032 081), of vir die voordeel van hul boedel/s geskied, moet die trustees wat op daardie stadium in amp is eenparig sodanige besluit neem of goedkeur.
- 14.3 Indien 'n begunstigde aan wie die kapitaal van die trust op die vestigingsdatum oorgemaak moet word nog nie die ouderdom van 25 (Vyf en Twintig) jaar bereik het nie, duur die trust ten aansien van sodanige begunstigde voort, tensy die trustees eenparig anders besluit, totdat die begunstigde die ouderdom van 25 (Vyf en Twintig) jaar bereik voordat 'n uitkering van kapitaal aan hom of haar gemaak word.
- 14.4 Die beperking uiteengesit in paragraaf 14.3 beperk geensins die trustees om wel kapitaalwinste voortspruitend uit die vervreemding van trustbates aan trustbegunstigdes toe te ken voordat hulle die ouderdom van 25 jaar bereik het nie.
- 14.5 Indien 'n begunstigde tydens die geldigheidsduur van die trust te sterwe kom, word sodanige begunstigde deur sy of haar wettige afstammelinge as begunstigdes van die trust vervang. As sodanige oorledene nie deur wettige afstammelinge van hom of van haar oorleef word nie, is die oorblywende begunstigdes van die trust in gelyke dele by beëindiging daarvan op die trustgoed geregtig.
- 14.6 As daar op die vestigingsdatum geen begunstigdes in lewe is nie, kom die trustfonds toe aan diegene wat as intestate erfgename van JOHN LEVEY (Identiteitsnommer: 740820 5072 083) en OLGE LEVEY (Identiteitsnommer: 710710 0032 081) kwalifiseer, onderhewig aan paragraaf 14.2 van die trustakte.

I certify that this document is a true copy
of the original which was examined by me
and that, from my observations, the original
has not been altered in any manner.

12

Date: 26.2.2019

Signature: 

FREDERIK WILHELM LOMBARD
Commissioner of Oaths /
Kommissaris van Ede (Ex-officio)
Practising Attorney /
Praktiserende Prokureur
134 Merriman Street/Straat, George

15 **FINANSIËLE STATE**

- 15.1 Die trustees is verplig om behoorlik boek te hou van die sake van die trust, welke boeke jaarliks verkieslik deur 'n gekwalifiseerde rekenmeester opgestel moet word en daar moet jaarliks 'n balansstaat opgestel word. Elke begunstigde van die trust is op aanvraag geregtig op 'n afskrif van die jaarlikse balansstaat van die trust.
- 15.2 Die trustees is geregtig om van die dienste van professionele persone gebruik te maak insoverre sodanige dienste noodsaaklik of wenslik geag word vir doeleindes van die trust.
- 15.3 Die trustees is ook geregtig om in die uitoefening van hul absolute diskresie te besluit dat die finansiële state geoudit mag of moet word.

16 **PERSOONLIKE AANSPEEKLIKHEID VAN TRUSTEES**

- 16.1 'n Trustee is nie persoonlik aanspreeklik vir enige verlies wat die trust mag ly nie, ongeag die rede daarvoor, tensy sodanige verlies uit 'n oneerlike handeling van 'n trustee voortspruit. 'n Trustee is nie vir 'n oneerlike handeling van 'n mede-trustee aanspreeklik nie tensy daar samespanning tussen die trustees was.

17 **WYSIGING VAN TRUSTAKTE**

- 17.1 Die trustdokument kan slegs gewysig word deur 'n skriftelike, eenparige besluit deur al die trustees wat op die tydstip waarop daardie besluit geneem word, in amp is. Die mede-werking van die skenker en die trustbegunstigdes word nie in hierdie opsig benodig nie.
- 17.2 Die trustbegunstigdes sal slegs geag word enige voordele ingevolge die inter vivos – trust konstruksie te aanvaar het indien hulle sodanige aanvaarding skriftelik gemaak het. Die voordele waarna in hierdie paragraaf 17.2 verwys word sluit uit enige voordele wat die trustbegunstigdes toeval uit hoofde van die vestiging, distribusie of uitkering van enige trustkapitaal en of – inkomste deur die trustees.

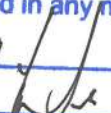
18 **VERGOEDING AAN TRUSTEES**

- 18.1 Die trustees is geregtig op vergoeding vir hulle dienste volgens 'n tarief wat hulle billik ag mits sodanige vergoeding nie 5 % (VYF PERSENT) van die bruto inkomste van die trust in 'n finansiële jaar oorskry nie. Sodanige vergoeding moet redelik wees en deur die trustees eenparig vasgestel en goedgekeur word.
- 18.2 'n Trustee wat 'n prokureur, rekenmeester of ander professionele persoon is, is geregtig op sodanige vergoeding vir professionele dienste gelewer ewe asof hy nie 'n trustee van die trust is nie.

19 **BEPERKINGS TEN AANSIEN VAN DIE BEGUNSTIGDES**

- 19.1 Aangesien die trustkapitaal in die trustees vestig, het die kapitaalbegunstigdes nie 'n gevestigde, vorderingsreg op die trustgoed nie en het hulle geen reg om tydens die geldigheidsduur van die trust enigsins met die trustkapitaal te handel nie.
- 19.2 Die trustgoed is nie vatbaar vir beslaglegging vir skulde van 'n begunstigde nie.
- 19.3 Indien 'n begunstigde voorgee dat hy 'n gevestigde vorderingsreg op die trustgoed het, of as sy boedel gesekwestreer word of indien hy 'n kompromis met sy skuldeisers aangaan, is die trustees geregtig om die trust ten behoeve van sodanige begunstigde te laat voortduur tot op sodanige tydstip na die omskrewe vestigingsdatum, as wat hulle na eie goeddunke mag bepaal.
- 19.4 Die inkomste waarop enige begunstigde geregtig mag word uit hoofde van die bepalinge van hierdie trustakte, sal nie voor die vestiging daarvan deur die trustees aan sodanige begunstigde:

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Date: 26.2.2019
Signature: 

13

FREDERIK WILHELM LOMBARD
Commissioner of Oaths /
Kommissaris van Ede (Ex-officio)
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- 19.4.1 sedeerbaar, assigneerbaar, of verpandbaar wees deur sodanige begunstigde nie;
- 19.4.2 vatbaar wees vir beslaglegging deur enige skuldeisers van sodanige begunstigde nie, of by sy insolvensie in die kurator van sy gesekwestreerde boedel vestig nie.
- 19.5 Indien, voordat enige bates, fondse of inkomste van die trust, soos vermeld, in enige begunstigde vestig;
- 19.5.1 hy voorgee of poog om dit of enige deel daarvan te sedeer, assigneer of verpand;
- 19.5.2 hy enige handeling, late of regsproses doen of toelaat waardeur dit of enige deel daarvan sou vestig in/of betaalbaar sou word aan enige ander persoon of persone; of
- 19.5.3 hy insolvent verklaar word of hy of sy haar boedel oorgee;
- dan, sal die reg van die begunstigde op die trustfondse, bates en aansprake of inkomste dadelik en geheel en al eindig en ten einde loop voordat dit in hom gevestig het, onderhewig aan die voorbehoud dat, nietaenstaande enigiets strydigs hierin vervat of geimpliseer, die trustee die mag sal hê om ten tye daarvan of op enige latere tyd of tye in hulle eie of absolute diskresie die trustfondse, bates of inkomste of enige deel daarvan waarop sodanige begunstigde geregtig sou wees indien sy reg daarop nie beeindig is in ooreenstemming met die bepaling hierbo uiteengesit nie, aan te wend vir die onderhoud, opvoeding, instandhouding of andersins vir die voordeel van alle of enige of een of meer van die volgende persone, te wete die begunstigde wat sy reg verloor het en sy gade, of enige van sy kinders of verdere wettige afstammelinge, indien enige.
- 19.6 Sonder die skriftelike toestemming van die trustee mag geen begunstigde ingevolge hierdie trust enige belang wat hy in hierdie trust het as sekuriteit vir enige skuld gebruik of aanwend of enige regte ten opsigte daarvan aan enige ander party oordra nie.

20

HUWELIK VAN 'n KAPITAALBEGUNSTIGDE

Enige ontvangste wat 'n kapitaalbegunstigde uit die trustkapitaal, soos gedefiniër, kragtens hierdie trustakte ontvang, is vir alle doeleindes uitgesluit van enige gemeenskap van goedere of gemeenskap van wins en verlies wat mag ontstaan uit enige huwelik wat gesluit mag word tussen sodanige begunstigde en sy eggenoot. Die aanwasbedeling ingevolge die Wet op Huweliksgoedere Nr. 88 van 1984 is nie op enige sodanige bevoordeling hierkragtens van toepassing nie.

21

SEKWESTRASIE VAN 'n KAPITAALBEGUNSTIGDE

- 21.1 Enige uitkering of vestiging van trustkapitaal aan of in enige van die kapitaalbegunstigdes sal verder ook nie deel vorm van die gesekwestreerde boedel van daardie bevoordeelde, indien sy boedel gesekwestreer sou word na die uitkering of vestiging nie. Hierdie beperking sal ook gelding vind waar die boedel van 'n gade wat binne gemeenskap getroud is met 'n kapitaalbegunstigde, gesekwestreer is nadat sodanige kapitaalbegunstigde 'n kapitaal uitkering ontvang het.

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Kommissaris van Ede (Ex-officio)
Practicing Attorney /
Praktiserende Prokureur
134 Merriman Street/Straat, George

22

BELASTING

Indien die skenker aangeslaan word vir belasting ten opsigte van enige inkomste ontvang deur of toegeval aan die trustees, moet die trustees die aangeslane belasting uit die inkomste van die trust betaal en indien die skenker reeds die belasting aldus gehef, betaal het, het die skenker 'n eis vir terugbetaling daarvan teen die trustees.

23

TESTAMENTÊRE VOORBEHOUD

23.1

Daar word spesiaal bepaal dat JOHN LEVEY (Identiteitsnommer: 740820 5072 083) en OLGE LEVEY (Identiteitsnommer: 710710 0032 081) die reg sal hê om by wyse van testament die formule voor te skryf vir die verdeling van die trustgoed tussen die kapitaalbegunstigdes by beëindiging van die trust (sien paragraaf 14), en sodoende aan te dui welke kapitaalbegunstigde welke deel van die trustgoed moet ontvang en die toekenning hoef nie noodwendig gelyk in grootte, waarde of omvang te wees nie.

23.2

Dit word uitdruklik bepaal dat indien die gemelde JOHN LEVEY (Identiteitsnommer: 740820 5072 083) en OLGE LEVEY (Identiteitsnommer: 710710 0032 081) by wyse van sy/haar testament sy/haar prerogatief uitoefen soos in paragraaf 23.1 aan hom/haar verleen:

23.2.1

Dit nie vestiging van voordele in die kapitaalbegunstigdes tot gevolg sal hê nie, maar sodanige vestiging in die kapitaalbegunstigdes sal eers plaasvind wanneer die trustees inderdaad kapitaaluitkerings doen of kapitaal aan die begunstigdes toeken of laat vestig;

23.2.2

Geniet die testamentêre voorskrifte ondanks enige andersluidende bepalings van die trustdokument by beëindiging van die trust voorrang en is bindend.

23.2.3

JOHN LEVEY (Identiteitsnommer: 740820 5072083) en OLGE LEVEY (Identiteitsnommer: 710710 0032 081) enigeen van die vermelde kapitaalbegunstigdes, uitgesluit homself (of sy boedel), as sodanig mag aanwys.

23.3

Indien geen voorskrifte ingevolge paragraaf 23.1 gegee is nie, word die trustgoed verdeel in ooreenstemming met die bepalings in paragraaf 14 vervat.

23.4

Die bepalings vervat in paragrawe 23.1, 23.2 en 23.3 word nooit so geïnterpreteer dat die afleiding gemaak kan word dat die skenker, enige van die trustees of enigeen van die persone genoem in paragraaf 23.1 die reg het om die trustgoed aan homself/hulleself of vir die voordeel van enige van hulle boedels toe te ken nie.

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and that, from my observations, the original
has not been altered in any manner.

Date: 26.7.2016

Signature: _____

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Kommissaris van Ede (Ex-officio)
Practising Attorney /
Praktiserende Prokureur
134 Merriman Street/Straat, George

VERGADERINGS VAN TRUSTEES EN BESLUIITE

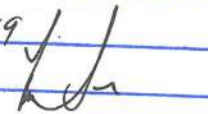
- 24.1 Die trustees moet van tyd tot tyd vergader om die sake van die trust te bespreek en besluite daaroor te neem. In die verband geld die volgende reelings:
- 24.1.1 Op die eerste vergadering van trustees kies hulle uit eie geledere 'n voorsitter, welke voorsitter vir sodanige tydperk as wat die trustees bepaal, in die hoedanigheid sal optree;
- 24.1.2 Die besluite wat op vergaderings geneem word, moet behoorlik genotuleer word en oor die algemeen moet dieselfde prosedure gevolg word soos in artikel 204 van die Maatskappywet nr 61 van 1973, of latere wysigings daarvan, voorgeskryf;
- 24.1.3 Elke trustee het die reg om 'n vergadering van trustees byeen te roep;
- 24.1.4 Beleidsrigtings en prosedures wat op vergaderings gevolg moet word, word deur die trustees self bepaal.
- 24.2 'n Besluit wat op skrif gestel en deur die trustees onderteken is, het dieselfde regsrag as 'n besluit wat op 'n vergadering van trustees geneem is.
- 24.3 Die trustees is verplig om minstens een keer per jaar 'n vergadering te hou en besluite te neem oor die aanwending en/of toekenning van inkomste wat oor die voorafgaande jaar verdien is. Sodanige vergadering moet so spoedig doenlik na die einde van die trust se boekjaar gehou word en die besluite in verband met die verdeling of toekenning van inkomste, is terugwerkend tot die laaste dag van die boekjaar effektief.
- 24.4 Die trustees kan by wyse van eenparige besluit tot besluit kom om een of meer van die trustees, of enige gekose derde party(e) te magtig,
- 24.4.1 om enige dokumente vir amptelike doeleindes wat vir die administrasie van die trust en ter uitvoering van enige transaksie wat met die trust se sake verband hou of nodig is, namens die trustees te onderteken; en
- 24.4.2 om enige transaksie namens die trustees te onderneem of te sluit waardeur die trust regtens kontraktueel gebind sal word.
- 24.5 Enige ondertekening van dokumente en of enige onderneming of sluiting van transaksies soos in paragraaf 24.4.1 en 24.4.2 genoem, sal in alle opsigte dieselfde regsrag geniet as wat die geval sou wees waar sogenaamde ondertekening, onderneming of sluiting deur al die trustees geskied het.

SPESIALE VOORWAARDE

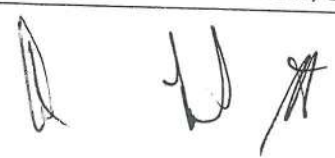
Nieteenstaande enigiets anders tot die teendeel in hierdie akte bepaal, sal geen trustee te enige tyd gedurende die bestaan van die trust opsigself en alleenlik oor die bevoegdheid beskik om homself of sy boedel by wyse van 'n verdeling, uitkering of vestiging van trustkapitaal of inkomste te bevoordeel nie. Geen trustee sal oor die bevoegdheid beskik wat in artikel 3(3)(d) van die Boedelbelasting Wet, Nr 45 van 1955 of enige latere wysiging daarvan, beskryf word nie.

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Date: 26-2-2019

Signature: 

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 Commissioner of Oaths /
 Kommissaris van Ede (Ex-officio)
 Practising Attorney /
 Praktiserende Prokureur
 134 Merriman Street/Straat, George



AANVAARDING DEUR TRUSTEES

Ons, die ondergetekendes,

DAVID SCHALK MAARTENS (Identiteitsnommer: 680522 5090 089)

en

FREDERIK WILHELM LOMBARD (Identiteitsnommer: 740930 5088 086)

en

OLGE LEVEY (Identiteitsnommer: 710710 0032 081)

verklaar hiermee as volg:

Ons aanvaar die aanstelling as trustees van die LEVEY FAMILIE TRUST en erken hiermee dat ons die skenking van R100,00 ontvang het.

**ALDUS GEDOEN en GETEKEN te GEORGE op SEWENDE NOVEMBER
TWEEDUISEND EN AGTTIEN.**



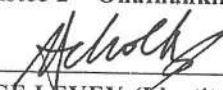
DAVID SCHALK MAARTENS (Identiteitsnommer: 680522 5090 089) (Oprigter)



DAVID SCHALK MAARTENS (Identiteitsnommer: 680522 5090 089)
(Trustee 1 - Onafhanklike Trustee)

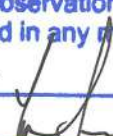


FREDERIK WILHELM LOMBARD (Identiteitsnommer: 740930 5088 086)
(Trustee 2 – Onafhanklike Trustee)



OLGE LEVEY (Identiteitsnommer: 710710 0032 081)
(Trustee 3)

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Date: 26.2.2019 

Signature: _____

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134 Merriman Street/Straat, George

ANNEXURE 4

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES (all plus) System La 23°		
			Y	X	
		<u>Constants</u>	$\pm 0, 00$	$+ 3700 000, 00$	
AB	55,45	314.05.10	A	49 284,77	57 351,44
BC	0,58	38.02.50	B	49 244,94	57 390,02
CD	16,90	41.41.30	C	49 245,30	57 390,48
DE	82,99	33.50.10	D	49 256,54	57 403,10
EF	53,37	105.04.20	E	49 302,75	57 472,03
FG	21,95	165.07.50	F	49 354,28	57 458,15
GH	9,48	193.09.20	G	49 359,91	57 436,93
HA	105,57	223.44.30	H	49 357,76	57 427,70
		122 Geo 9	△	50 788,32	55 472,51
		163 Oud 7	△	56 603,60	51 940,04

Beacon Description

A B C - 12mm iron peg
D E F G H - Piece of iron standard

- 1) The figure A B C j k l H represents the Remainder of Erf 356 GEORGE vide Diagram No. A 1324/1930 annexed to Deed of Transfer No. 1930. 178. 8398
- 2) The figure l k j D E F G represents the Remainder of Erf 355 GEORGE vide Diagram No. A 4638/1931 annexed to Deed of Transfer No. 1932. 46. 2230

The figure A B C D E F G H

represents 7176 square metres

of land, being

ERF 11730 GEORGE and comprises 1) and 2) above
situate in the Municipality and

Administrative District of George

Province of Cape of Good Hope.

Surveyed in June and July 1982 and October 1984

by me,

J. T. Trevor

Land Surveyor

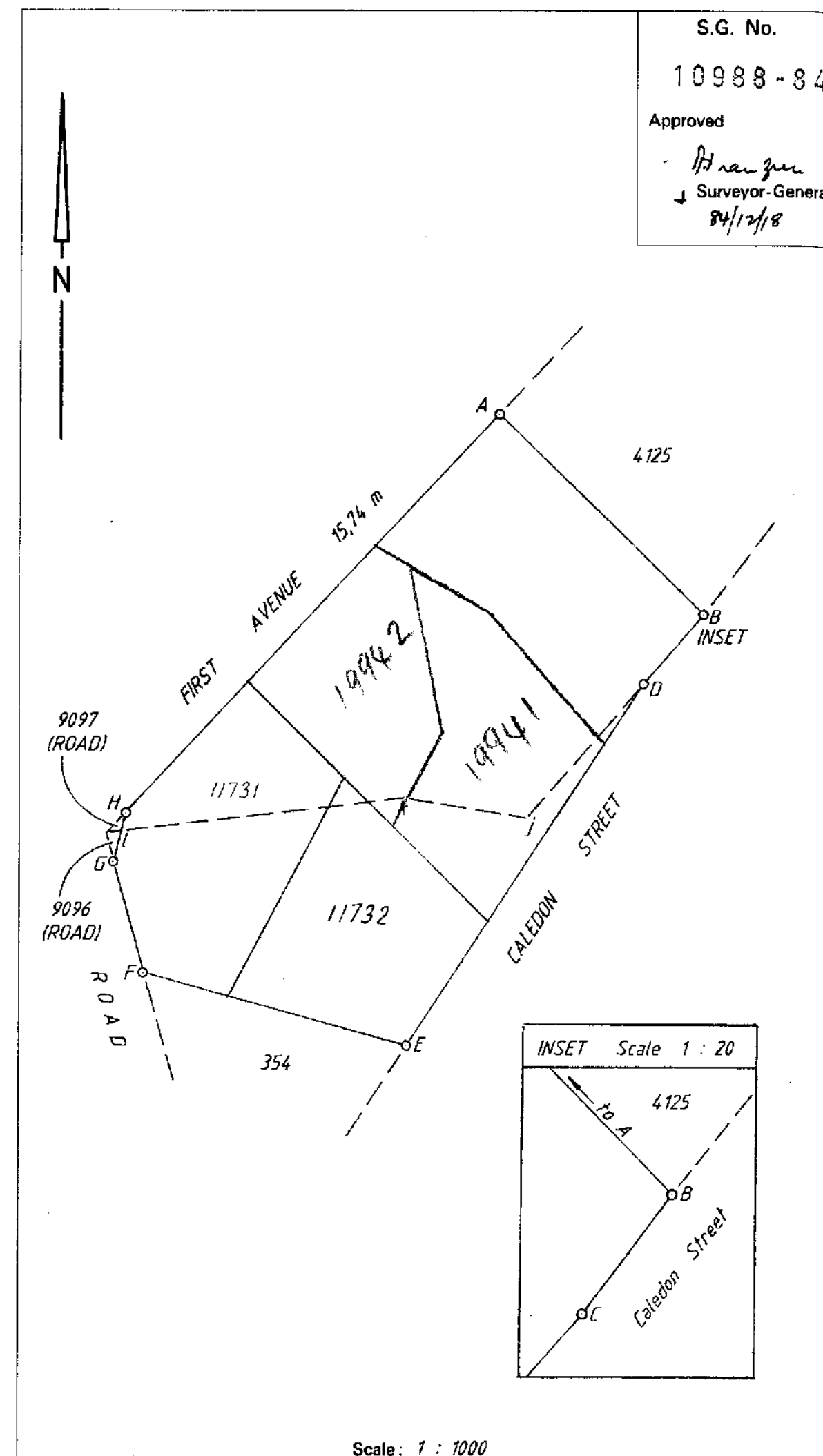
This diagram is annexed to
Cert. Consol. Title
No. T. 36208/1986
dated
i.f.o.

The original diagrams are
as quoted above
No. annexed to
Transfer/Grant
No.

File No. S/8775/453
E 1694/82
S.R. No. 3115/84
Comp. BL-700/V44 (1737)

Registrar of Deeds

FOR ENDORSEMENT
SEE BACK OF DIAGRAM



SURVEY RECORD	DATE		INITIALED		REMR.
	DATE	DATE	DATE	DATE	
E 3115/84	10989/84	Erf 11731	1565	36209/86	Ek
"	10990/84	" 11732	1409	4414/87	ep
E 323/53	757/99	" 19941			
"	758/99	" 19942			

10988/86

ANNEXURE 5

CONVEYANCER'S CERTIFICATE

in terms of Section 38(1)(n) of the George Municipality: Land Use Planning By-law for
George Municipality, 2023

I, the undersigned, ANN MARJORY COETZEE, a duly qualified and admitted conveyancer,
practicing at Raubenheimers Inc., 60 Cathedral Street, George, Western Cape Province:

1. do hereby certify that I have perused the conditions of title in respect of:

REMAINDER ERF 11730 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

IN EXTENT: 4 202 (FOUR THOUSAND TWO HUNDRED AND TWO) SQUARE
METRES

HELD BY DEED OF TRANSFER NUMBER T13543/2019

registered in the name of

THE TRUSTEES FOR THE TIME BEING OF
LEVEY FAMILIE TRUST
REGISTRATION NUMBER IT269/2019(C)

2. have been advised that the following applications will be made in respect of the
property:

- a) Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-Law for
George Municipality, 2023 of Erf 11730 George into five portions ($\pm 501\text{m}^2$)
and a remainder ($\pm 1\,695\text{m}^2$);
- b) Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for
George Municipality, 2023 from the following building lines:
 - o the 5m eastern street boundary building line to:
 - i. 1.9m, 1.3m & 2.1m for the study/bedroom 6
 - ii. 0m for the entrance wall
 - iii. 3m & 3.5m for the gym/training area
 - o the 3m southern common boundary building line to 0m for the proposed
garage.
- c) Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for
George Municipality, 2023 to relax the following zoning parameters:
 - o (d)(i) the prescribed 1.5m window setback to 1.3m for the study/bedroom
6
 - o (e)(i)(cc) the garage total length of 12m to 18.5m for the proposed garage

@

3. hereby confirm that there are no conditions contained in the abovementioned title deed may restrict the contemplated land uses in terms of the proposed application;
4. there is a mortgage bond in favour of SB Guarantee Company (RF) Proprietary Limited registered over the property.

Signed and dated at George on 05 May 2026.



A M COETZEE
CONVEYANCER - LPC no. 83392

ANNEXURE 6

Additions and Alterations Consent

Dear Sir / Madam

Subject: Request for the approval of

Account number:

In the name of:

Property description:

We are pleased to advise that Standard Bank has no objection to your request, subject to our rights being protected and on the following conditions:

Should you have any queries, please do not hesitate to contact us at CSAdminHLJHB@standardbank.co.za

Yours sincerely



Customer Service Consultant

Standard Bank Centre 1st Floor 5 Simmonds Street Johannesburg 2001 PO Box 61690 Marshalltown 2107 South Africa
Tel. Switchboard: +27 (0)11 636 9112 www.standardbank.co.za

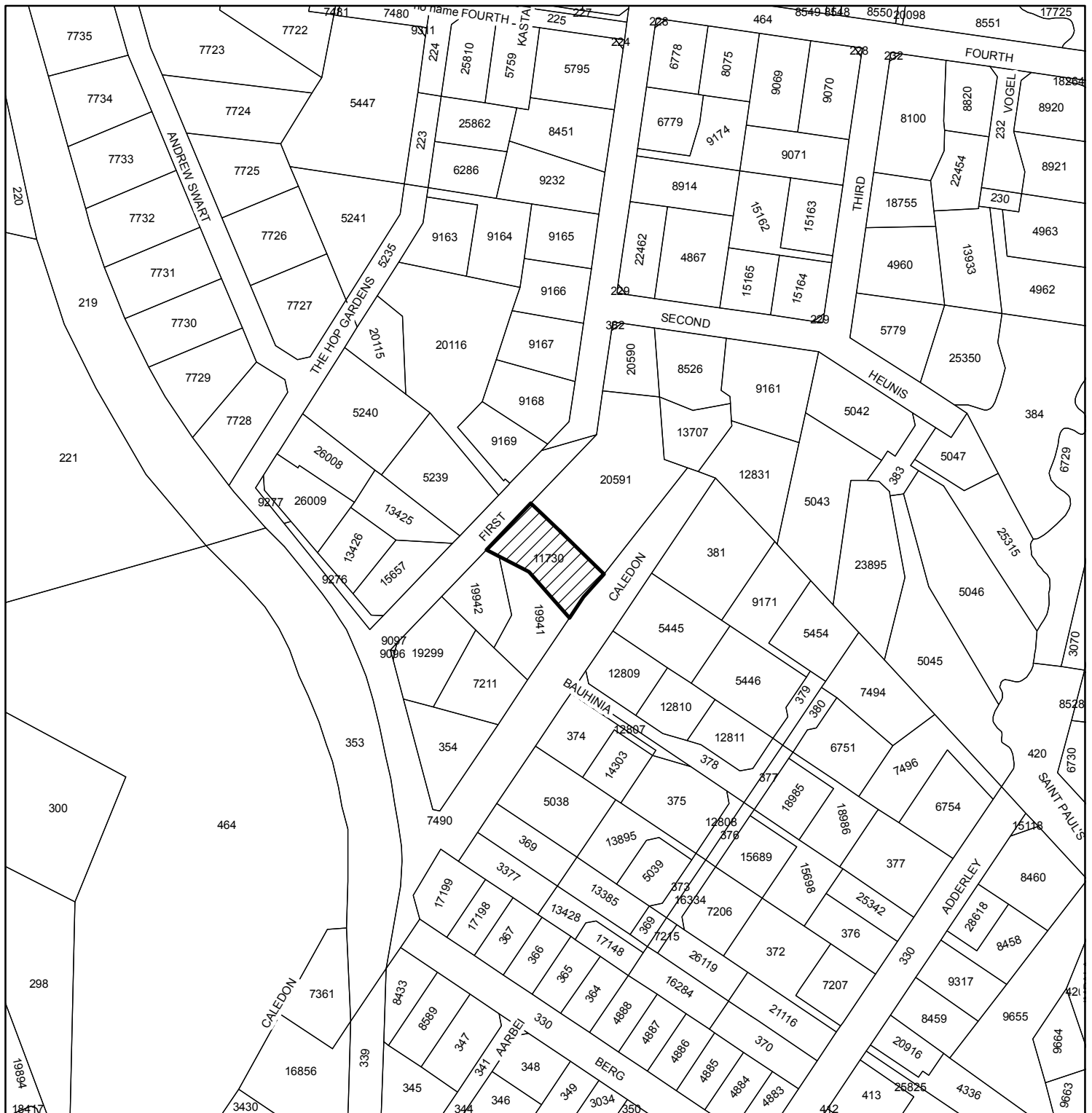
The Standard Bank of South Africa Limited (Reg. No. 1962/000738/06) Authorised financial services and registered credit provider (NCRCP15) D

Directors: NMC Nyembezi (Chairman) DWP Hodnett* (Chief Executive Officer) LL Bam HJ Berrange PLH Cook A Daehnke* OA David-Borha1 GJ Fraser-Moleketi GMB Kennealy BJ Kruger LI Li2
JH Maree NNA Matyuma RN Ogega3 Fenglin Tian2 SK Tshabalala*

Company Secretary: K Froneman - 2025/10/10

*Executive Director 1 Nigerian 2 Chinese 3 Kenyan

ANNEXURE 7



LEGEND:



A4 Scale:
1:3,000

PROJECT:

Proposed subdivision
for Irene Eksteen

PROJEK:

DESCRIPTION:

Erf 11730, George

BESKRYWING:

TITLE:

Locality plan

TITEL:

1231/GEO/22/GIS/Ligging

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: MAR 2026
DATUM:

PLAN NO: ANNEXURE 5
PLAN NR:

Tel: 044 873 4566, Email: planning@delplan.co.za
www.delplan.co.za



URBAN & REGIONAL PLANNERS

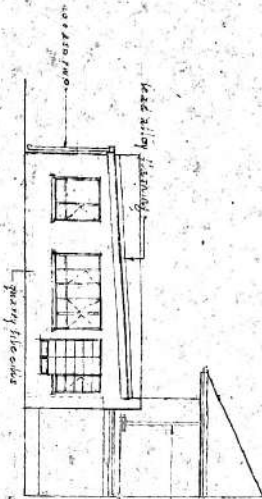
COPYRIGHT:

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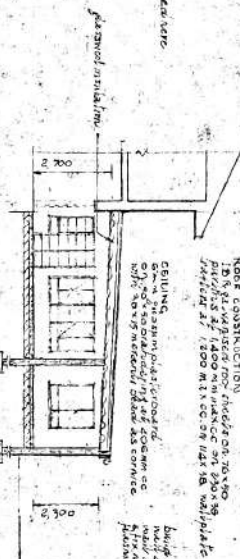
KOPIEREG:

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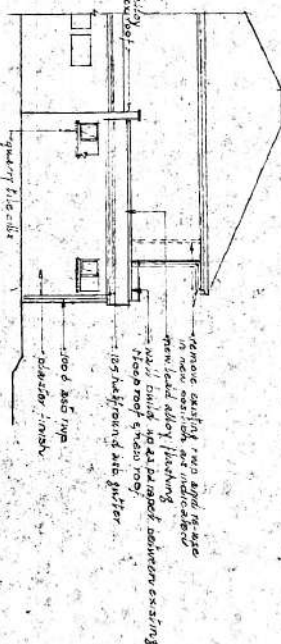
ANNEXURE 8



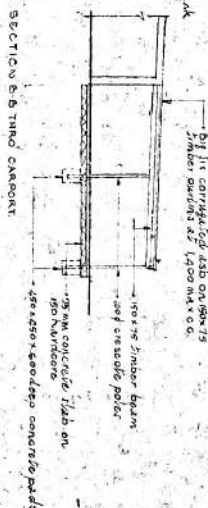
NORTH ELEVATION



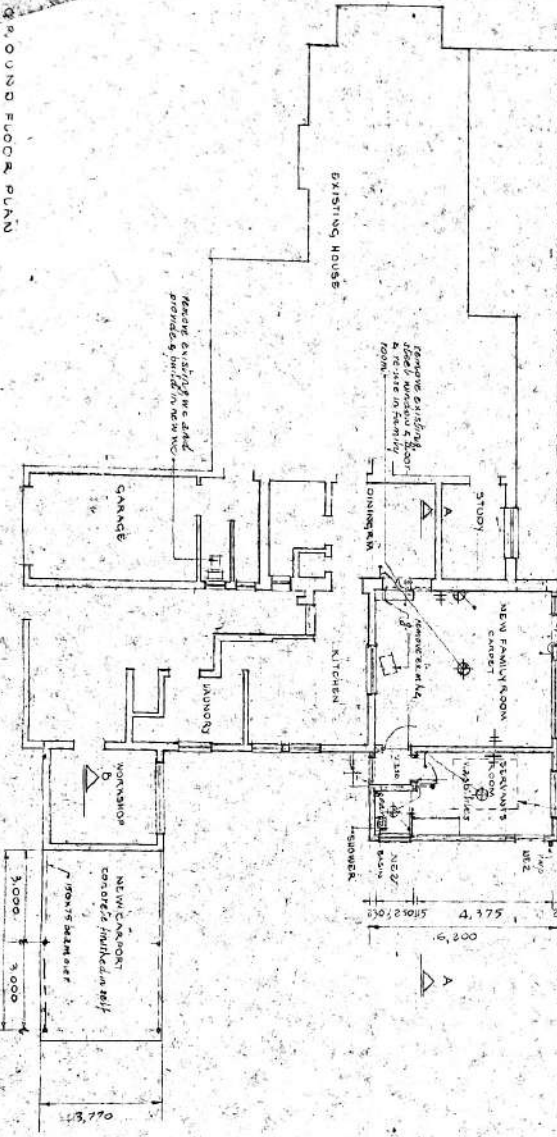
SECTION A-A



EAST ELEVATION



SECTION B-B THIRD CARPORT



GROUND FLOOR PLAN

ALL CONSTRUCTION AND ERECT
CONCRETE AND LEVEL ON THE
EXISTING CONCRETE FLOOR

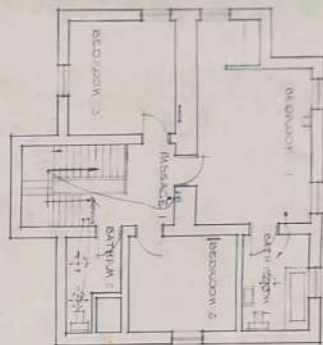
NEWARK-BUFFALO CONTRACTORS ASSOCIATION		125 MADISON ST. 125	
111-2113		DEVELOP	
DATE: 11/1/72		SCALE: 1/4" = 1'-0"	
DRAWN BY: J. J. JONES		CHECKED BY: J. J. JONES	

NEW

PLAN NO. 941/3

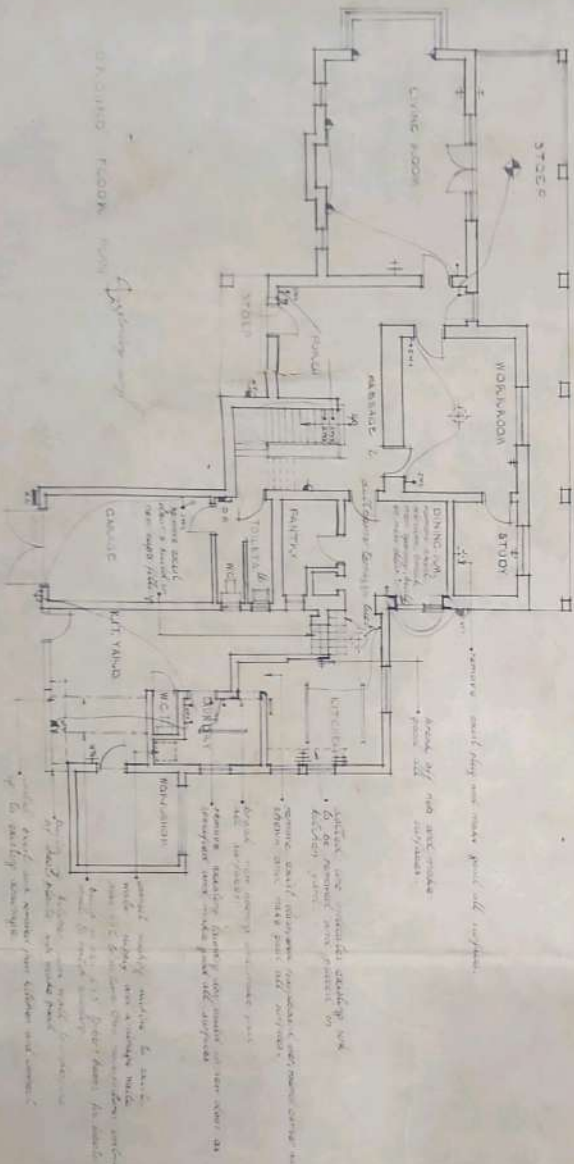
Aansoekvorm

CALEDON STREET



FIRST FLOOR PLAN

ELECTRIC LEGEND	
SYMBOL	DESCRIPTION
	LIGHT FITTING
	WALL BRACKET
	WATER TIGHT WALL BRACKET
	WATER TIGHT CABLE STANDING LAMP
	FLUORESCENT LIGHT TUBE
	STRIP LIGHT
	PLUG OUTLET
	WATER TIGHT PLUG POINT
	SWITCH
	TWO WAY SWITCH
	DISTRIBUTION BOARD
	METER BOARD



NOTE

ALL SWITCHES AND LIGHTS TO BE INSTALLED IN THE MIDDLE OF THE ROOMS AND IN THE CORNERS OF THE ROOMS.

WAS OFSOWITZ.

EXIST. HOUSE.
1st AVENUE, PENNSYLVANIA
GEORGE.
DRAWING.

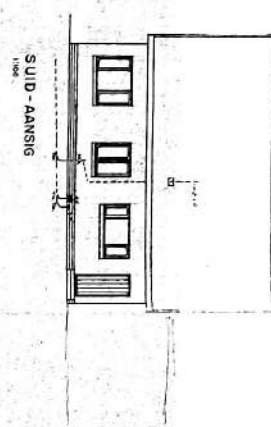
ELECTRICAL LAYOUT IS

16-7-71.

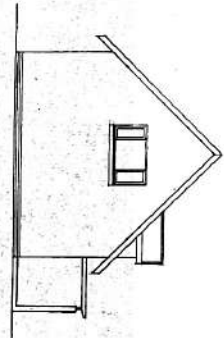
7/4

1

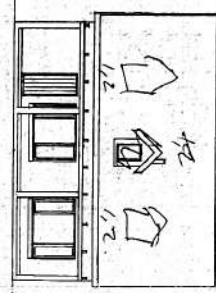
SUID-AANSIG



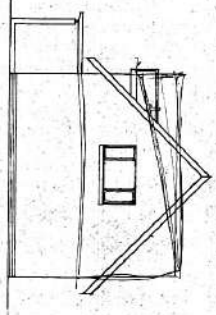
OOS-AANSIG



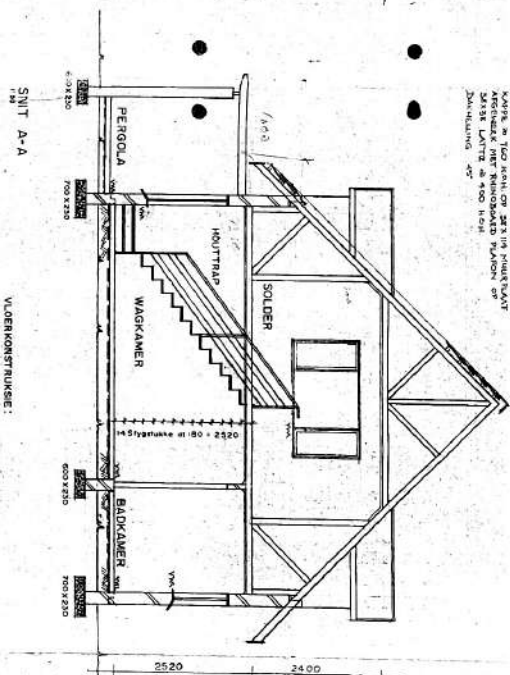
NOORD-AANSIG



WES-AANSIG

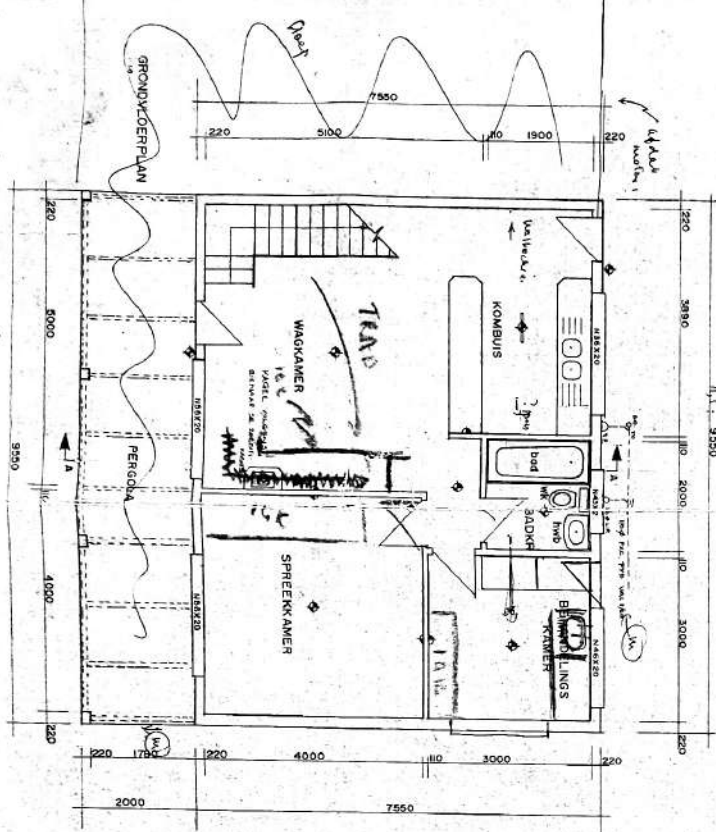


Handwritten: 8.5.58
 DAKCONSTRUKSIE:
 20% VAN DIE DAKOPPLAASTE VAN 200 M² OP
 400 M² WATERSKOT, OORSKOON OP WATERSKOT
 1000 M² VAN 200 M² WATERSKOT
 2000 M² VAN 400 M² WATERSKOT
 4000 M² VAN 800 M² WATERSKOT

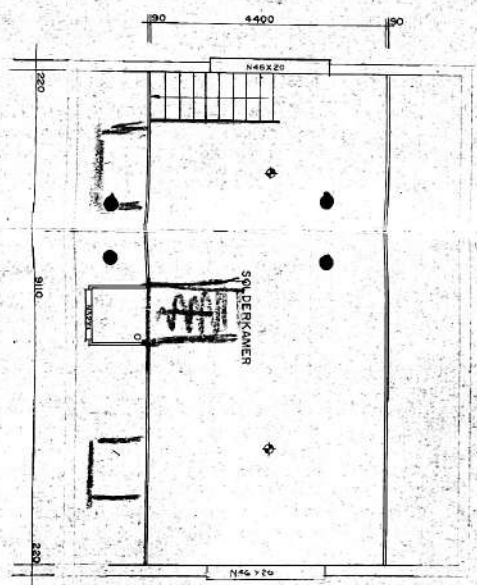


VLOERCONSTRUKSIE:
 25 SENTIMETER ALUMINIUM OP 100 SENTIMETER
 250 M² WATERSKOT, 250 M² WATERSKOT
 250 M² WATERSKOT, 250 M² WATERSKOT
 250 M² WATERSKOT, 250 M² WATERSKOT

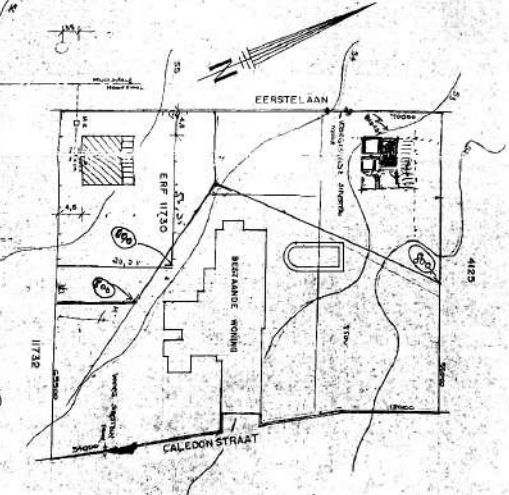
OPPERV. AARTE
 100 M² 100 M²
 100 M² 100 M²
 100 M² 100 M²
 100 M² 100 M²



BÖÖNSTE VLOERPLAN



TERREINPLAN



VOORGESTELDE AANBOUW
 OP ERF 11730 FERNRIDGE
 EENNAAR: D. P. EKSTEEN

Bolton, M. J.

CONF 356

ERF 4:25

517C PUA+ 1:203

EXISTING HOUSE

ADDITION

CAUTION:

5,700

33,650

3000. Kyrgyzstan

8,000

EX-51102
80-601501054

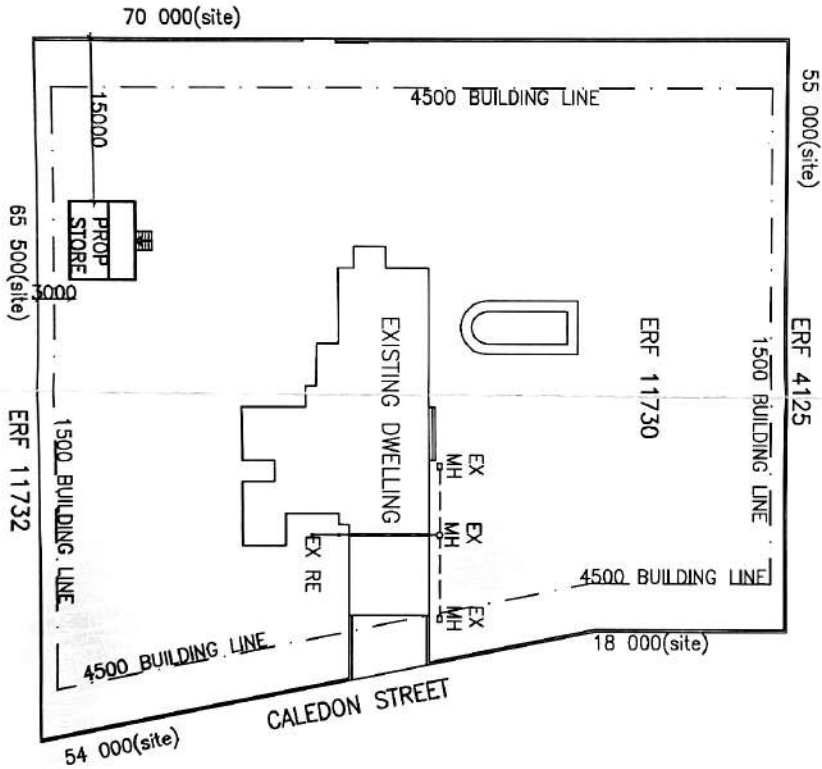
[illegible]

NEWAY CUFF & PATENTERS' ASSOCIATION VENNORITE ARTICLES	DATE OF SALE	SCALE
		SCAM
		DEANNE
		CITIZEN
		DATE



FIRST AVENUE

SITE PLAN
Scale 1:500



GEORGE MUNICIPALITY
APPROVED
PLAN NO. 11730
DATE: 27/2/12
SIGNATURE: [Signature]
JOHN EXAMINER

PROPOSED TIMBER STORE AT ERF
11730, IN FIRST AVENUE, FERNRIDGE,
GEORGE FOR PD & J EKSTEEN

Drawn: C. Noemdoe
Cell: 083 255 4253
Date: FEB 2012
Scale: As shown
SACAP Reg no: D0980
Sheet 2 of 2

[Signature]

GEORGE SEWERAGE SCHEME RIOOLSKEMA

PLAN NO. 94/9 638

Application Form

Aansoekvorm

To the Town Engineer,
And the Drainage Board.

I/We, the undersigned, hereby make application to carry out certain works set forth in the plans herewith and I/We undertake to execute the same in strict accordance with the regulations made and by virtue of the Cape Municipal Ordinances No. 10 of 1912 and No. 23 of 1917 as amended.

Ek/Ons doen hiermee aansoek om sekere werke uit te voer wyl ons uitersig het in die onderstaande planne te reguleer te werk te doen en ek/ons onderneem om sulke uit te voer stiptelyk in ooreenstemming met die regulasies te werk te doen en volgens die Kaapse Munisipale Ordinasies No. 10 van 1912 en No. 23 van 1917 soos gewysd.

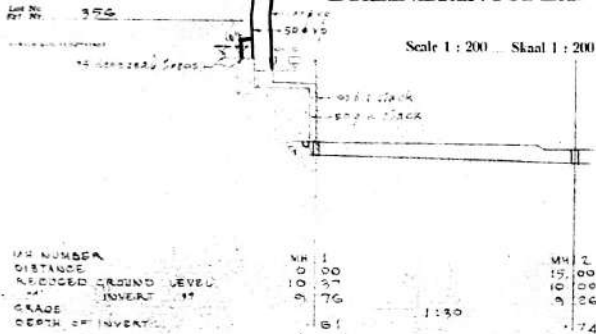
NEVAY, CUFF & PARTNERS

V. E. MRS. OFSOWITZ

Date 14.9.17 Address 17 AVENUE FERNIDGE GEORGE
Signature of Draughtsman
Handwritten van Toemaar
Address 125 MEADE STREET GEORGE

Please show connection distance from nearest lateral boundary and North Point.

DRAINAGE PLAN DREINERINGSPLAN



1ST AVENUE

Cost of Connection
Koste van Aansluiting R.

All roof and storm water is to be excluded from the Drainage system.
Alles dakwater of stormwater moet in die dreineringsstelsel ingesluit word om inspektiekamers te bevestig in 9 inch bakwerk of 6 inch concrete in the following dimensions:

Up to 914 deep 460 x 610 mm
Dieper as 914, 914 x 610 mm

Inspektiekamers moet van 9 dm steenwerk of 6 dm beton gelyk wees en moet die volgende afmetings hê:

Tot 914 diep 460 x 610 mm
Dieper dan 914, 914 x 610 mm

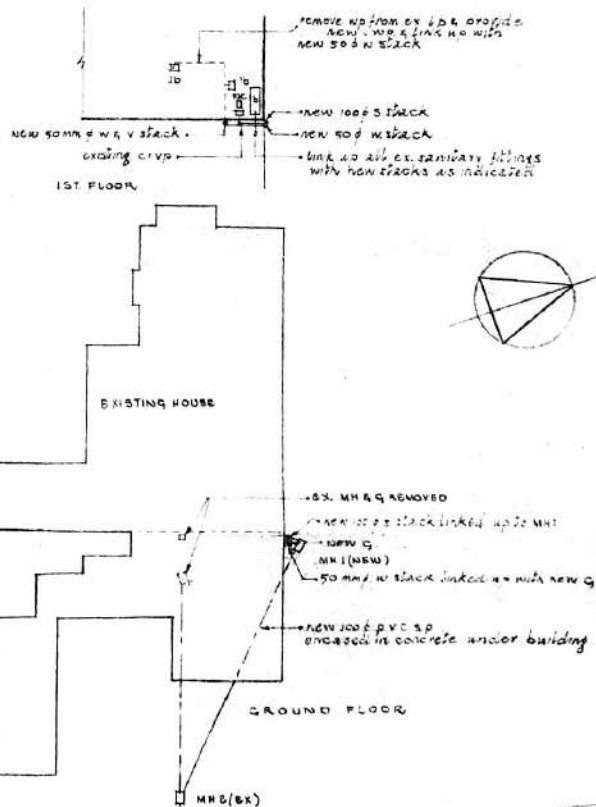
Dimensions of chambers to be proportionately enlarged when several branches enter the same chamber.

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

All levels shown on this Drawing shall be referred to a well established reference point in Ground Level on the front Boundary of the property. Such reference point shall be marked on the plan and may be given any arbitrary value by the Draughtsman. Alle hoogtes hierop aangegewe is met verband wesen aan 'n bekendste verwysingspunt op grondvlak op die voorste grens van die erf. Die verwysingspunt is net op die plan teken en word en mag enige willekeurige waarde deur die tekenaar gegee word.

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

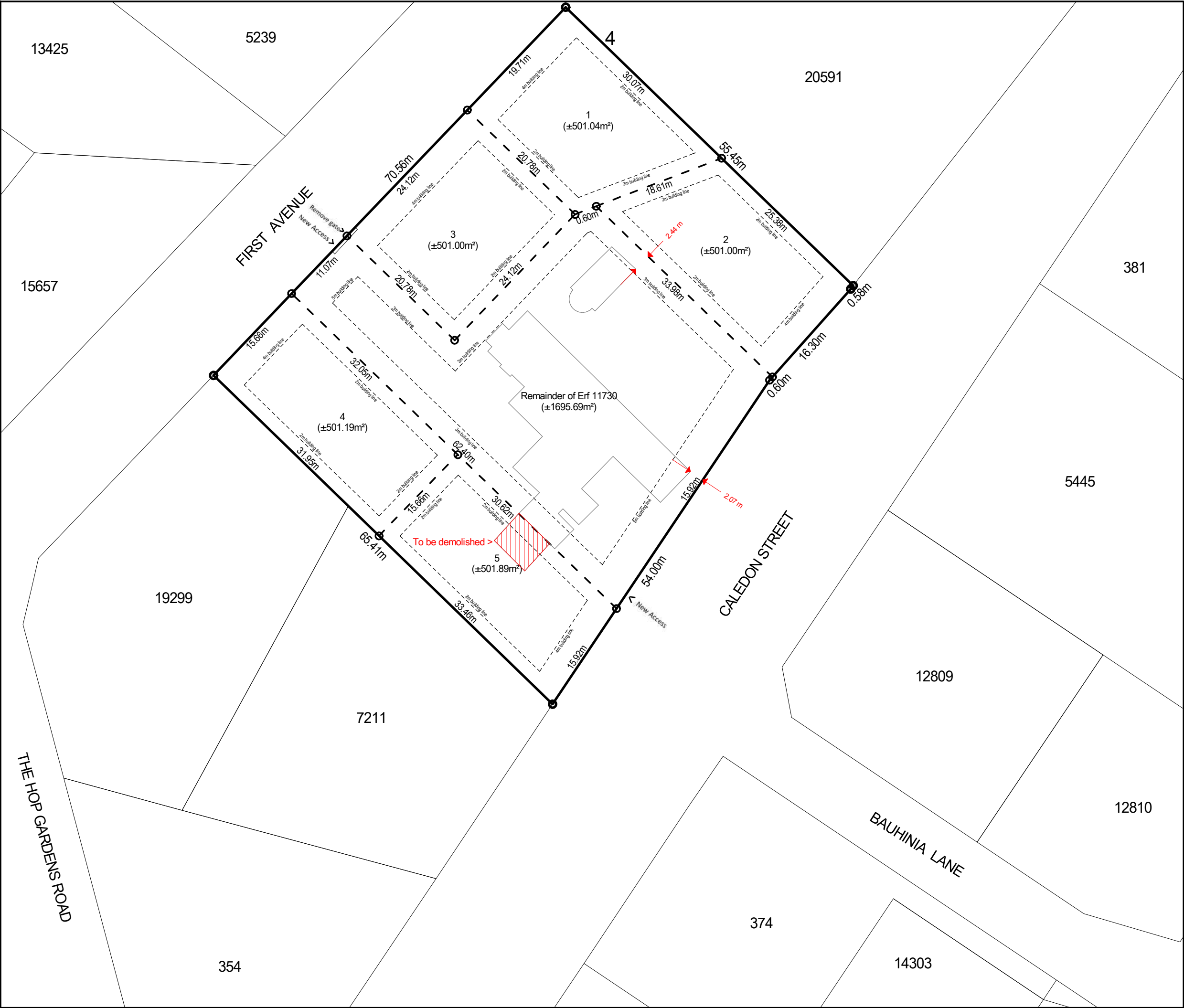
ERF 356



CALEDON STREET



ANNEXURE 9



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PROJECT: Proposed subdivision for Levey Familie Trust

PROJEK:

DESCRIPTION: Erf 11730, George

BESKRYWING:

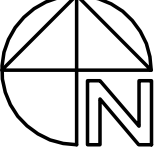
TITLE: Subdivision plan

TITEL:

NOTES: Subdivision of Erf 11730 (m^2), George, into:

Portion 1 = $\pm 501.04\text{m}^2$
Portion 2 = $\pm 501.00\text{m}^2$
Portion 3 = $\pm 501.00\text{m}^2$
Portion 4 = $\pm 501.19\text{m}^2$
Portion 5 = $\pm 501.89\text{m}^2$; and a
Remainder = $1,695.69\text{m}^2$

NOTAS:

A3 Scale:  1:500

Tel: 044 873 4566 • Email: planning@delplan.co.za
www.delplan.co.za


URBAN & REGIONAL PLANNERS

DESIGNED: DV

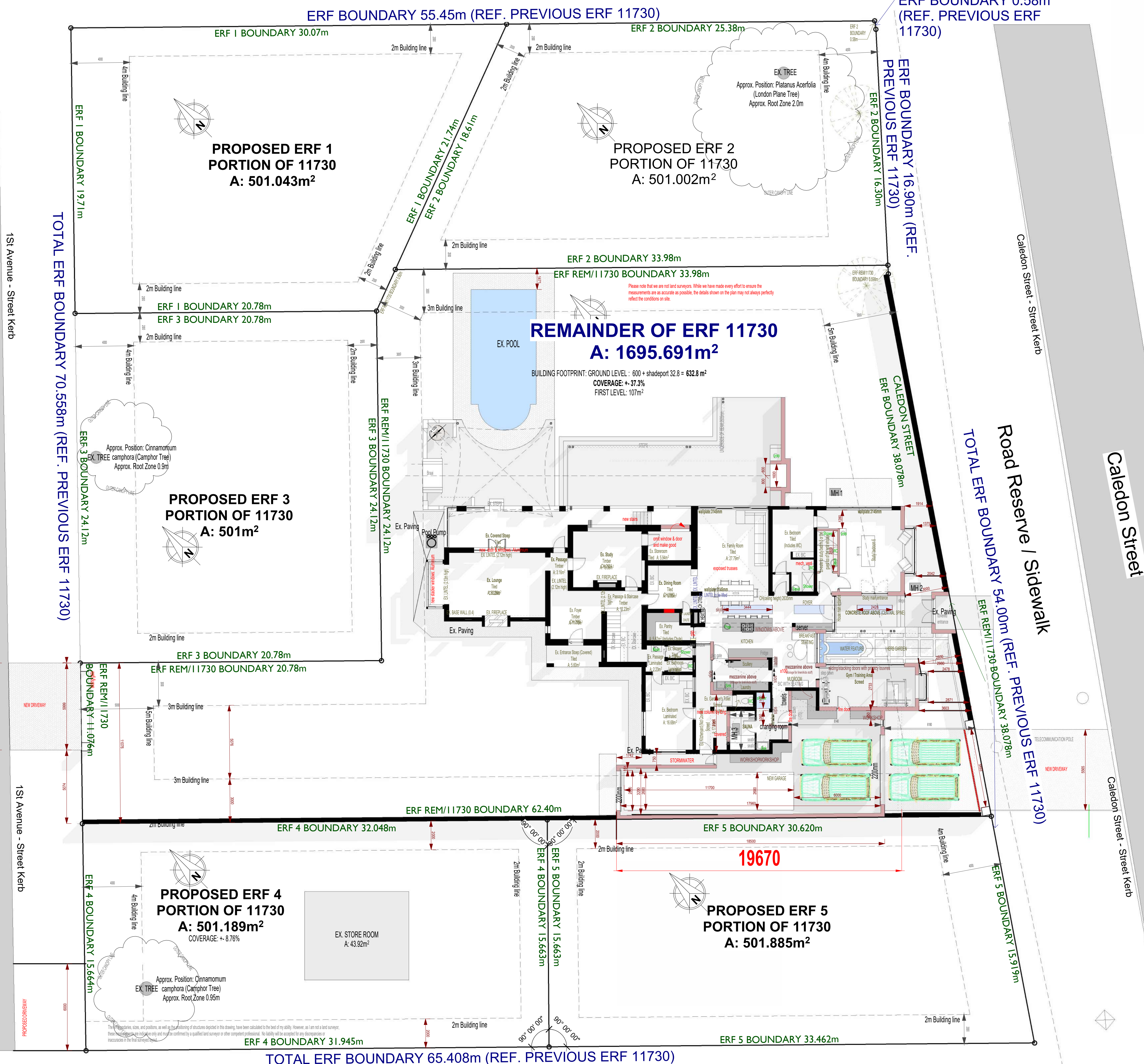
DRAWN: MV

FILE PATH: 1231/GEO/22/Tek/SKF
PLAN NO: SUB1

DATE: MARCH 2026
DATUM:

PLAN NAME: ANNEXURE 7
PLAN NAAM:

ANNEXURE 10



PROPOSED ERF SUBDIVISION LAYOUT
GROUND STOREY FLOORPLAN LAYOUT

Scale 1:135

GENERAL NOTES:

All subdivision and development is subject to approval by the relevant local authority and in compliance with applicable town planning schemes, zoning regulations, and conditions of approval.

All erf areas and boundaries to be confirmed by a registered land surveyor.

Final erf numbering to be allocated by the Surveyor General and approved by the local authority.

All building lines, coverage, height restrictions, and servitudes are to comply with applicable zoning and/or overlay zoning conditions.

Access to all proposed erven to be provided in accordance with municipal requirements and traffic department approval, where applicable.

Existing mature trees to be retained where possible. Any proposed removal to be confirmed with the municipality and/or environmental authorities.

This SDP is not a working drawing and is intended for planning and land use application purposes only.

ANY DISCREPANCIES OR CONTRADICTIONS MUST IMMEDIATELY BE POINTED OUT TO TERTIUS CONRADIE FOR CORRECTIONS OR EXPLANATIONS BEFORE ANY CONSTRUCTION PROCEEDS.

Tertius Conradie

Argitch & Conradie

0813 7227 283
15 Progress St
Dormelnsdrift, George
tconradie@telkomsa.net

ICONRADIE

Inge Conradie 078 225 9154
M.Arch. (Prof) • BAS • 15 Progress St
Dormelnsdrift, George
Member of SACAP • inge.architect@gmail.com

PROJECT DESCRIPTION:

ERF 11730,
FERNRIDGE, GEORGE
Mr. J. Levey

DRAWING / S:

MASTER PLAN

CLIENT SIGNATURE:	DATE: 2026.07.22	SCALE: 1:100
DRAWING NO: E 26_4_11731		

All subdivision and development is subject to approval by the relevant local authority and in compliance with applicable town planning schemes, zoning regulations, and conditions of approval.

All erf areas and boundaries to be confirmed by a registered land surveyor.

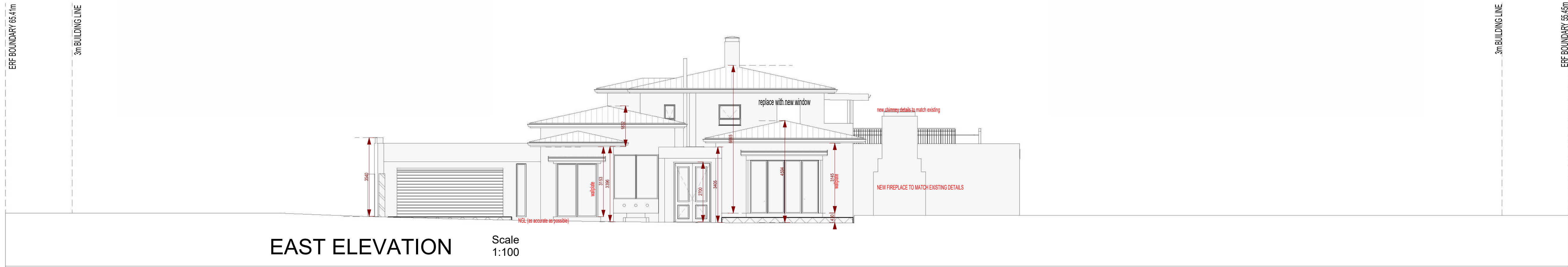
Final erf numbering to be allocated by the Surveyor General and approved by the local authority.

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PROJECT DESCRIPTION:

ERF 11730,
FERNRIDGE, GEORGE
Mr. J. Levey

DRAWING / S:
MASTER PLAN

CLIENT SIGNATURE:	DATE: 2026.07.22	SCALE: 1:100
	DRAWING NO: E 26_4_11731 2	