



**Stads- en Streekbeplanners
Town and Regional Planners**

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4 August 2026

The Municipal Manager
P.O. Box 19
George
6530

Sir

**PROPOSED SUBDIVISION OF ERF 17686, SITUATED IN THE MUNICIPALITY AND
ADMINISTRATIVE DISTRICT OF GEORGE.**

Duly authorized by the registered owner of Erf 17686, application is being made for the Subdivision of Erf 17686, George, in terms of Section 15.(2)(d) of the By-Law on Municipal Land Use Planning of George Municipality, 2023, as shown on Plan No. G/D/261-1, into two portions, viz.:

1. Portion A (Fig. C, D, E, F) = $\pm 478\text{m}^2$; and
2. Rem. Erf 17686 (Fig. A, B, C, D) = $\pm 521\text{m}^2$.

In support of the application, the following documentation is attached for your consideration:

- a) Application form fully completed and signed **(Annexure 1)**;
- b) Power of Attorney by the Registered Owner **(Annexure 2)**;
- c) Motivation Report **(Annexure 3)**;
- d) Copy of General Plan No. 9242/1993 **(Annexure 4)**;
- e) Plan No. G/D/261-1 which includes a Locality Map **(Annexure 5)**;
- f) Proof of Payment will be provided in due course as it is made available to the applicant **(Annexure 6)**;
- g) Copy of Title Deed T69198/2000 **(Annexure 7)**;
- h) Conveyancer certificate by David Erasmus Roux **(Annexure 8)**; and
- i) Copy of approved building plans **(Annexure 9)**.

Should there be any ambiguity or additional information be required you are kindly requested to contact us.

Yours Sincerely

Nel & de Kock Town and Regional Planners
Per: Alexander Havenga A/3313/2023

In diens van die Suid-Kaap sedert 1985 – Kususela ngo 1985 – Serving the South Cape
since 1985 Direkteur/Director: G.A. (Deon) Nel Pr. Pln A/520/1987 BA(Stel), M(S&S)(Stell).



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

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

PART A: APPLICANT DETAILS

First name(s)	Alexander				
Surname	Havenga				
SACPLAN Reg No. (if applicable)	Pr. Pln A/3313/2023				
Company name (if applicable)	Nel & de Kock Town and Regional Planners				
Postal Address	P.O. Box 1186,				
	George	Postal Code	6530		
Email	neldek@mweb.co.za				
Tel	044 874 5207	Fax	n/a	Cell	079 513 3530

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

Registered owner	Carel Willem Janse van Vuuren				
Address	11 Pine Road, Heather Park				
	George	Postal code	6529		
E-mail	callievanvuuren@gmail.com				
Tel	n/a	Fax	n/a	Cell	082 545 7923

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 17686, George										
Physical Address	11 Pine Road										
GPS Coordinates	33°57'10.80"S, 22°25'56.70"E				Town/City		George				
Current Zoning	Single Residential Zone I		Extent		999m ²		Are there existing buildings?		Y	N	
Current Land Use	Dwelling House, outbuilding and double garage.										
Title Deed number & date	T69198/2000										
Any restrictive conditions prohibiting application?	Y	N	If Yes, list condition number(s).								
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).								
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?								
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?								
Any existing unauthorized buildings and/or land use on the subject property(ies)?					Y	N	If yes, is this application to legalize the building / land use?			Y	N
Are there any pending court case / order relating to the subject property(ies)?					Y	N	Are there any land claim(s) registered on the subject property(ies)?			Y	N
PART D: PRE-APPLICATION CONSULTATION											
Has there been any pre-application consultation?			Y	N	If Yes, please complete the information below and attach the minutes.						
Official's name	n/a		Reference number		n/a		Date of consultation		n/a		
PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE											
*Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees											

must accompany the application.

BANKING DETAILS

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

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

Application is being made for the Subdivision of Erf 17686, George, in terms of Section 15.(2)(d) of the By-Law on Municipal Land Use Planning of George Municipality, 2023, as shown on Plan No. G/D/261-1, into two portions, viz.:

1. Portion A (Fig. C, D, E, F) = $\pm 478\text{m}^2$; and
2. Rem. Erf 17686 (Fig. A, B, C, D) = $\pm 521\text{m}^2$.

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

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

Is the following compulsory information attached?

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

Minimum and additional requirements:

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

Y	N	N/A	Abutting owner's consent		Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)		Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes		Y	N	N/A	Required number of documentation copies 2 copies
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes		Y	N	N/A	Other (specify)
PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION								
Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)		Y	N/A	Specific Environmental Management Act(s) (SEMA)		
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)				(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),		
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)		Y	N/A	National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),		
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)				National Environmental Management: Waste Act, 2008 (Act 59 of 2008),		
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations				National Water Act, 1998 (Act 36 of 1998)		
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)		Y	N/A	(strikethrough irrelevant)		
Y	N/A	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A				Other (specify)		
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?						

SECTION I: DECLARATION

I hereby wish to confirm the following:

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



Applicant's signature:

Date:

4 August 2026

Full name:

Alexander Havenga

Professional capacity:

Registered Professional Planner

SACPLAN Reg. Nr:

Pr. Pln A/3313/2023

POWER OF ATTORNEY

I, the undersigned,

Charel Willem Jansen Van Vuuren
(ID: 540608 5138 00 0)

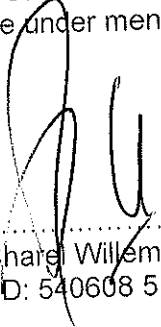
In my capacity as the Registered owner of Erf 17686, George, situated in the Municipality and division of George, Province of the Western Cape.

hereby nominate and appoint:

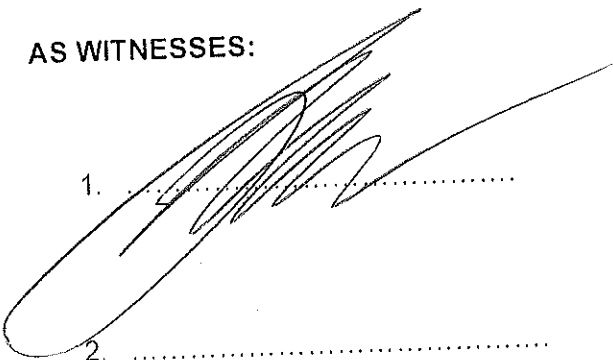
NEL & DE KOCK TOWN & REGIONAL PLANNERS

With power of substitution, to be my true and lawful Agent in my name, place and stead, to apply to the George Municipality for the **Subdivision of Erf 17686, George**, and I hereby ratify, allow and confirm, and promise and agree to ratify, allow and confirm all and whatsoever m said Agent shall lawfully do or cause to be done by virtue of these presents.

SIGNED at GEORGE on this 7 July 2026 in the presence of the under mentioned witnesses.


Charel Willem Jansen Van Vuuren
(ID: 540608 5138 00 0)

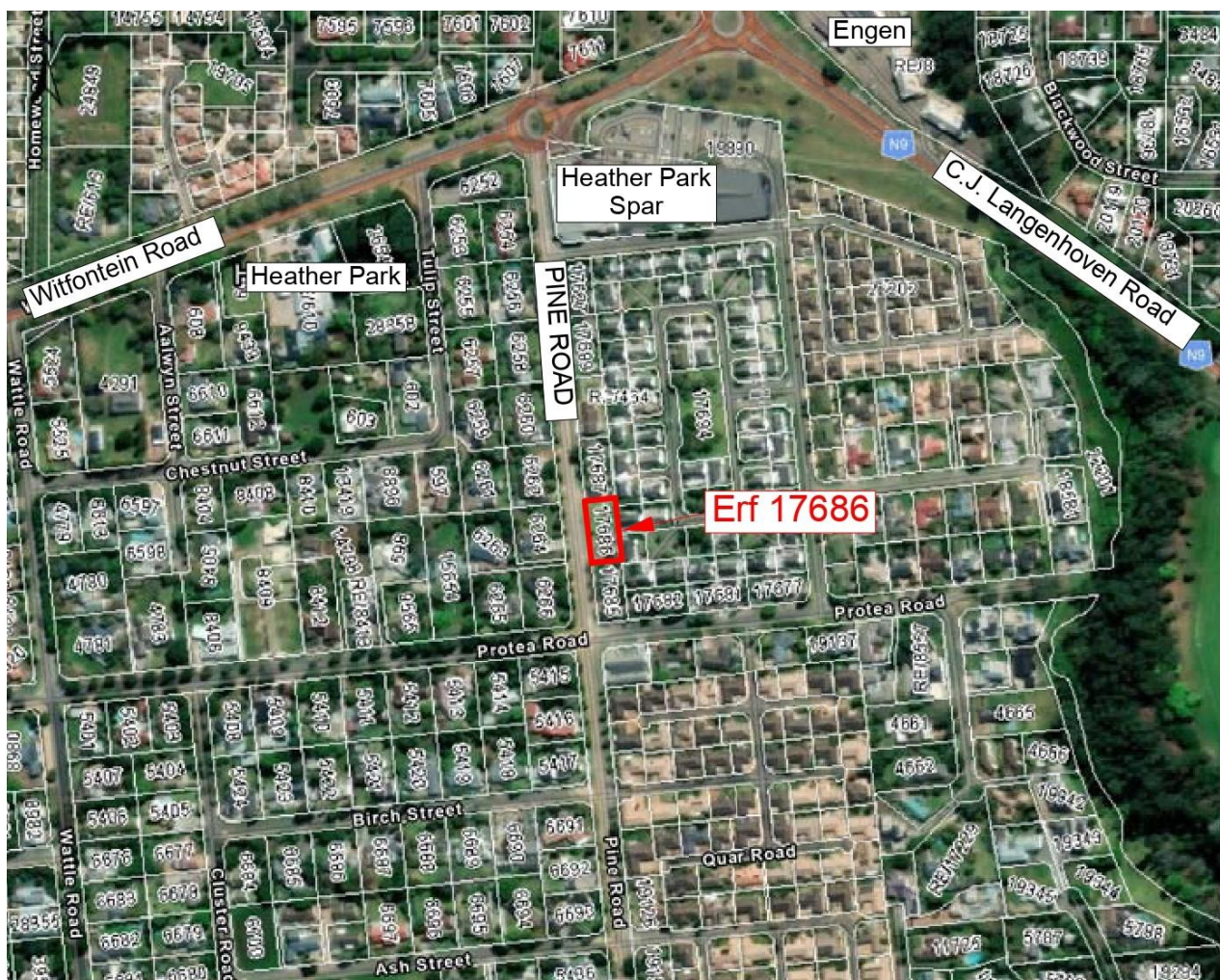
AS WITNESSES:

1. 

2.

MOTIVATION REPORT

PROPOSED SUBDIVISION
OF
ERF 17686, SITUATED IN THE MUNICIPALITY AND
DIVISION OF GEORGE
FOR
THE REGISTERED OWNER



Stads- en Streekbeplanners
Town and Regional Planners

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1. APPLICATION

Application is being made for the Subdivision of Erf 17686, George, in terms of Section 15.(2)(d) of the By-Law on Municipal Land Use Planning of George Municipality, 2023, as shown on Plan No. G/D/261-1, into two portions, viz.:

1. Portion A (Fig. C, D, E, F) = $\pm 478\text{m}^2$; and
2. Rem. Erf 17686 (Fig. A, B, C, D) = $\pm 521\text{m}^2$.

2. BACKGROUND

The registered owner of Erf 17686, George, has developed the property with an existing approved dwelling house and double garage, together with an unauthorised outbuilding. A substantial portion of the property, however, remains undeveloped. The owner was subsequently approached by a prospective purchaser who expressed an interest in acquiring a portion of the undeveloped section of the property. After considering this request, the owner resolved to pursue the subdivision of the property in order to facilitate the sale of the proposed Portion A. The owner has further indicated that he has not yet made a final decision regarding the unauthorised outbuilding. He is currently considering either submitting building plans to regularise the structure or demolishing it prior to implementation of the proposed subdivision.

3. PURPOSE

The purpose of this application is to obtain approval for the subdivision of Erf 17686, George, into two separate erven. The proposed subdivision will enable the owner to sell the newly created portion to a prospective purchaser. Upon registration of the subdivision, the purchaser will be entitled to develop a dwelling house on the newly created erf in accordance with the applicable development parameters of the Single Residential Zone I zoning.

4. MOTIVATION

4.1 NEED

The need for this application arises from a prospective purchaser's intention to acquire and develop a portion of the currently underutilised Erf 17686, George. Approval of the proposed subdivision will enable the owner to sell the proposed Portion A, whereafter the purchaser will be able to develop a single dwelling house thereon in accordance with the applicable development parameters of the Single Residential Zone I zoning.

The proposal represents an appropriate infill development opportunity within the established residential suburb of Heather Park, where the availability of vacant Single Residential Zone I erven has become increasingly limited. Rather than promoting urban sprawl, the proposed subdivision will make more efficient use of an existing serviced residential property within the urban edge, thereby utilising existing municipal infrastructure without requiring the extension of engineering services into previously undeveloped areas.

The subject property is located within a designated Densification Zone identified in the George Municipal Spatial Development Framework, 2023. The proposed subdivision will result in an overall residential density of approximately 20 dwelling units per hectare, which remains below the density guideline of 25 dwelling units per hectare generally applied by George Municipality for residential densification. The proposal is therefore consistent with the Municipality's spatial planning objectives of promoting appropriate residential densification, compact urban form and the efficient utilisation of existing infrastructure.

The proposed subdivision will make more efficient use of existing municipal engineering infrastructure by creating an additional serviced residential erf within an established neighbourhood. The newly created erf will require its own municipal service connections and once developed, will contribute to the municipal revenue base through the payment of applicable Development Charges, municipal rates and service charges. The proposal will therefore support the sustainable utilisation of existing infrastructure while making a positive contribution to the Municipality's long-term financial sustainability.

The proposal is further compatible with the existing pattern of development within the surrounding area. The subject property directly adjoins an established group housing development, where the adjoining residential erven range in size from approximately 382m² to 414m². The proposed Portion A, measuring approximately 478m², will therefore remain larger than the adjoining residential erven while maintaining the residential character of the neighbourhood. The proposed subdivision will not introduce a new land use or an inappropriate intensity of development, but will instead create an additional conventional residential erf that integrates harmoniously with the surrounding built environment.

For these reasons, it is submitted that there is a clear planning need and desirability for the proposed subdivision, which represents an efficient, sustainable and policy-compliant use of urban land within the existing urban edge.

4.2 DESIRABILITY

PHYSICAL CONDITION:

4.2.1 TOPOGRAPHY

The subject property is characterised by generally flat topography, making it well suited to its existing Single Residential Zone I zoning and the proposed subdivision. The surrounding area has an average gradient of approximately 1:50. The relatively level nature of the site presents no physical constraints to the proposed subdivision or the future development of the newly created erf. No excessive earthworks, slope stabilisation measures or other engineering interventions are anticipated as a result of the proposal. Accordingly, the site's topography is considered favourable and does not constitute a constraint to the approval of this application.

4.2.2 BOTTOM CONDITIONS

Based on the existing development on the property and the owner's experience since acquiring the erf, the ground conditions appear to be stable. The existing dwelling house, double garage and outbuilding have not exhibited any signs of structural distress or settlement that would indicate unstable bottom conditions. The proposed subdivision is therefore not expected to be constrained by the prevailing ground conditions. Nevertheless, should George Municipality have any records indicating potential geotechnical constraints within the area, or deem it necessary, the submission of a geotechnical investigation may be required as a condition of approval. Such a report can be prepared and submitted prior to the approval of any building plans for the proposed newly created erf, thereby ensuring that the suitability of the bottom conditions is confirmed before development commences.

4.2.3 VEGETATION

The subject property does not contain any sensitive, protected or conservation-worthy vegetation. The proposed subdivision will therefore not result in the loss, clearance or trimming of any vegetation of significance and in light thereof, no further elaboration will be made in this regard.

4.2.4 FLOOD LINES

The subject property does not border the coastline, a river, watercourse or any other waterbody that is subject to a designated flood line. The property is therefore not affected by any known flood-related constraints that would restrict or influence the proposed subdivision. Accordingly, the proposal is not expected to increase flood risk or be adversely affected by flooding and no flood-related impacts are anticipated as a result of the approval of this application.

4.2.5 SENSITIVITIES

No environmental sensitivities have been identified on the subject property that would constrain the proposed subdivision. The property is situated within the established urban area of George and falls within the urban edge, where it is intended for urban development in accordance with the Municipality's spatial planning framework. Furthermore, the property is not designated as public open space, a conservation area or any other environmentally sensitive area requiring protection. Accordingly, the proposed subdivision is not expected to adversely affect any identified environmental sensitivities and no further environmental constraints are considered applicable to this application.

4.2.6 WATER TABLE

The subject property is not located in close proximity to any river, watercourse or wetland that could influence the local groundwater conditions. Furthermore, the owner has not experienced any issues relating to a high water table or groundwater seepage on the property. Accordingly, no constraints associated with the water table have been identified that would negatively affect the proposed subdivision or the future development of the newly created erf. As such, this aspect is not considered to warrant further investigation or discussion for the purposes of this application.

4.2.7 DRAINAGE PATTERN

The existing development on the subject property appears to have been designed and constructed with appropriate provision for the management of stormwater and no drainage-related issues have been identified. There is no evidence to suggest that the existing drainage pattern adversely affects the property or surrounding erven. The future development of a dwelling house on the proposed Portion A will remain subject to the submission and approval of building plans by George Municipality. As part of the building plan approval process, the proposed stormwater management measures will be assessed to ensure compliance with the Municipality's applicable Stormwater By-Law and engineering requirements. Accordingly, the existing drainage pattern does not present a constraint to the proposed subdivision and any site-specific stormwater requirements associated with the future dwelling can be appropriately addressed during the building plan stage.

4.2.8 FILLINGS AND EXCAVATIONS

The proposed subdivision is intended to facilitate the future development of a dwelling house on the newly created Portion A. Should this application be approved, the future owner will be required to submit building plans to George Municipality for approval prior to the commencement of any construction activities. The construction

of the proposed dwelling will inevitably require limited filling and excavation activities typically associated with residential development, such as the preparation of foundations and the installation of municipal services. However, given the relatively flat topography of the site, these earthworks are expected to be minor in nature and are not anticipated to have any adverse impact on the property or the surrounding area. Accordingly, filling and excavation do not constitute a constraint to the proposed subdivision and can be appropriately managed through the normal building plan approval and construction processes.

4.3 EXISTING PLANNING AND LEGISLATION

4.3.1 SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013, (S.P.L.U.M.A.)

4.3.1.1 SPATIAL JUSTICE

- **Past spatial and other development imbalances must be redressed through improved access to and use of land.**

The proposed subdivision will create an additional residential erf within an established urban area, thereby improving access to residential land and promoting the more efficient use of existing urban land. Although modest in scale, the proposal contributes to the redress of past spatial imbalances by increasing the availability of serviced residential land within the existing urban area.

- **Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.**

The proposed subdivision is of a limited scale and does not directly address the inclusion of previously excluded persons or areas. Accordingly, this principle is not materially applicable to the nature and scope of the application.

- **Spatial Planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.**

The proposed subdivision relates to a privately owned residential property and does not directly address access to land by disadvantaged communities or persons. Accordingly, this principle is not materially applicable to the nature and scope of the application.

- **Land use management systems must include all areas of a Municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas.**

The proposed subdivision relates to a residential property within the established urban area of George and does not involve a disadvantaged area, informal settlement or former homeland area. Accordingly, this principle is not directly applicable to the nature and scope of the application.

- **Land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas.**

The proposed subdivision does not involve informal settlements, incremental upgrading or matters relating to secure tenure. Accordingly, this principle is not applicable to the nature and scope of the application.

- **A Municipal Planning Tribunal considering an application before it, may not be implemented or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of the application.**

This provision relates to the exercise of the Municipal Planning Tribunal's discretion during the decision-making process and does not require further motivation by the applicant. The application should therefore be considered on its planning merits in accordance with the applicable legislative and policy framework.

4.3.1.2 PRICIPLE OF SPATIAL SUSTAINABILITY

- **Promote land development that is within the fiscal, institutional and administrative means of the Republic.**

The proposed subdivision makes use of existing municipal infrastructure and services and does not require additional public expenditure. The proposal is therefore considered to be within the fiscal, institutional and administrative means of the Municipality.

- **Ensure that special consideration is given to the protection of prime and unique agricultural land.**

The subject property is situated within the established urban area of George, is zoned Single Residential Zone I and does not comprise or affect prime or unique agricultural land. Accordingly, this principle is not applicable to the proposed subdivision.

- **Uphold consistency of land use measures in accordance with the environmental management instruments.**

The proposed subdivision is consistent with the applicable environmental management framework and no environmental management measures have been identified as being necessary for the approval of this application.

- **Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.**

The proposed subdivision will utilise existing municipal infrastructure, with any additional service connections and associated infrastructure required for Portion A to be installed at the owner's expense. Accordingly, the proposal is not expected to impose an unreasonable financial burden on the Municipality or other service providers.

- **Promote land development in locations that are sustainable and limit urban sprawl.**

The proposed subdivision promotes sustainable land development by creating an additional residential erf within the existing urban edge of George. The proposal makes efficient use of existing municipal infrastructure and contributes to limiting urban sprawl through appropriate infill development.

- **Result in communities that are viable.**

The proposed subdivision will create an additional residential opportunity within an established neighbourhood, making efficient use of existing services and infrastructure. The proposal will contribute to the continued sustainability and viability of the Heather Park community.

4.3.1.3 PRINCIPLE OF EFFICIENCY

- **Land development optimises the use of existing resources and infrastructure.**

The proposed subdivision will optimise the use of existing municipal infrastructure and services by creating an additional residential erf within an established neighbourhood. The proposal represents an efficient use of existing resources without requiring the extension of infrastructure.

- **Decision-making procedures are designed to minimise negative financial, social, economic, or environmental impacts.**

The proposed subdivision is not expected to result in any significant negative financial, social, economic or environmental impacts. The application has been prepared in accordance with the applicable planning framework to facilitate informed and balanced decision-making.

- **Development applications procedures are efficient and streamlined and timeframes are adhered to by all parties.**

The application has been prepared and submitted in accordance with the prescribed statutory requirements. The applicant will comply with all applicable procedural requirements and timeframes, while the processing of the application remains subject to the Municipality's statutory procedures and prescribed timeframes.

4.3.1.4 PRINCIPLE OF SPATIAL RESILIENCE

The proposed subdivision supports the efficient use of urban land within an established residential area. Although the application is limited in scale, it is consistent with the principle of spatial resilience by promoting appropriate infill development within the existing urban area.

4.3.1.5 PRINCIPLE OF GOOD ADMINISTRATION

- **All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.**

The proposed subdivision has been prepared in accordance with the applicable spatial planning and land use management framework. The application will be considered through George Municipality's land use management processes, thereby giving effect to this principle.

- **Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.**

The application will be advertised in accordance with the public participation procedures prescribed by the Section 38 Compliance Letter. These procedures are intended to ensure that interested and affected parties are adequately informed and afforded an opportunity to participate in the decision-making process.

4.3.2 LAND USE PLANNING ACT, 2014, (L.U.P.A.)

The proposed subdivision has been assessed against the development principles contained in the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA). It is submitted that the application is consistent with these principles, particularly those relating to spatial justice, sustainability, resilience and good governance. As the LUPA development principles largely correspond with the principles contained in SPLUMA and these have already been comprehensively addressed in the preceding section of this report, they will not be repeated here. It is submitted that the proposal satisfies the applicable LUPA principles for the reasons already stated above.

4.3.3 NATIONAL, PROVINCIAL AND LOCAL GOVERNMENT POLICIES AND MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK

National, Provincial and Local Government are required to adopt coherent spatial planning policies and frameworks to guide and support land use planning and development in a coordinated manner. This application is submitted in terms of

Section 15 of the George Municipality's By-Law on Municipal Land Use Planning, 2023, and has been assessed against the applicable municipal planning policy framework. Given the nature and scale of the proposal, the primary policy document applicable to this application is the George Municipal Spatial Development Framework (MSDF), 2023.

The George MSDF identifies the George Urban Area as a Regional Development Anchor, where residential growth, consolidation and appropriate densification are encouraged in order to promote the efficient use of existing urban land and infrastructure. The subject property is situated within the urban edge and falls within a designated Densification Zone identified in the MSDF. The proposed subdivision is therefore consistent with the Municipality's spatial vision for accommodating additional residential development within established neighbourhoods.

In addition, the MSDF promotes residential densification through appropriate infill development and the subdivision of suitably sized residential properties where compatible with the character of the surrounding area and where existing engineering services are available. The proposed subdivision gives effect to these objectives by creating an additional serviced residential erf within an established residential neighbourhood without requiring the extension of municipal infrastructure or contributing to urban sprawl.

It is therefore submitted that the proposal is consistent with the relevant objectives and spatial directives of the George MSDF, 2023, and supports the Municipality's long-term strategy of promoting sustainable urban growth, efficient infrastructure utilisation and appropriate residential densification.

4.3.4 BY-LAW ON MUNICIPAL LAND USE PLANNING OF GEORGE MUNICIPALITY, 2023

4.3.4.1 According to Section 38(1), the following documents are required in support of the application:

4.3.4.1.1 Annexure 1, Application form fully completed and signed;

4.3.4.1.2 Annexure 2, Power of Attorney to Nel & de Kock Town and Regional Planners by the registered owner to prepare and submit this application;

4.3.4.1.3 Annexure 3, Motivation Report by Nel & de Kock Town and Regional Planners;

4.3.4.1.4 Annexure 4, Copy of General Plan No. 9242/1993 is attached to this application;

4.3.4.1.5 Annexure 5, Plan No. G/D/261-1 is attached to this application which includes a Locality Map;

4.3.4.1.6 **Annexure 6**, Proof of Payment will be provided in due course as it is made available to the applicant;

4.3.4.1.7 **Annexure 7**, Copy of Title Deed T69198/2000 is attached to this application;

4.3.4.1.8 **Annexure 8**, Conveyancer certificate by David Erasmus Roux is attached to this application; and

4.3.4.1.9 **Annexure 9**, Approved building plans dd. 21/09/2000 is attached to this application.

4.3.4.2 Current and proposed development controls (Development Parameters)

4.3.4.2.1 Height:

The height of a dwelling house may not exceed 6,5 metres to the wall plate in all cases, and 8,5 metres to the ridge of the roof in the case of a pitched roof provided that if the intention is to utilise any area above the roof for recreational or entertainment purposes, the height may not exceed 6.5 metres.

Portion A: Should this application be approved, the prospective purchaser will submit building plans to George Municipality for the proposed dwelling house to be erected on the newly created erf. The proposed development will be assessed for compliance with the height development parameter as part of the building plan approval process and no construction will commence until the necessary approvals have been obtained.

Rem. Erf 17686: The dwelling house situated on the proposed Remainder of Erf 17686, George, is an existing structure constructed in accordance with approved building plans. No alterations or additions to the existing dwelling are proposed as part of this application and the existing structures will remain unchanged following the proposed subdivision.

4.3.4.2.2 Coverage and building lines:

The building lines and coverage which are applicable to proposed Portion A ($\pm 478\text{m}^2$) are as follows:

Street: 3m;

0m on one side, 1.5 meters on all other sides;

Rear: 1.5m; and

Coverage: 200m² or 65% whichever is greater.

- As stated earlier in this report, should the proposed subdivision be approved, the future owner of Portion A will be required to submit building plans to George Municipality for approval prior to the commencement of any development. Compliance with the applicable coverage and building line

development parameters will be assessed by the Municipality as part of the building plan approval process.

The building lines and coverage which are applicable to proposed Rem. Erf 17686 ($\pm 521\text{m}^2$) are as follows:

Street: 4m;

Side: 2m;

Rear: 2m; and

Coverage: 325m^2 or 50% whichever is greater.

- As illustrated on Plan No. G/D/261-1, the proposed subdivision line is located approximately 2.0 metres from the existing dwelling house. Although the owner has not yet decided whether to retain the existing unauthorised outbuilding situated to the east of the garage, the structure is permitted within the common boundary building line, as discussed in Paragraph 4.3.4.2.4 below. Consequently, the proposed subdivision complies with the applicable building line requirements. Should the owner elect to retain the outbuilding, building plans must be submitted to regularise the structure. Alternatively, the structure must be demolished.
- The existing buildings on the proposed Remainder of Erf 17686 have a combined building footprint of approximately 123m^2 , resulting in a coverage of approximately 23.6% of the proposed remainder measuring approximately 521m^2 . The applicable zoning permits a maximum coverage of 325m^2 or 50% of the property area, whichever is greater. The proposed remainder therefore complies comfortably with the applicable coverage requirement.

4.3.4.2.3 Window and door placement:

Any portion of a building which contains an external window or door facing onto a common boundary must-

- (i) **Be set back at least 1,5 metres from such boundary; and**
 - (ii) **The portion of building to be set back from the boundary must include the door or window, together with the additional length of wall that is required to make up a total minimum length of 3 metres.**
- The only structure located within 1.5 metres of a property boundary is the existing outbuilding situated on the proposed Remainder of Erf 17686. The outbuilding does not contain any windows or doors facing to the common boundary with Erf 17662 and therefore complies with the applicable development parameter. Accordingly, no further motivation is required in this regard.

4.3.4.2.4 Garages, carports and outbuildings:

(i) A garage, carport and outbuilding are permitted within the common boundary building line provided that the garage and carport and outbuilding-

- (aa) do not exceed a height of 4 metres;**
- (bb) does not contain more than a double garage façade facing a public street;**
- (cc) when combined, does not exceed a total length of 12 metres along a common boundary building line; and**
- (dd) does not include a braai room or entertainment area.**

(ii) For land units of 650m² and less:

- (i) A garage or carport erected parallel to the street boundary is permitted up to 1,5 metres from the street boundary;**
- (ii) A garage or carport erected perpendicular to the street boundary is permitted up to 5,5 metres from the street kerb;**

Provided that the garage, carport or outbuilding-

- (i) Does not exceed a height of 4 meters;**
- (ii) Does not contain more than a double garage façade facing a public street; and**
- (iii) Does not exceed a length of 6.6 meters along a common boundary building line.**

(iii) For land units exceeding 650m², a garage or carport that is accessed perpendicular to the street boundary may not be closer than 5 metres from that street boundary, notwithstanding the street building line.

(iv) Notwithstanding subparagraphs (ii) and (iii), a garage or carport may be erected within the street boundary building line if, in the opinion of the Municipality, compliance with the street boundary building line is not practical due to steep slopes of the ground between the road and the property concerned. The Municipality must determine the street boundary building line in such a case.

- The existing outbuilding on the proposed Remainder of Erf 17686 is situated approximately 0.67 metres from the rear property boundary and has an approximate footprint of 3.0m × 3.0m with a height of approximately 3.2 metres. The owner was unaware that building plan approval was required for the freestanding outbuilding and as such, the structure is currently unauthorised. The owner is still considering whether to retain the structure by submitting the necessary building plans to George Municipality for approval or to demolish it. Notwithstanding its unauthorised status, the outbuilding complies with the applicable development parameters contained in the George Municipality Integrated Zoning Scheme By-law, 2023. The structure is less than 4.0 metres in height, does not contain a braai room or entertainment area, and together with the existing garage, does not exceed the maximum combined length of 12.0 metres permitted along a common boundary building line. The outbuilding is therefore capable of being regularised from a land use planning perspective.

The existence of the unauthorised outbuilding does not affect the proposed subdivision or result in any non-compliance with the applicable development parameters. Accordingly, the structure does not detract from the planning merits of the application and no further planning motivation is considered necessary in this regard.

4.3.4.2.5 Parking and access

(i) Parking and access must be provided on the land unit in accordance with this By-Law.

(ii) Where a dwelling unit is occupied by unrelated persons as defined in (b) the definition of “family”, provision must be made for parking in accordance with the parking requirements for a boarding house.

The permissible width of carriageway crossings for dwelling houses is stipulated to be between 2.5 metres and 8 metres.

- Section 42 of the George Municipality’s By-Law on Municipal Land Use Planning, 2023, requires the provision of two on-site parking bays per dwelling where the erf exceeds 350m². In addition, vehicular access to a residential property is required to be between 2.5 metres and 8.0 metres in width. Both the proposed Portion A and the proposed Remainder of Erf 17686 will exceed 350m² in extent and will therefore each be required to provide a minimum of two on-site parking bays. The existing access to the proposed Remainder of Erf 17686 is approximately 6.0 metres wide and the existing double garage is capable of accommodating two vehicles, thereby complying with the applicable requirements.

The future dwelling to be erected on Portion A will be subject to the submission and approval of building plans, during which process compliance with the applicable parking and access requirements will be assessed by George Municipality. Accordingly, the proposed subdivision is capable of complying with the relevant parking and access provisions.

4.3.4.2.6 Garaging

(i) Garaging for up to four vehicles is permitted on properties up to 1000m².

(ii) For properties larger than 1000m² garaging for up to 6 vehicles are permitted.

- In terms of this development parameter, properties measuring up to 1 000m² may accommodate garaging for up to four vehicles. The proposed Remainder of Erf 17686 contains an existing double garage, which falls well within this limitation. Should the future owner of Portion A elect to provide a garage, compliance with the applicable garaging provisions will be assessed by George Municipality as part of the building plan approval process. Accordingly, the proposed subdivision is capable of complying with this development parameter.

4.3.4.2.7 Open space

The Municipality may request the provision of functional open space for single residential development at the following ratios-

- (i) A development containing 5 to 20 dwelling units: 24m² per dwelling unit;**
 - (ii) A development of 21 dwelling units or more: 480m² or 18m² per dwelling unit, whichever is greater; and**
 - (iii) In accordance with an open space policy, should one become applicable.**
- The proposed subdivision will result in the creation of two Single Residential Zone I erven intended for single residential use. Accordingly, the scale and nature of the proposal do not trigger the above development parameter and no further motivation is required in this regard.

4.3.4.2.8 Greenhouse

Greenhouses shall be limited to a total of 20m².

- No greenhouses are proposed as part of this application. Accordingly, this development parameter is not applicable to the proposed subdivision.

4.3.4.2.9 Development charges

The Municipality may impose development charges in accordance with the provisions of Section 52.

- The owner acknowledges that the proposed subdivision may give rise to the payment of Development Charges in terms of Section 52 of the George Municipality's By-Law on Municipal Land Use Planning, 2023, and undertakes to comply with the applicable requirements in this regard.

4.3.5 TITLE DEED

Title Deed No. T69198/2000 reflects Charel Willem Jansen van Vuuren as the registered owner of Erf 17686, George. A Power of Attorney, attached hereto as Annexure 2, authorises Nel & de Kock Town and Regional Planners to prepare and submit this application on the owner's behalf.

A Conveyancer's Certificate, attached as Annexure 8, has been prepared by David Erasmus Roux and confirms that the title deed does not contain any restrictive conditions that would prohibit or adversely affect the proposed subdivision. The certificate further confirms that no mortgage bond is registered over the property and, accordingly, no bondholder's consent is required for the purposes of this application.

It is therefore submitted that there are no title deed restrictions or ownership-related impediments that would preclude the approval of the proposed subdivision.

4.4 CHARACTER OF THE ENVIRONMENT

The subject property is situated within Heather Park, an established residential suburb of George characterised predominantly by residential development. The proposed subdivision will result in the creation of an additional Single Residential Zone I erf, thereby retaining and reinforcing the existing residential character of the surrounding area.

The proposed erf sizes will be compatible with the surrounding pattern of development. In particular, the newly created Portion A will remain larger than the adjoining residential erven within the adjacent group housing development, notwithstanding the difference in zoning. The proposal will therefore integrate appropriately with the existing built environment while providing an additional residential opportunity within an established neighbourhood.

Accordingly, the proposed subdivision is not expected to have any adverse impact on the character of the surrounding environment and is considered to be compatible with the existing and anticipated pattern of residential development in the area.

4.5 POTENTIAL OF THE PROPERTY

4.5.1 AGRICULTURE

The subject property is situated within the established urban area of George and is zoned Single Residential Zone I. The property has been developed for residential purposes and does not constitute agricultural land or possess any meaningful agricultural potential. Accordingly, the proposed subdivision will not result in the loss or fragmentation of agricultural land and agricultural potential is not considered to be a relevant consideration in the assessment of this application.

4.5.2 CONSERVATION

The subject property comprises an existing developed residential erf situated within the urban edge of George. No conservation-worthy features or environmentally sensitive vegetation have been identified on the property that would be affected by the proposed subdivision. Accordingly, the proposal is not expected to have any adverse impact on conservation and conservation considerations do not constitute a constraint to the approval of this application.

4.5.3 MINING

The subject property is situated within the established urban area of George and is developed for residential purposes. There is no known occurrence of economically exploitable mineral resources on the property, nor is the land identified or utilised for mining activities. Accordingly, the proposed subdivision will not affect any mining resources or potential and mining considerations are not regarded as a relevant factor in the assessment of this application.

4.5.4 RECREATION

The subject property is zoned Single Residential Zone I and is currently utilised for residential purposes. The proposed application does not seek to alter the zoning of the property but merely to subdivide it into two residential erven. The existing dwelling house currently provides private recreational amenity for a single household. Approval of the proposed subdivision will create an additional residential erf, thereby enabling the establishment of a second dwelling house with its own private outdoor living and recreational space. The proposal will therefore increase the residential and recreational use of the property without placing any additional demand on public recreational facilities. Accordingly, the proposed subdivision is considered to have a positive effect on the recreational potential of the property while remaining consistent with its intended residential function.

4.5.5 RESIDENTIAL

The subject property is currently zoned Single Residential Zone I and the proposed application does not seek to amend the existing zoning. The application is limited to the subdivision of the property into two separate Single Residential Zone I erven. Approval of the proposed subdivision will create an additional residential erf capable of accommodating a dwelling house in accordance with the applicable zoning provisions. The proposal will therefore increase residential development opportunities within the established neighbourhood while maintaining the existing residential character of the area.

4.6 LOCATION AND ACCESSIBILITY

Erf 17686 is situated at approximately 33°57'10.80"S, 22°25'56.70"E within the established residential neighbourhood of Heather Park, George. The property enjoys direct access from Pine Road by means of an existing vehicular access approximately 6.0 metres in width. The proposed subdivision will not alter the existing access serving the proposed Remainder of Erf 17686. A separate vehicular access will be provided for the proposed Portion A, which will be designed and constructed in accordance with the access requirements of the George Municipality's

By-Law on Municipal Land Use Planning, 2023. The proposed subdivision will therefore ensure that both erven have safe and adequate access to the public road network and no accessibility constraints are anticipated as a result of the application.

4.7 PROVISION OF SERVICES

The subject property is currently fully serviced by the existing municipal engineering infrastructure. The proposed subdivision will make use of these existing services, with the proposed Remainder of Erf 17686 retaining its current service connections. The newly created Portion A will be provided with the necessary municipal service connections, meters and associated infrastructure at the owner's expense and in accordance with the requirements of George Municipality. The proposed subdivision will therefore not require any significant extension of municipal infrastructure or impose an unreasonable financial burden on the Municipality. On the contrary, approval of the application will generate additional municipal revenue through the payment of the applicable Development Charges, the installation of new municipal service connections and the ongoing payment of municipal rates and service charges applicable to the newly created erf. The proposal will therefore contribute positively to the municipal fiscus while promoting the efficient utilisation of existing municipal infrastructure.

4.8 CONSTRUCTION PHASE

This application seeks approval for the subdivision of Erf 17686, George, into two separate residential erven. No construction is proposed on the proposed Remainder of Erf 17686, as the existing dwelling house will remain unchanged. Following approval of the subdivision and transfer of the proposed Portion A, the future owner intends to submit building plans to George Municipality for the construction of a dwelling house. Construction will only commence once the necessary statutory approvals have been obtained. The proposed residential development is expected to be undertaken as a single construction phase and given its limited scale, does not warrant phased implementation. Accordingly, no further discussion regarding phased construction is considered necessary.

5. CONCLUSION

Having regard to the planning merits of the proposal and the motivation contained in this report, it is submitted that the proposed subdivision of Erf 17686, George, is both desirable and consistent with the applicable legislative and policy framework.

Approval of the application will facilitate the creation of an additional Single Residential Zone I erf within an established residential neighbourhood, thereby promoting appropriate residential infill development and giving effect to the

Municipality's objectives of residential densification, efficient land utilisation and the optimal use of existing municipal infrastructure within the urban edge. The proposal is compatible with the surrounding pattern of development and is not expected to have any adverse impact on the character or functioning of the area.

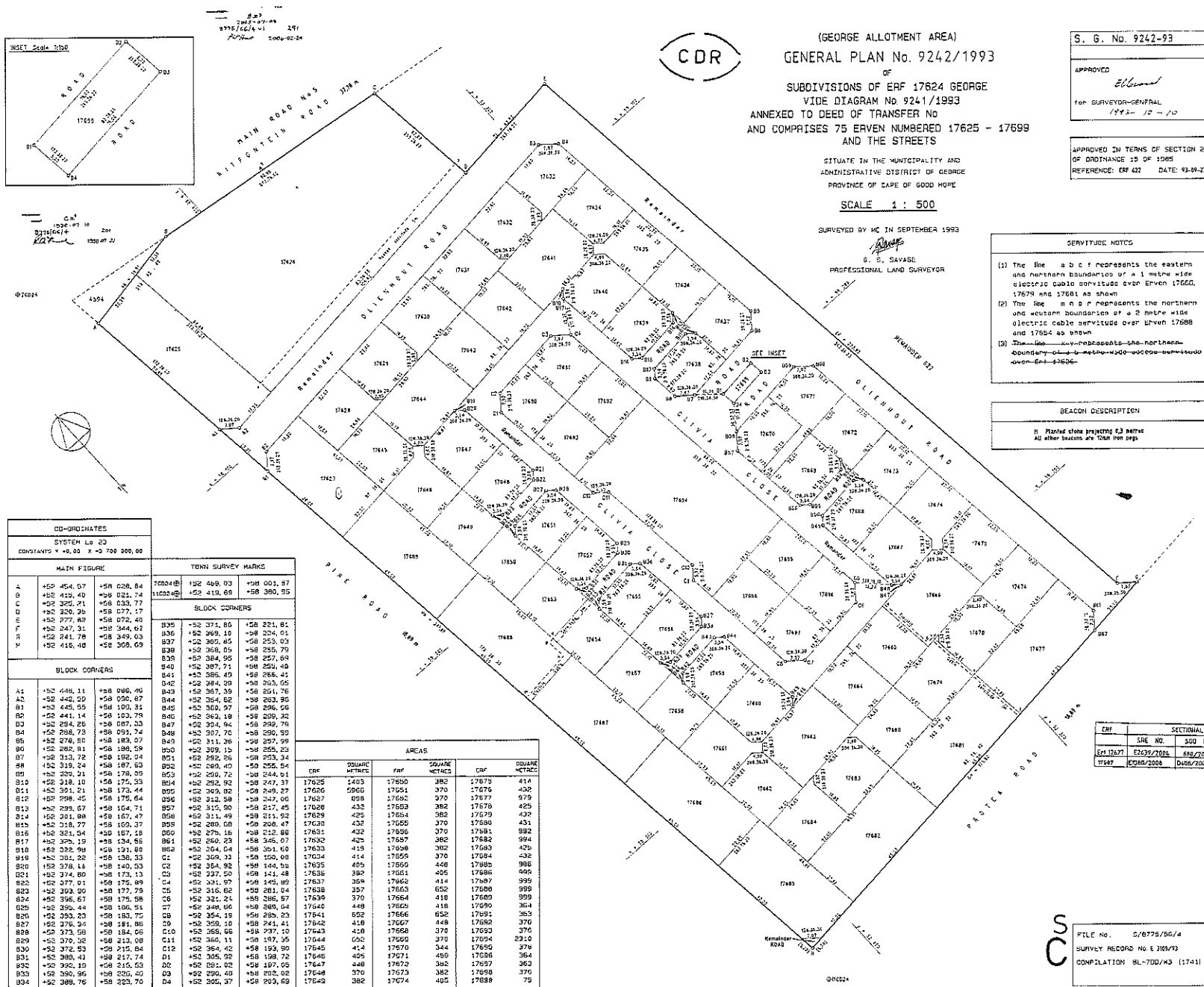
In addition, the proposed subdivision will generate additional municipal revenue through the payment of applicable Development Charges, the installation of new municipal service connections and the ongoing payment of municipal rates and service charges associated with the newly created residential erf. The proposal will therefore contribute positively to the municipal fiscus while making efficient use of existing engineering infrastructure.

For the reasons set out above, it is respectfully submitted that the application satisfies the applicable planning principles and development criteria and that approval of the proposed subdivision is both appropriate and desirable.

Nel & de Kock Town and Regional Planners
Per: Alexander Havenga Pr. Pln A/3313/2023

July 2026

3.6661/277.6



PROPOSED SUBDIVISION
OF ERF 17686, GEORGE IN
TERMS OF THE LAND USE
PLANNING BY-LAW OF
GEORGE MUNICIPALITY,
2023

Application is being made for the Subdivision of Erf 17686, George, in terms of Section 15.(2)(d) of the By-Law on Municipal Land Use Planning of George Municipality, 2023, as shown on plan into two portions, viz.:

- 1. Portion A (Fig. C, D, E, F) = ±478m²; and
- 2. Rem. Erf 17686 (Fig. A, B, C, D) = ±521m².

Remark:
Building plans for a dwelling house on Proposed Portion A will be submitted to the Municipality, where compliance with the development parameters applicable to a dwelling house in terms of the George Municipality Integrated Zoning Scheme By-Law, 2023, will be evaluated.

Notes:
1. Cadastral Information: Goosen Clough and Louw Professional Land Surveyors.
2. Locality Map: CapeFarmMapper.

ERF 17686,
PINE ROAD
HEATHER PARK
GEORGE

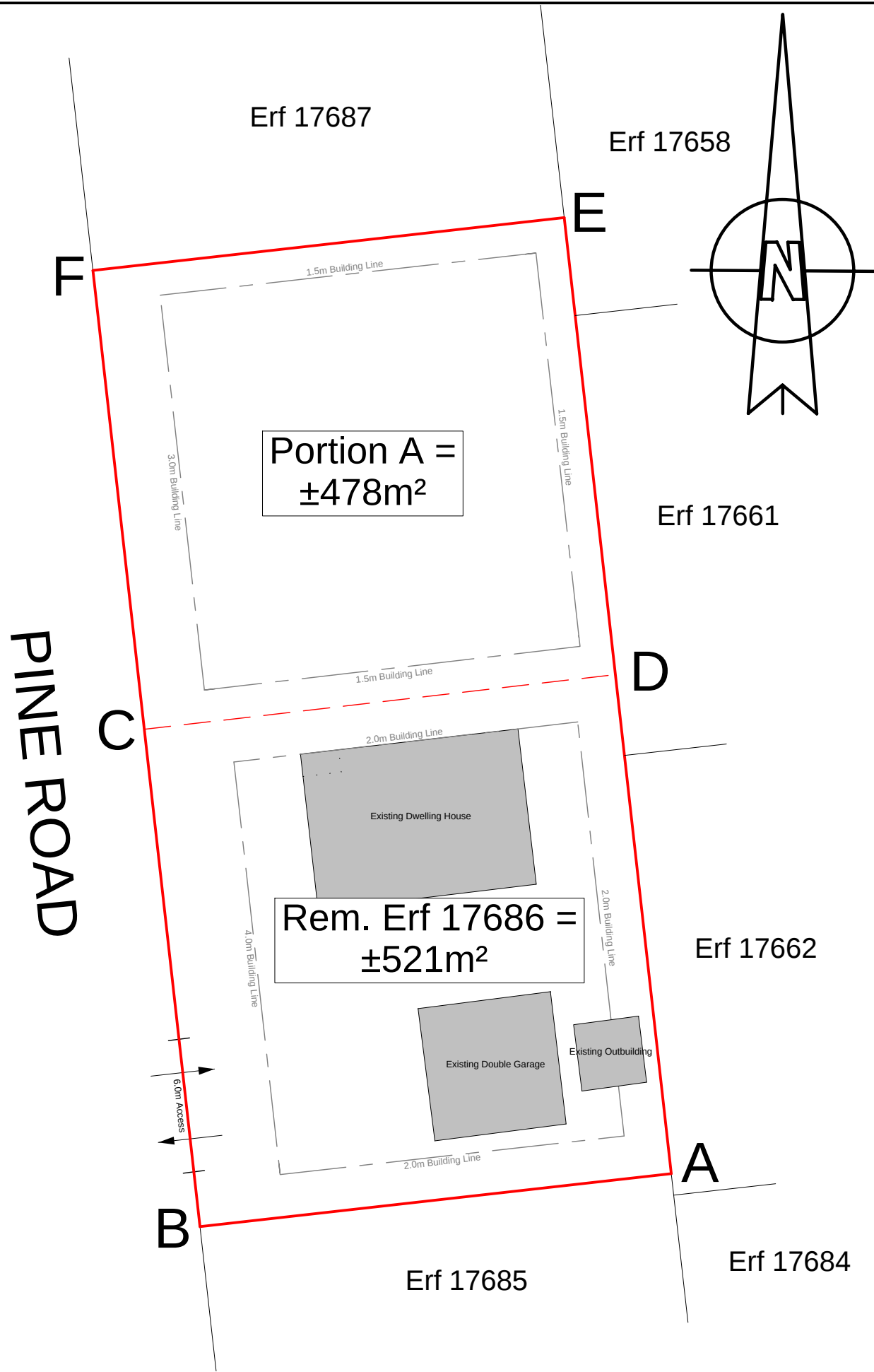
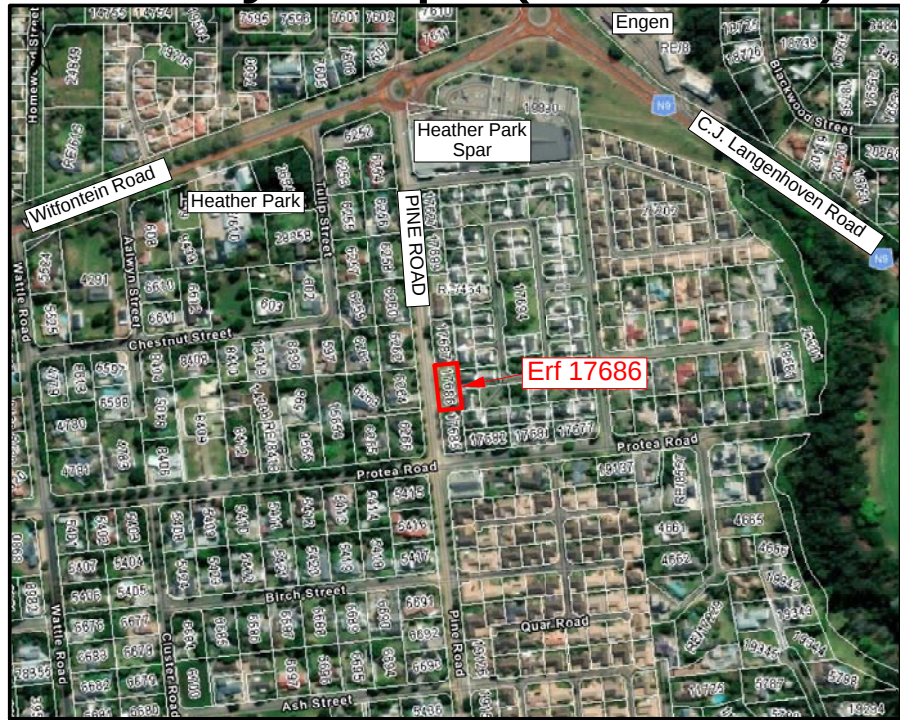


Stads - en Streekbeplanners
Town and Regional Planners

Yorkstraat 56 York Street Tel: (044) 874 5207
Postbus 1186 / P.O. Box 1186 Fax: (044) 873 6354
George 6530 E-pos / E-mail: neldek@mweb.co.za

SKAAL		1:250 (A3)		SCALE	
BEPLAN PLANNED	A.H.	PLAN NO	G/D/261-1		
GETEKEN DRAWN	A.H.				
DATUM DATE	July 2026				
KOPIEREG VOORBEHOUD / COPYRIGHT RESERVED					

Locality Map: (1: 7 500)





Internet Banking
 Standard Bank Centre
 5 Simmonds Street, Johannesburg, 2001
 P.O. Box 7725, Johannesburg, 2000
 Telephone: 0860 123 000
 International: +27 11 299 4701
 Fax: +27 11 631 8550
 Website: www.standardbank.co.za

Dear Alexander

We confirm that the following payment has been made into your account from PIETER ROBERTS:

Reference number	4141669821
Listed company name	GEORGE MUNICIPALITY
Bank name	FIRST NATIONAL BANK
Listed company number	XXXXXXXXXXXX2621
Listed company branch number	000000
Beneficiary reference	LUA915
Amount	R8855.00
Payment date and time	2026-08-31 15h41

If you need more information or have any questions about this payment, please contact:

PIETER ROBERTS

Payments to Standard Bank accounts may take up to one business day to reflect.

Payments to other banks may take up to three business days.

Please check your account to confirm you have received this payment.

Yours sincerely,

The Internet Banking Team

Opgestel deur my

28736504/

VERBIND MORTGAGED TRANSPORTBESORGER

HOFMEYR, N.J.

SPV 242071

28736504/

000057501 / 2000

2000-10-25

REGISTRATEUR/REGISTRAR

BC

000039175 / 2020

GEKANSLEER CANCELLED

REGISTRATEUR/REGISTRAR

000069193 / 2000

23/7

368/

55,00

TRANSPORTAKTE

SY DIT KENNELIK AAN ALMAL WIE DIT MAG AANGAAN

Dat **NICOLAAS JOHANNES HOFMEYR** **GEESJE MARIA DE WET**
 verskyn het voor my, Registrateur van Aktes te KAAPSTAD, Hy die gesegde
 Komparant synde daartoe behoorlik gemagtig deur 'n volmag geteken te GEORGE op
 die 21ste dag van Julie 2000, aan hom verleen deur

JAKOBUS MENTZ

Identiteitsnommer 700501 5264 08 0

Ongetroud

welke volmag, geteken in die teenwoordigheid van getuie ooreenkomstig die Wet, my
 hede getoon is;

waarlik en wettiglik verkoop het op 7 JULIE 2000 en dat hy, in sy hoedanigheid as voormeld hiermee in volle en vrye eiendom sedeer en transporteer aan en ten behoeve van

CHAREL WILLEM JANSEN VAN VUUREN

Identiteitsnommer 540608 5138 00 0

Ongetroud

Sy Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes

ERF 17686 GEORGE, in die Munisipaliteit en Afdeling van GEORGE, Provinsie Wes-Kaap;

GROOT 999 (Nege Honderd Nege en Negentig) vierkante meter;

AANVANKLIK getransporteer kragtens Akte van Transport Nr T64793/1994 met Algemene Plan 9242/93 wat daarop betrekking het en gehou kragtens Akte van Transport Nr T75975/1994.

- A. ONDERHEWIG aan die voorwaardes verwys na in Transportakte Nr T42080/84.
- B. ONDERHEWIG VERDER aan die volgende voorwaardes vervat in Grondbrief gedateer 15 Junie 1992 in terme van die bepalings van Artikel 10 van Wet 15 van 1887 (George Erfpagbriewe Boekdeel 15 Nr 15) naamlik:

"That all rights to minerals, mineral products, mineral oils and precious stones, precious or base metals on or under the land hereby granted are expressly reserved to the State, together with the right of access to any mines or works undertaken for mining or prospecting purposes by any person duly authorised in that behalf. The land is subject to such further rights as the public or the Government now may or may in future have or be entitled to obtain under or by virtue of any law relating to the prospecting, digging, mining or exploitation of minerals, mineral products, mineral oils and precious stones, precious or

~

base metals on or under the land hereby granted, which rights shall not be impaired or in any way affected by the title deed."

- C. ONDERHEWIG VERDER aan die volgende voorwaarde vervat in Transportakte Nr T7974/1936, naamlik :

"The Transferor reserves the right to construct, use and maintain across the above properties any pipe line for water leading, sewerage and drainage and any poles or structures for the conduct of any electric or other light or power."

|

Weshalwe die Komparant afstand doen van al die regte en titel wat die
TRANSPORTGEWER

voorheen op genoemde eiendom gehad het en gevolglik ook erken dat
TRANSPORTGEWER geheel en al van die besit daarvan onthef en nie meer
daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde
TRANSPORTNEMER

Sy Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes tans en
voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens
die regte van die Staat en ten slotte erken hy dat die volle koopsom ten
bedrae van R53 000,00 (Drie en Vyftig Duisend Rand) behoorlik betaal en
verseker is.

Ten bewyse waarvan ek, genoemde Registrateur van Aktes
tesame met die Komparant hierdie Akte onderteken en dit met die ampseël
bekragtig het.

Aldus gedoen en verly op die kantoor van die Registrateur van
Aktes

te KAAPSTAD

op 17 AUGUSTUS

2000

In my teenwoordigheid,

Registrateur van Aktes.

q.q.

CONVEYANCER CERTIFICATE

Annexure 8

I, the undersigned, **DAVID ERASMUS ROUX**, in my capacity as Conveyancer, practising at Cape Town, certify herewith that I had on 4 June 2026, investigated the Deeds Office records and that I have ascertained the following:

CHAREL WILLEM JANSEN VAN VUUREN
IDENTITY NUMBER 540608 5138 000
UNMARRIED

is the registered owner of the following property, namely:

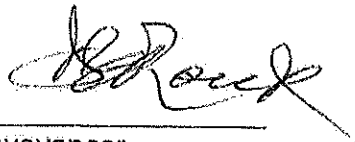
**ERF 17686 GEORGE, IN THE MUNICIPALITY AND DIVISION OF GEORGE,
PROVINCE OF THE WESTERN CAPE;**

IN EXTENT: 999 (NINE HUNDRED AND NINETY NINE) SQUARE METRES

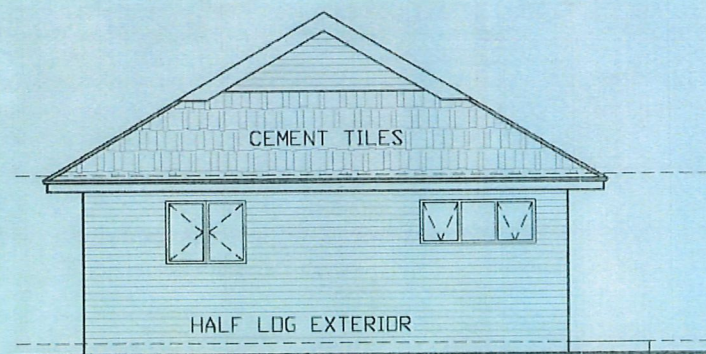
HELD BY DEED OF TRANSFER NO. T69198/2000

1. There are no bonds registered over the abovementioned property.
2. There are no restrictive conditions contained in the current or any of the previous title deeds that prohibit the subdivision of the said property.
3. There are no interdicts recorded against the said property.

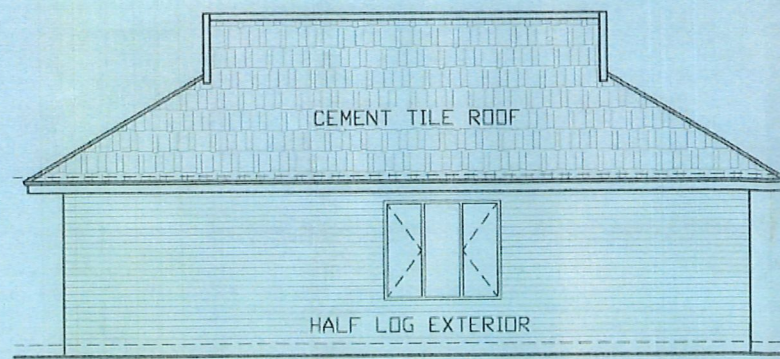
Signed at Cape Town on 1 July 2026



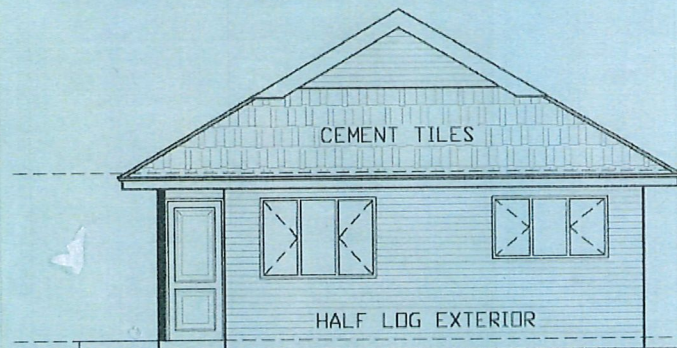
Conveyancer
DE ROUX



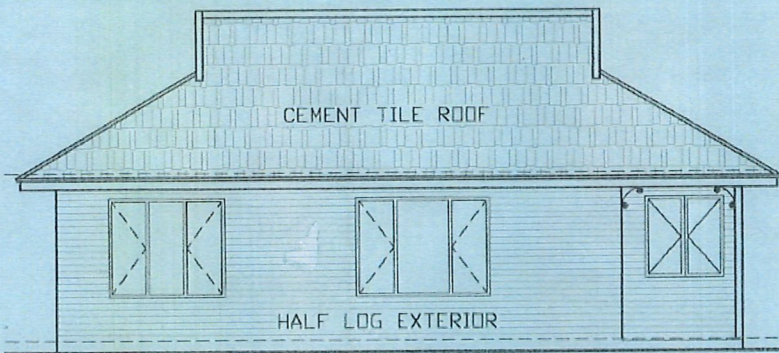
EAST ELEVATION



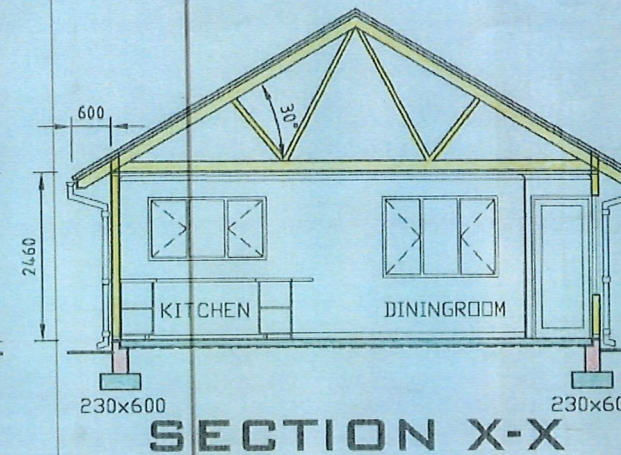
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



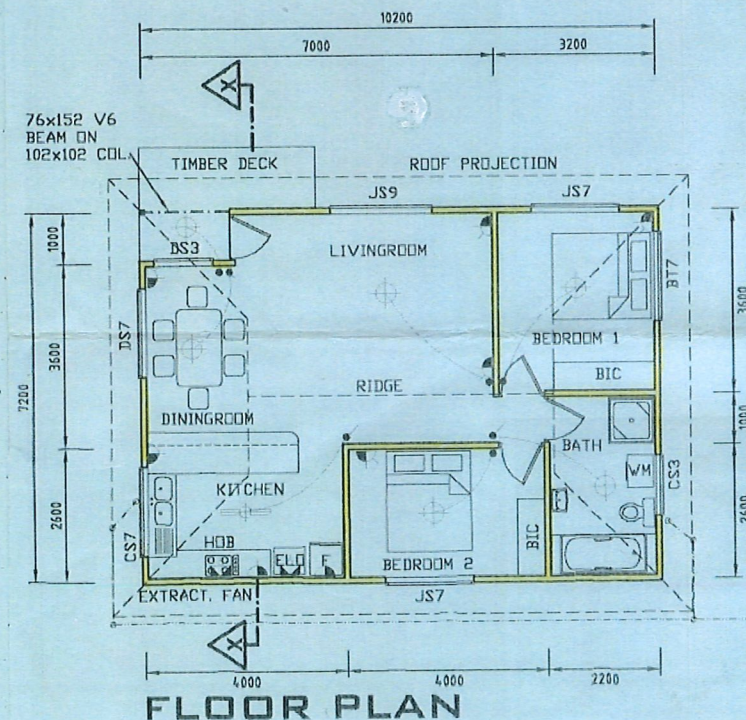
SECTION X-X

- CEMENT ROOF TILES AT PITCH INDICATED ON SECTION ON 38x38 TILE BATTENS @ 320mm CENTRES ON SABS APPROVED TILE UNDERLAY ON PREFABRICATED ROOF TRUSSES @ 760 CENTRES MAX. ON 38x114 WALLPLATES.
- FIBRE CEMENT FASCIA'S & BARGEBOARDS.
- CEILINGS : 6mm GYPSUM CEILING BOARD ON 38x38 BRANDING @ 400 C/S.
- 76mm COVED GYPSUM CORNICES
- DECK CEILINGS : 4mm NUTEC CEILING BOARD ON 38x38 BRANDING @ 450 C/S.
- 76mm COVED NUTEC CORNICES
- EXTERNAL WALLS : CLADDING AS PER SPECIFICATION ON SABS APPROVED INSULATION / VAPOUR BARRIER ON 38x114 TREATED TIMBER FRAME TO SABS CODE 082
- INTERNAL NON-LOADBEARING WALLS : 12,7mm GYPSUM RHINOBOARD, OR SIMILAR, ON 38x76 TIMBER FRAMES.
- INTERNAL LOADBEARING WALLS : 12,7mm GYPSUM RHINOBOARD, OR SIMILAR, ON 38x114 TIMBER FRAMES.
- CONCRETE FLOORS : 22x76 SA PINE SKIRTINGS ON 25mm CEMENT SCREED ON 100mm CONCRETE SLAB ON 250 MICRON DPC ON 50mm SAND BLINDING ON WELL COMPACTED FILLING.
- RAINWATER GOODS : 125mm HALF ROUND GUTTERS WITH 80mm PVC DOWNPIPES & RELATED FITTINGS.

WINDOW SCHEDULE					
ROOM	FLOOR AREA	L AREA	V AREA	% LIGHT	% VENTILATION
BEDROOM 1	9,68	2,54	1,78	26,24%	18,39%
BEDROOM 2	8,86	2,54	1,78	28,67%	20,09%
BEDROOM 3					
BEDROOM 4					
BEDROOM 5					
LIVINGROOM	14,56	2,93	3,42	20,12%	23,49%
DININGROOM	8,14	3,47	2,80	42,63%	34,39%
TV ROOM					
SUNROOM					
KITCHEN	10,11	1,61	1,13	15,92%	11,18%
RECREATION					

ACCESS EYE No.	AE 1	AE 2	AE 3	AE 4
DISTANCE	70	13 203	9942	12
GROUND LEVEL	100,00	100,00	100,00	100,00
SEVERITY LEVEL	99,99999	99,99999	99,99999	99,99999
SLOPE	25	25	25	25
GRADIENT	168	168	168	168

DRAINAGE SECTION (H=1:200 V=1:200)



FLOOR PLAN

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

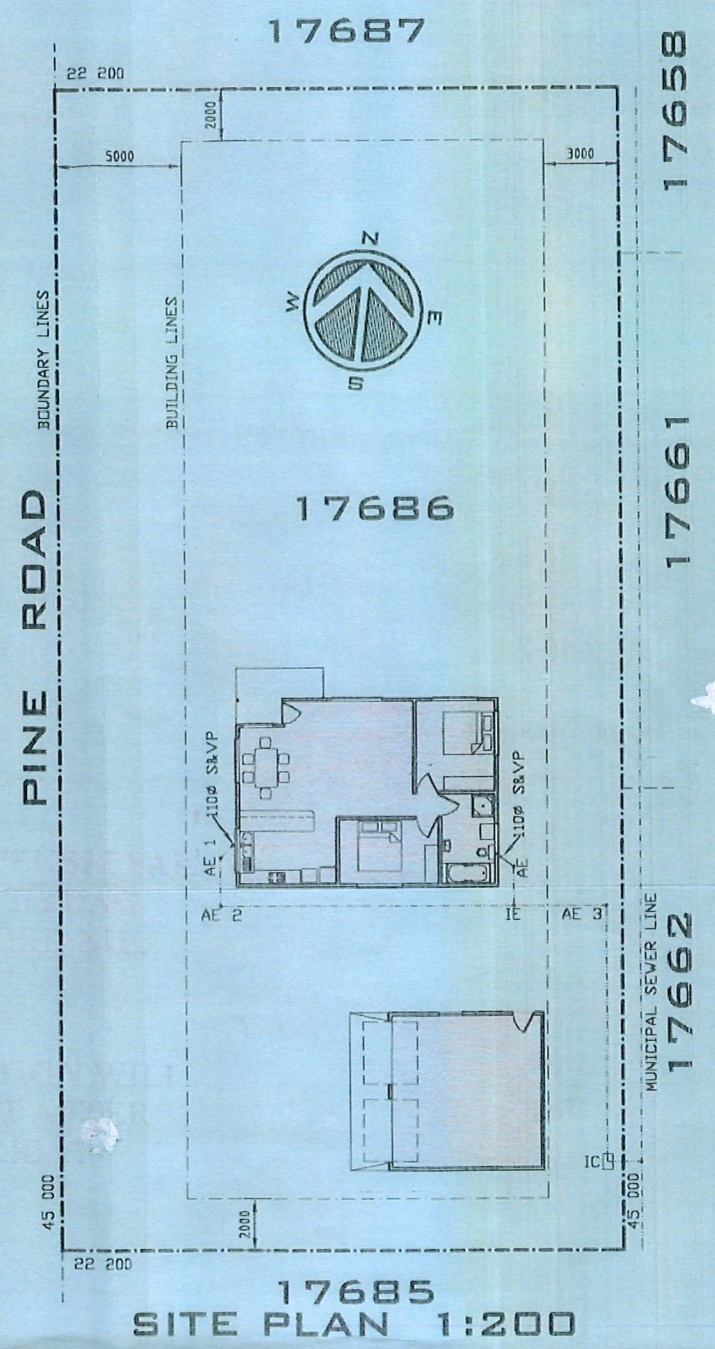


VAN VUUREN - 17686 GEORGE

OWNER : KALLIE VAN VUUREN
ERF NO : 17686 HEATHER PARK
AREA : GEORGE
DATE : 2000-09-19
SCALE : 1:100 1:200
DRWG. NO. : 2000909 A

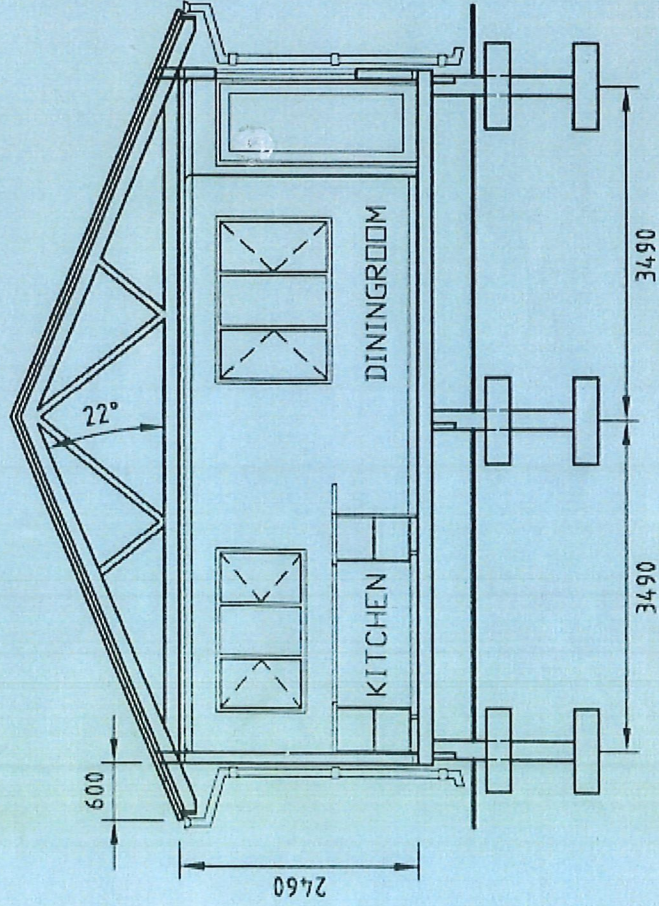


DRAWN : BERNARD ROTHER NDAT MSATD
P.O. BOX 90
GREAT BRAK RIVER
6525
FAX & TEL : 044 - 620 3592
EMAIL : BPROTHER @ BIGFOOT.COM



17685
SITE PLAN 1:200

FLOOR AREAS	
FIRST FLOOR	73,57 m ²
GROUND FLOOR	73,57 m ²
LOWER GRND FLR	6,00 m ²
DECKS	6,00 m ²
TOTAL AREA	79,57 m ²



SECTION X-X

- EVERITE BIG SIX FIBRE CEMENT ROOF AT PITCH INDICATED IN SECTION ON 50x76 PURLINS @ 1200 C/S ON PREFABRICATED TRUSSES TO MANUFACTURER'S DETAILS ON 38x114 WALLPLATES. FASCIAS & BARGEBOARDS TO SPECIFICATION.
- CEILINGS : 6,4mm GYPSUM CEILING BOARD ON 38x38 BRANDING @ 400 C/S. 76mm COVED GYPSUM CORNICES
- DECK CEILINGS : 4mm NUTEC CEILING BOARD ON 38x38 BRANDING @ 450 C/S. 76mm COVED NUTEC CORNICES
- EXTERNAL WALLS : CLADDING AS PER SPECIFICATION ON SABS APPROVED INSULATION / VAPOUR BARRIER ON 38x114 TREATED TIMBER FRAME TO SABS CODE 082
- INTERNAL NON-LOADBEARING WALLS : 12,7mm GYPSUM RHINOBOARD, OR SIMILAR, ON 38x76 TIMBER FRAMES. INTERNAL LOADBEARING WALLS : 12,7mm GYPSUM RHINOBOARD, OR SIMILAR, ON 38x114 TIMBER FRAMES.
- TIMBER FLOORS : 22x76 SA PINE SKIRTINGS ON 22mm TONGUE & GROOVED FLOOR BOARDS ON 38x228 JOISTS ON 102x231 L.A.M. BEAMS @ 3490 CENTRES
- RAINWATER GOODS : 125mm HALF ROUND GUTTERS WITH 80mm PVC DOWNPIPES & RELATED FITTINGS.

GEORGE		MUNICIPALITY	
MUNICIPALITEIT			
DEPARTMENT - TOWN ENGINEER			
STADSINGENIEUR - DEPARTEMENT			
DATE	1/09/2000	PLAN NO.	8132
DATUM	1/09/2000	ALREEDS BETAAL	MOET TO BETAAL
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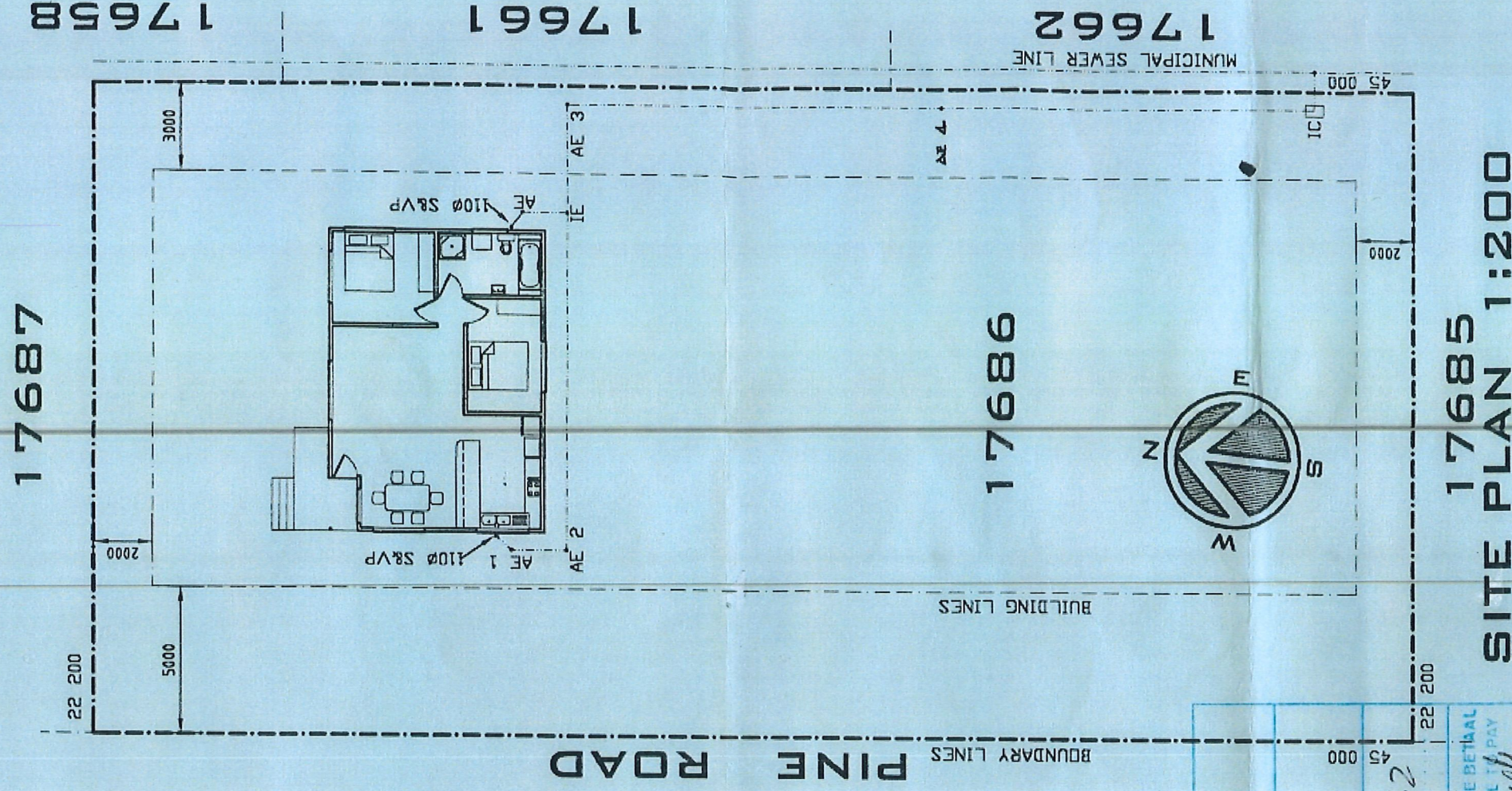
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ground level.

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be checked on site by builder



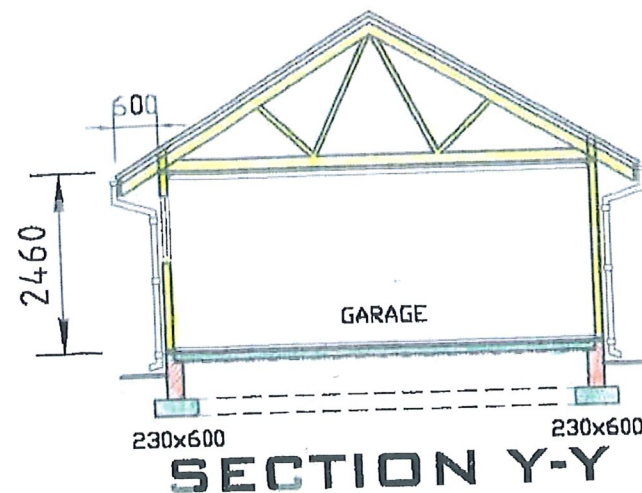
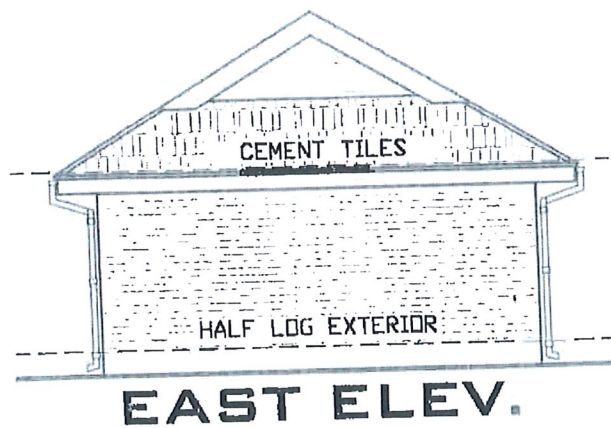
FLOOR AREAS

FIRST FLOOR	
GROUND FLOOR	73,57 m ²
LOWER GRND FLR	
DECKS	6,00 m ²
TOTAL AREA	79,57 m ²

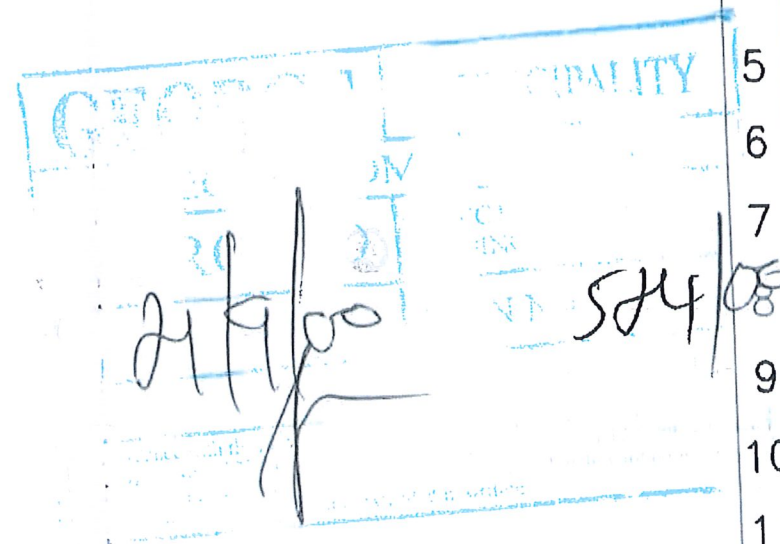
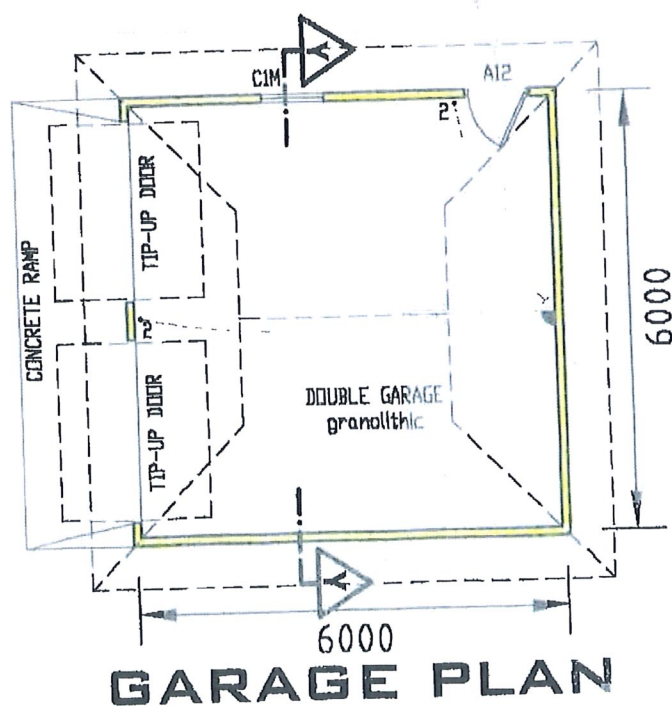
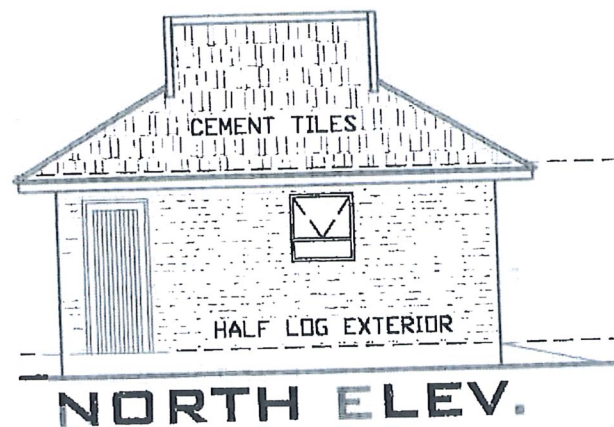
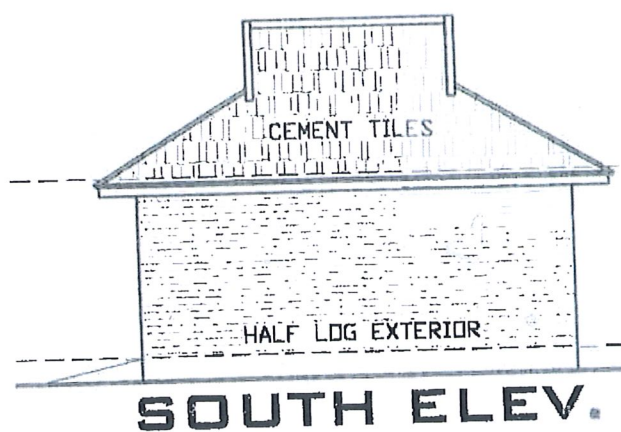
VAN VUUREN - 17686 GEORGE

OWNER : KALLIE VAN VUUREN
ERF NO : 17686 HEATHER PARK
AREA : GEORGE
DATE : 2000-08-28
SCALE : 1:100 1:200

DRAWN:
BERNARD ROTHER NDAT MSAID
P.O. BOX 90
GREAT BRAK RIVER
6525
FAX & TEL : 044 - 620 3592



- CEMENT ROOF TILES AT PITCH INDICATED ON SECTION ON 38x38 TILE BATTENS @ 320mm CENTRES ON SABS APPROVED TILE UNDERLAY ON PREFABRICATED ROOF TRUSSES @ 760 CENTRES MAX. ON 38x114 WALLPLATES. FIBRE CEMENT FASCIAS & BARGEBOARDS.
- CEILINGS : 6,4mm GYPSUM CEILING BOARD ON 38x38 BRANDING @ 400 C/S. 76mm COVED GYPSUM CORNICES
- EXTERNAL WALLS : CLADDING AS PER SPECIFICATION ON SABS APPROVED INSULATION / VAPOUR BARRIER ON 38x114 TREATED TIMBER FRAME TO SABS CODE 082
- CONCRETE FLOORS : 22x76 SA PINE SKIRTINGS ON 25mm CEMENT SCREED ON 100mm CONCRETE SLAB ON 250 MICRON DPC ON 50mm SAND BLINDING ON WELL COMPACTED FILLING.
- RAINWATER GOODS : 125mm HALF ROUND GUTTERS WITH 80mm PVC DOWNPIPES & RELATED FITTINGS.



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VAN VUUREN - 17686 GEORGE

OWNER : KALLIE VAN VUUREN
ERF NO : 17686 HEATHER PARK
AREA : GEORGE
DATE : 2000-09-19
SCALE : 1:100 1:200
DRWG. NO. 2000909 B



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