



The Municipal Manager
P O Box 19
George
6530

Reference: RE Erf 1145 Uniondale

25 September 2026

Sir

APPLICATION FOR SUBDIVISION AND: REMAINDER OF ERF 1145 UNIONDALE

Attached hereto please find an application in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 for subdivision of Remainder of Erf 1145 Uniondale into a Portion A ($\pm 3\,490\text{m}^2$) and a Remainder ($\pm 1,6321\text{ha}$).

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

Jan Vrolijk

**MOTIVATION REPORT
APPLICATION FOR SUBDIVISION
REMAINDER OF ERF 1145 UNIONDALE**

25 September 2026



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**MOTIVATION REPORT
APPLICATION FOR SUBDIVISION
REMAINDER OF ERF 1145 UNIONDALE**

1. BACKGROUND

Remainder of Erf 1145 Uniondale forms part of the historical land use pattern of the rural town known as Uniondale. The property was originally derived from Erf 642 Uniondale, from which it was subdivided and formally established as a separate erf in 1959. This subdivision marked the creation of Remainder of Erf 1145 Uniondale as an independent cadastral unit within Uniondale.

In 2006, Remainder of Erf 1145 was further subdivided, resulting in the establishment of Erf 1996 Uniondale. This sequence of subdivisions reflects the ongoing growth and reconfiguration within Uniondale, contributing to the evolving urban fabric of the town.

Remainder of Erf 1145 Uniondale is situated on the edge of the town area, which positions it as a transitional property between the built environment and the surrounding rural landscape. The erf is notably larger than the adjacent residential erven, providing it with greater development potential and distinguishing it within the local urban context.

2. APPLICATION

Application is made in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of Remainder of Erf 1145 Uniondale into a Portion A ($\pm 3\,490\text{m}^2$) and a Remainder ($\pm 1,6321\text{ha}$) as indicated on the subdivision plan attached hereto as **Annexure "A"**.

The completed application form for the subdivision application, is attached hereto as **Annexure "B"**.

3. PRE-APPLICATION CONSULTATION

A pre-application consultation was not required as the application entails subdivision of the Remainder of Erf 1145 Uniondale into two portions in terms of the George Integrated Zoning Scheme By-Law, 2023. This is in line with the e-mailed directive in this regard to various consultants by the Municipal Town Planners, which was issued by e-mail dated September 2024.

4. DEVELOPMENT PROPOSAL

Remainder of Erf 1145 Uniondale is located on the edge of the town area, serving as a transitional property between the built environment and the surrounding rural landscape. At 1,9811 hectares, it is significantly larger than the adjacent erven, offering notable development potential.

The property is currently developed with an old dwelling house and associated outbuildings, situated on the main portion of the erf. These structures reflect the historical use of the property but occupy only part of the available land, as can be seen in the photo below.



A prospective buyer has approached the owner of the Remainder of Erf 1145 Uniondale with the intention to purchase a portion of the Remainder of Erf 1145 Uniondale of approximately 3 490m², located on the north-eastern part of the Remainder of Erf 1145 Uniondale. This proposed subdivision portion is vacant, making it suitable for new development. The proposed new portion

is adjacent to the existing access to the Remainder of Erf 1145 Uniondale. The photo below indicates the proposed portion.



The proposal is to subdivide the Remainder of Erf 1145 Uniondale to create a new residential erf, upon which a new dwelling house will be constructed. The existing erf will retain the old dwelling house and associated outbuildings on the remainder portion, which will measure approximately 16,411m² (±1,6411 hectares) after subdivision. The subdivision will thus enable the introduction of an additional residential unit while retaining the established use of the remainder, ensuring that the property continues to contribute to the town's residential character.

The purpose of this application is to obtain approval for the proposed subdivision of the application erf. A copy of the proposed subdivision plan is attached hereto as **Annexure "A"**.

5. GENERAL INFORMATION REGARDING THE REMAINDER OF ERF 1145 UNIONDALE

5.1 Locality

The Remainder of Erf 1145 Uniondale is located in Voortrekker Street and bordering an unnamed dirt road that provide access to the farms along the Kammanassie river. The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure "C"**.

5.2 Existing land use

The Remainder of Erf 1145 Uniondale is currently used for rural residential purposes. The following photo was taken in a southern direction indicating the dwelling house and outbuilding that presently exists on the erf.



5.3 Extent

Remainder of Erf 11445 Uniondale is 1,9811ha in extent.

5.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023, the Remainder of Erf 1145 Uniondale is zoned Single Residential Zone I.

5.5 Surveyor General Diagram

The Surveyor General Diagram of the Remainder of Erf 1145 Uniondale is attached hereto as **Annexure "D"**.

5.6 Title Deed

Remainder of Erf 1145 Uniondale is registered in the name of Viola Agnes Du Plessis (ID 4906020091009). A copy of the Title Deed T38403/93 of the erf is attached hereto as **Annexure "E"**.

5.7 Power of Attorney

A Power of Attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Viola Agnes Du Plessis, the registered owner of the Remainder of Erf 1145 Uniondale, to prepare the application referred to in point 2 of this motivation report and to sign all relevant documents is attached hereto as **Annexure "F"**.

5.8 Bondholder's Consent

Remainder of Erf 1145 Uniondale is not encumbered by a bond.

5.9 Conveyancer Certificate

A Conveyancer Certificate in respect of the Remainder of Erf 1145 Uniondale is attached hereto as **Annexure "G"**. The Conveyancer Certificate confirms that there are no conditions in the Title Deed of the erf which restrict the development of the erf as proposed in this application.

6. DESIRABILITY OF THE APPLICATION FOR THE SUBDIVISION OF THE REMAINDER OF ERF 1145 UNIONDALE

6.1 Introduction

The owner intends to subdivide the application erf into 2 portions, and the zoning will remain Single Residential Zone I.

The term "desirability" in the land use planning context, may be defined as the degree of acceptability of the land uses on the land unit concerned. The desirability of the intended subdivision shall be discussed with reference to the aspects listed below.

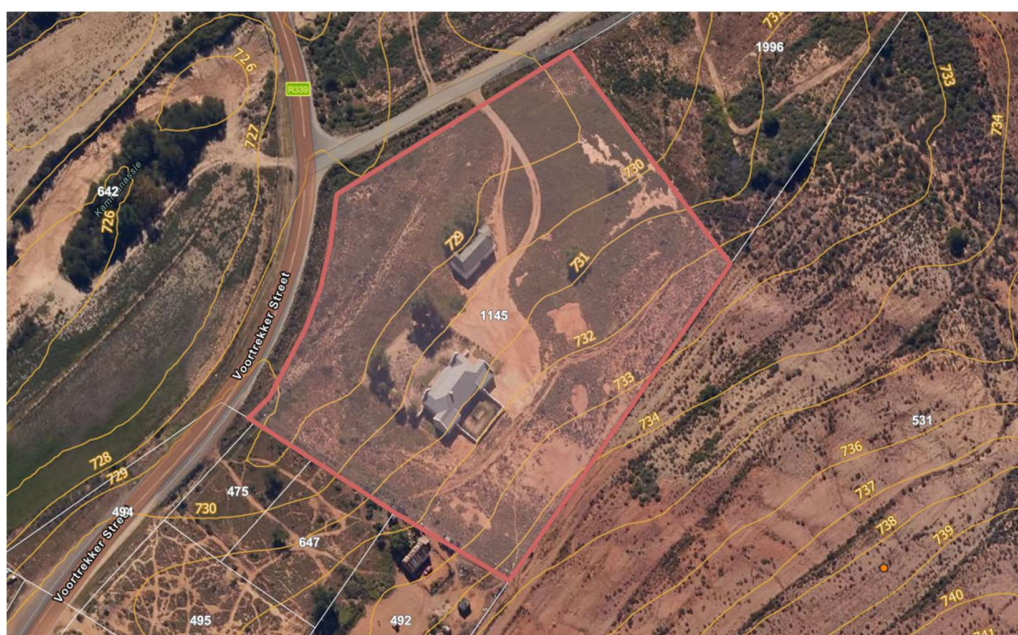
- Physical characteristics of the site.
- The proposed land uses.
- The compatibility of the proposal with existing planning documentation, spatial frameworks, legislation, and policies.
- The compatibility of the proposal with the character of the surrounding area.
- Potential of the site.
- Accessibility of site.
- Availability of parking.
- Provision of services.

It will be indicated in the following paragraphs that the proposal can be regarded as being desirable as far as the mentioned aspects are concerned.

6.2 Physical characteristics of the property

6.2.1 Topography

The topography of the Remainder of Erf 1145 Uniondale is characterised by a gradual slope running from east to west, as indicated by the contour lines on the aerial photo below.



This gentle gradient does not present any constraints for development and allows for effective site planning. The slope is sufficiently mild to ensure that drainage patterns can be accommodated without difficulty, thereby supporting the suitability of the property for residential use. The absence of steep or irregular terrain reinforces the practicality of subdividing the north-eastern portion of the Remainder of Erf 1145 Uniondale to enable the constructing a new dwelling house, while maintaining the functionality of the remainder.

The topography is thus of such a nature that it will not have a negative impact on the proposed development and therefore, does not restrict the proposed subdivision as applied for in this application.

6.2.2 Surface conditions

Little detailed information concerning the soil conditions of the area is available. However, according to the Cape Farm Mapper Version 3 supporting tool from the Department of Agriculture, Western Cape, the soils on the Remainder of Erf 1145 Uniondale are generally classified as Glenrosa and/or Mispah forms, with lime commonly present across the landscape. These soils, while shallow in places, are typical of the region and do not present significant constraints for residential development.

Importantly, the existing dwelling house and associated outbuildings on the Remainder of Erf 1145 Uniondale, as well as structures in the immediate vicinity, do not appear to have experienced construction anomalies related to soil conditions. This observation provides confidence that the soils are stable enough to support further development.

Overall, the soils and geology of the Remainder of Erf 1145 Uniondale are considered adequate for construction and drainage, and no significant limitations are anticipated for the proposed subdivision and residential development.

6.2.3 Vegetation

Remainder of Erf 1145 Uniondale falls within the Fynbos Biome, which is recognised for its high biodiversity and ecological importance. According to the National Vegetation Map (VegMap 2024 Beta), the property is specifically classified as Uniondale Shale Renosterveld, situated within the Eastern Fynbos-Renosterveld Bioregion. This vegetation type is associated with shale substrates and is characterised by a mosaic of renosterveld and fynbos species.

The site has been historically transformed through residential use, and no Critical Biodiversity Areas or Ecological Support Areas are present on the Remainder of Erf 1145 Uniondale, thereby supporting the subdivision to create an additional residential erf.

6.2.4 Other characteristics

Remainder of Erf 1145 Uniondale is not affected by flood lines, fountains, or other unique ecological habitats. The property therefore does not fall within any environmentally sensitive areas, and its physical characteristics confirm that it is suitable for the proposed subdivision and residential development.

6.2.5 Conclusion

The physical characteristics of the Remainder of Erf 1145 Uniondale present no significant constraints to development. The gradual east-west slope ensures that topography and drainage do not pose challenges for construction. The soil and geological conditions, while only broadly classified, have proven stable through the presence of existing structures without anomalies, confirming their suitability for further residential use.

In terms of vegetation, the site has been historically transformed, with no Critical Biodiversity Areas, Ecological Support Areas, or unique habitats identified.

Collectively, these factors demonstrate that the property is environmentally and physically appropriate for subdivision and the establishment of an additional residential erf.

6.3 Proposed land uses

The owner intends to subdivide the Remainder of Erf 1145 Uniondale into 2 portions that will retain their present zoning, namely Single Residential Zone I. The existing homestead will be situated on the proposed Remainder, and the proposed Portions A will be developed in line with the zoning parameters applicable to Single Residential Zone I zoning as per the George Integrated Zoning Scheme By-law, 2023.

6.4 Density of the proposed development

The extent of the Remainder of Erf 1145 Uniondale is 1,9811 hectares. Under the current Single Residential Zone I zoning, each subdivided portion may be developed with a dwelling house and a second dwelling unit, subject to the applicable scheme provisions. This zoning framework therefore allows for a total of four dwelling units (two per portion) to be accommodated on the property once subdivision is approved.

Based on this potential, the proposed density equates to approximately 2 dwelling units per hectare (du/ha). This density is regarded as very low but however remains consistent with the intent of the Single Residential Zone I, which provides for low-intensity residential development.

Both subdivided portions of the Remainder of Erf 1145 Uniondale are of sufficient size to allow the owner to apply for consent use approval for a third dwelling unit on each portion, in terms of the provisions of the Single Residential Zone I zoning. Should such consent be granted, the property could accommodate a total of six dwelling houses (three per portion). This scenario would result in a density of approximately 3 dwelling units per hectare (du/ha), which remains low-intensity and consistent with the intent of the zoning scheme.

Even at this higher potential yield, the development pattern would not constitute overdevelopment but would continue to reflect the low-density residential character of Uniondale. The ability to accommodate additional dwellings while maintaining compatibility with the surrounding context further demonstrates the suitability of the subdivision.

The proposed density is further considered appropriate as it allows for the continuation of the existing residential character of the property while introducing an additional dwelling opportunity. The subdivision into two portions will therefore not result in overdevelopment but will maintain a

low-intensity development pattern that is compatible with the surrounding residential and rural context of Uniondale.

6.5 Compatibility of the development proposal with existing planning documentation and policies

6.5.1 Introduction

Different planning documents apply to the application and the desirability and compatibility of the application regarding each of these documents will subsequently be discussed.

6.5.2 “Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)”

Section 7 of the "Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)" lists 5 development principles which must be applied when any development application is to be evaluated. The principles referred to are as follows:

- “Spatial justice”
- “Spatial sustainability”
- “Spatial efficiency”
- “Spatial resilience”
- “Good administration”

Different development principles are identified under each of the 5 abovementioned principles which must be applied when a land use application is to be evaluated. The proposed application for subdivision will subsequently be evaluated on each of the principles.

Spatial justice		
Criteria	Compliance	Planning Implication

Past spatial and other development imbalances must be redressed through improved access to and use of land.	Complies with.	This application will result in an underdeveloped residential erf situated within the Urban Edge being developed to its potential. The proposed development targets the middle income group. It will also lead to more efficient use of land.
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.	Complies with.	George Municipality approved a Spatial Development Plan for George, 2023, as well as a Local Spatial Development Framework for Wards 24 and 25 (2015) of which Uniondale is located in. Both these Spatial Development Frameworks contain development proposals which are aimed at improving the quality of life of all the inhabitants of George, thus creating the opportunity for approval of this application which will result in creating the opportunity for another rural residential erf.
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development of smaller erven, as proposed in this application, aimed at rural living.
Land use management systems must include all areas of a municipality and especially include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homelands areas.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development of smaller small holdings, as proposed in this application.
Land development procedures must include provisions that accommodate access to secure tenure and incremental upgrading of informal areas.	Not applicable.	This provision does not apply to this application, as no informal residential development is involved.

A Municipal Planning Tribunal, considering an application before it, may not be impeded 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 this application.	Not applicable.	As far as is known, the Southern Cape Planning Tribunal - George Municipality's discretion when considering applications is not affected by the value of land or property. Decision making is, as far as is known, based on the principles, as stated in Section 7 of the Spatial Planning and Land Use Act, 2013 (Act 16 of 2013).
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Spatial sustainability		
Criteria	Compliance	Planning Implication
Promote land development that is within the fiscal, institutional and administrative means of the Republic.	Complies with.	The proposed development will have no impact on the fiscal, institutional, or administrative capabilities of the George Municipality. The George Municipality's income base will in fact be broadened through this development proposal. The development proposal that forms the subject of the application is furthermore located within the urban edge of Uniondale and is earmarked for residential development in terms of the George Spatial Development Framework, 2023 and the Wards 24 and 25 Local Spatial Development Framework, 2015.
Ensure that special consideration is given to the protection of prime and unique agricultural land.	Not applicable.	Remainder of Erf 1145 Uniondale is zoned Single Residential Zone I (dwelling house). The provisions of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) therefore do not apply to the application.
Uphold consistency of land use measures in accordance with environmental management instruments.	Not applicable.	The proposed development does not trigger any listed activities in terms of environmental legislation.

Promote and stimulate the effective and equitable functioning of land markets.	Complies with.	The application erf is situated in the area earmarked for light industry in terms of the Wards 24 and 25 Local Spatial Development Framework Plan, 2015. Although, the area is earmarked for light industry none of the properties has taken up the proposal for light industry. The properties in this section opted for subdivision and created more residential properties.
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	Complies with.	All infrastructure required for the development will be provided by the owner/developer at his cost in accordance with municipal requirements.
Promote land development in locations that are sustainable and limit urban sprawl.	Complies with.	The property is in terms of the George Spatial Development Framework, 2023 and the Wards 24 and 25 Local Spatial Development Framework, 2015 located within the urban edge of the George Municipal area and is in terms of the framework targeted for urban development, however for Light Industry. The zoning of the Remainder of Erf 1145 Uniondale will remain unchanged as Single Residential Zone I. The subdivision will not cause urban sprawl.
Result in communities that are viable.	Complies with.	Due to the high cost of maintaining a large residential erf, the subdivision to create another erf will give another family the opportunity to have a rural residential lifestyle. The subdivision will result in additional income for the Municipality, which could be used for the improvement of quality of services to all the citizens of George.

Spatial efficiency		
Criteria	Compliance	Planning Implication

Land development optimises the use of existing resources and infrastructure.	Complies with.	The required infrastructure for the proposed development will be provided by the developer at his costs. The proposal will thus not result in infrastructure costs to any external parties. The proposal will thus not place any burden on municipal budget for the provision services infrastructure.
Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.	Complies with.	In terms of the contents of this Motivation Report the proposed development will have no negative financial, social, economic, or environmental impacts. The proposal will in fact have a positive effect on the upliftment of Uniondale. It will thus be possible to comply with any procedures which the George Municipality has designed to minimise negative financial, social, economic, or environmental impacts.
Development application procedures are efficient and streamlined and timeframes are adhered to by all parties.	Complies with.	George Municipality has adopted the George Municipality: Land Use Planning By-law, 2023 which prescribes procedures and time frames developers must comply with when submitting land use applications, and which officials must consider when considering applications. This application has been prepared in accordance with the stipulations of the George Municipality: Land Use Planning By-law, 2023 and the application will therefore be handled and considered in accordance with the timeframes as prescribed.

Spatial resilience		
Criteria	Compliance	Planning Implication

Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.	Complies with.	The application erf is situated within the urban Edge of Uniondale.
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Good administration		
Criteria	Compliance	Planning Implication
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.	This is general principle that municipalities need to comply with.	Input was received from all spheres of government when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As the development proposal can be deemed to comply with the contents of both the George Spatial Development Framework, 2023 and Wards 24 and 25 Local Spatial Development Framework, 2015, it can be stated that the proposal complies with these specific criteria.
All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.	This is general principle that municipalities need to comply with.	Input was received from all government departments and sectors when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As it can be deemed that the development proposal complies with the contents of the George Spatial

		Development Framework, 2023 and the Wards 24 and 25 Local Spatial Development Framework, 2015, it can be stated that the proposal complies with these specific criteria.
The requirements of any law relating to land development and land use are met timeously.	This is general principle that municipalities need to comply with.	The George Municipality has adopted the George Municipality: By-law on Land Use Planning, 2023 which prescribes procedures and timeframes which developers must adhere to when submitting land use applications and which officials needs to take into consideration when considering applications. This application has been prepared in keeping with the requirements as per the George Municipality: By-law on Land Use Planning, 2023 and the application will from date of submission be dealt with and be considered within the timeframes prescribed in the by-law.
The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.	This is general principle that municipalities need to comply with.	This application will be advertised in accordance with the stipulations as contained in the George Municipality: By-law on Land Use Planning, 2023. All parties will be given the opportunity to participate in the public participation process and will be afforded the opportunity to provide input on the application.
Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.	This is general principle that municipalities need to comply with.	The George Municipality: By-law on Land Use Planning, 2023 contains clear procedures set to inform and empower members of the public. This application will be subjected to these procedures.

As can be seen from the table above, it can be argued that the proposal can be regarded as being compatible with the 5 development principles of SPLUMA.

6.5.3 "Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)"

In terms of the above Act, it is expected of a municipality to consider the compatibility of any development proposal with existing provincial and municipal spatial development frameworks and as well as more detailed local spatial frameworks.

Section 19(1) and 19(2) of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA) which is relevant to this application reads as follows:

- 19(1) If a spatial development framework or structure plan specifically provides for the utilization or development of land as proposed in a land use application or a land development application, the proposed utilization or development is regarded as **complying** with that spatial development framework or structure plan.*
- 19(2) If a spatial development framework or structure plan does not specifically provide for the utilization or development of land as proposed in a land use application or a land development application, but the proposed utilization does not conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilization or development is regarded as being **consistent** with that spatial development framework or structure plan.”*

The compatibility of the development proposal with existing spatial development frameworks is addressed in points 6.5.4 to 6.5.6 of this report.

The development principles referred to in Section 59 of LUPA, which should also be considered when motivating an application, are directly in line with the principles of SPLUMA which have been discussed in detail in section 6.5.2 above. The comments in paragraph 6.5.2 are thus also relevant as far as Section 59 of LUPA is concerned.

6.5.4 Western Cape Provincial Spatial Development Framework (WC-PSDF)

6.5.4.1 Introduction

The Western Cape Provincial Spatial Development Framework (WC-PSDF) not only provides for a new spatial development pattern for the province but also clearly points out where

development may and may not take place. The provisions of the development framework must therefore be considered with any development proposal.

In terms of the framework, mention is made of several principles namely spatial justice, spatial sustainability, spatial resilience, spatial efficiency, accessibility and quality of life and good administration to which spatial planning must comply. The impact of the application on spatial justice, spatial sustainability, spatial resilience, spatial efficiency, has already been fully discussed in point 6.5.2 above and it has been shown that the proposed development complies with the mentioned principles.

Several policy statements are also highlighted in terms of the WC-PSDF which must specifically correlate with the mentioned principles. Some of the policy statements that are relevant to this town planning application will be addressed in the following points.

6.5.4.2 Protection of agricultural land

In terms of the Western Cape Provincial Spatial Development Framework (WC-PSDF), the protection of prime and unique agricultural land is a key principle. However, the Remainder of Erf 1145 Uniondale is zoned Single Residential Zone I, and the property has already been historically transformed through residential use. As such, the WC-PSDF's directive on safeguarding agricultural land is not applicable to this application. The proposed subdivision will therefore not compromise agricultural resources, nor will it result in the sterilisation of productive farmland. Instead, the development remains consistent with the existing residential zoning and the established urban character of Uniondale.

6.5.4.3 Urban edge

The Western Cape Provincial Spatial Development Framework (WC-PSDF) provides a guideline that requires towns to identify an urban edge and restrict development to areas within this boundary to prevent urban sprawl. The George Municipality has formally delineated an urban edge, and the Remainder of Erf 1145 Uniondale falls within this identified boundary. As such, the proposed subdivision will not contribute to urban sprawl but will consolidate existing land

uses within the town's edge. The proposal therefore complies with the WC-PSDF guideline and supports the principle of containing settlement growth within designated urban areas.

6.5.4.4 Densification

The Western Cape Provincial Spatial Development Framework (WC-PSDF) promotes higher densities and more compact settlements, recommending that towns should densify to an average of 25 dwelling units per hectare, with 3 to 6 units per hectare on the edge of towns and 40 to 60 units per hectare in the urban core.

Uniondale is a rural town characterised by a mix of residential properties and smallholdings, situated within a broader agricultural landscape. The proposed subdivision of the Remainder of Erf 1145 Uniondale into two portions will provide additional residential opportunities while maintaining the low-intensity rural character of the area.

The subdivision allows for a potential of up to 3 dwelling units per hectare, which aligns with the WC-PSDF guideline for development densities on the edge of towns. This density is considered appropriate as it supports compact growth without overdevelopment, while also ensuring compatibility with the surrounding rural and residential context. The proposal therefore complies with the WC-PSDF principles for density and settlement structuring.

6.5.4.5 Self-sufficiency

Another important guideline requires that any proposed development must be self-sufficient, as: "the development needs of the present generations should be met without the ability of future generations to meet their own needs, being compromised." The proposal will be self-sufficient and will place no financial burden on present or future inhabitants of Uniondale.

6.5.4.6 Summary

From the content of point 6.5.4 it seems clear that the application can indeed be considered compatible with the WC-PSDF.

6.5.5 George Spatial Development Framework, 2023 (GSDF)

Remainder of Erf 1145 Uniondale is located within the study area of the George Spatial Development Framework, 2023 (GSDF) and the framework therefore applies to this application. The erf is situated within the Urban Edge, as indicated on Map 21: “Uniondale Urban Edge” in the George Spatial Development Framework, 2023 (GSDF).

Uniondale is the largest service centre in the Greater George Area outside of the city of George. In terms of the GSDF it is proposed that the George Municipality:

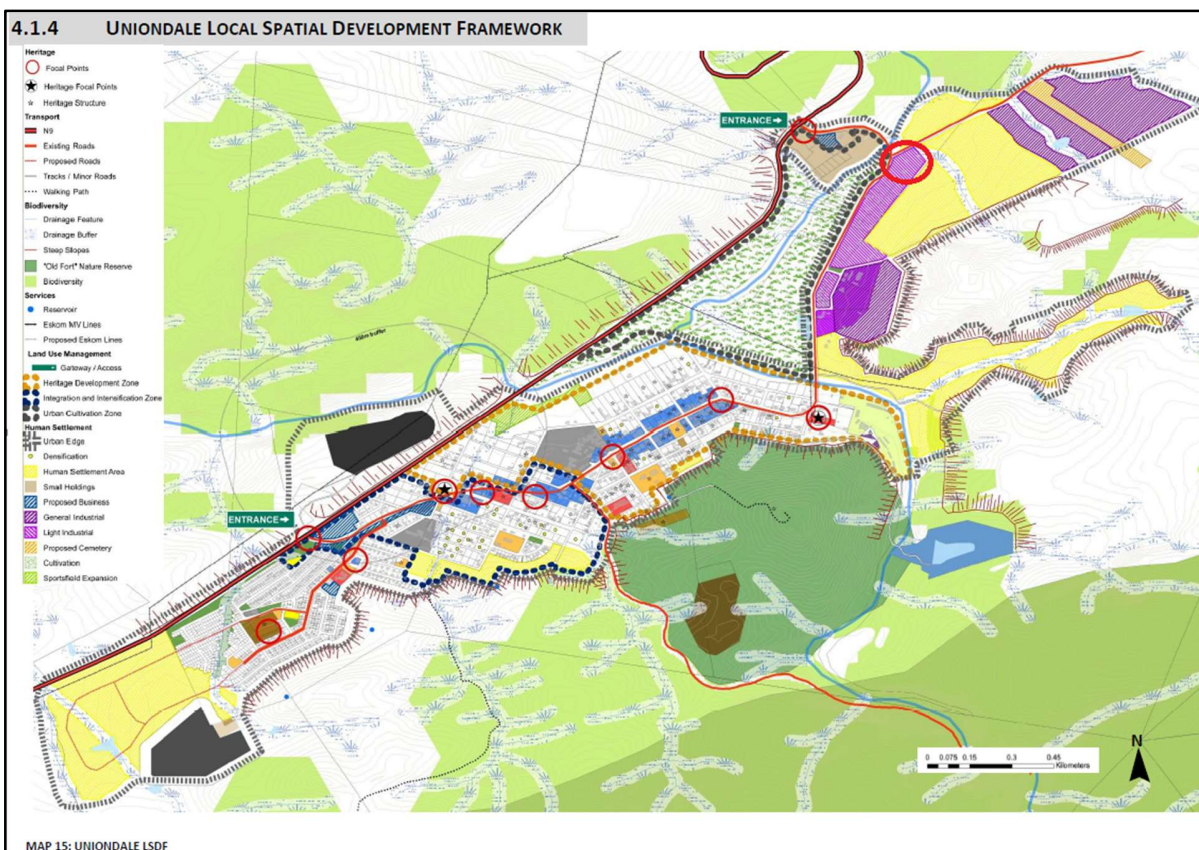
- Maintain the agricultural and natural surround of the town.
- Improve road infrastructure servicing the town.
- Improve basic services delivered to residents.
- Improve the provision of public facilities.
- Improve tourism opportunities.
- Capitalize on the potential (economic/tourism) of the municipal property along the highway.
- Extend the existing cemetery areas.
- Do not allow residential development outside the urban edge.
- Allow for land exchange and/or other mechanism to be employed to create a more equitable/integrated/enabling environment for specifically subsidized housing.

The proposed subdivision will retain the rural town of Uniondale and create another opportunity for a rural residential lifestyle within the Urban Edge of Uniondale. Therefore, the proposal can be considered consistent with the GSDF.

No further specific future development proposals for this area are made in the GSDF, 2023 which could be used to evaluate the compatibility of a land use application with the Spatial Development Framework.

6.5.6 “George Wards 24 and 25 Local Spatial Development Framework 2015”

The Wards 24 & 25 Local Spatial Development Framework identifies land along the eastern border of Voortrekker Road for future light industrial development. As indicated in the map below.



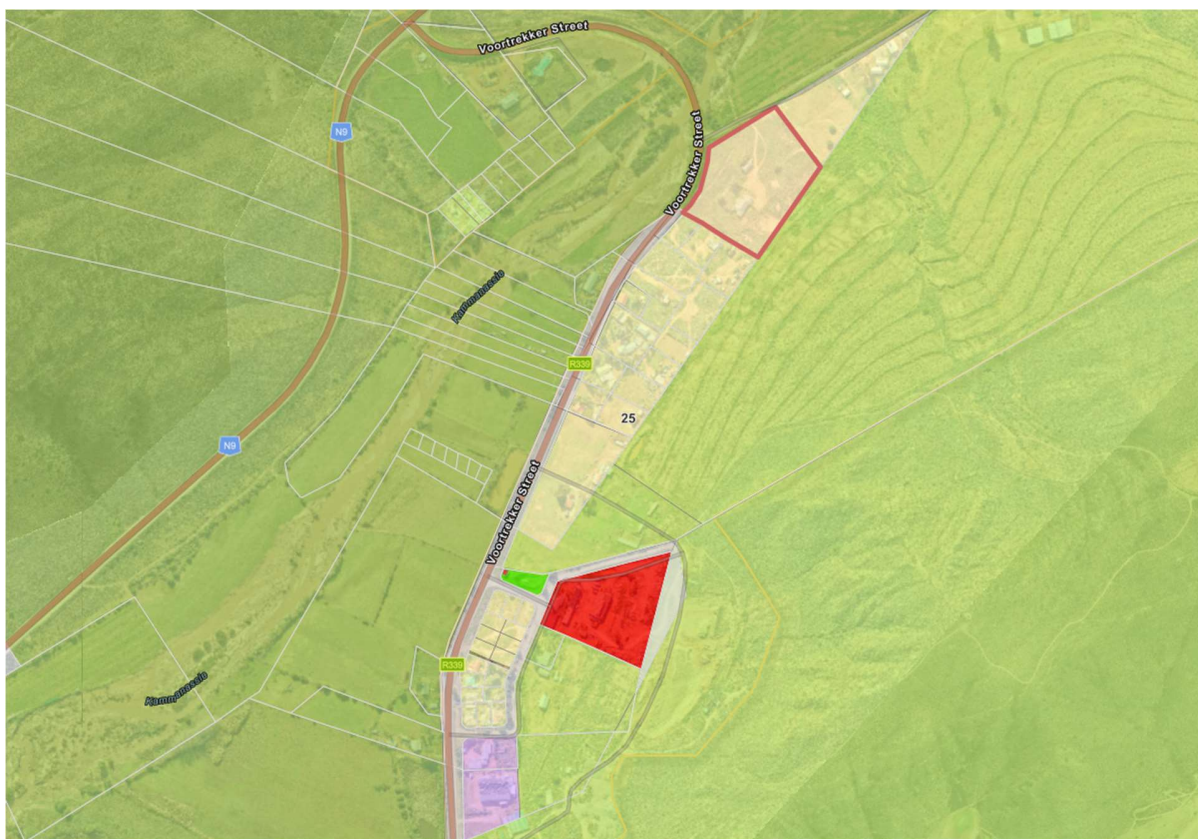
However, this land has not been taken up for industrial purposes. Instead, the prevailing trend in the area has been the subdivision of properties for additional single residential opportunities, reinforcing the established residential character of Uniondale.

The subdivision of the residential properties is visible from the extract of the Geogebra Public GIS Viewer, 2026 below.

In this context, the proposed subdivision of the Remainder of Erf 1145 Uniondale into two portions is fully aligned with the existing land use pattern.

Rather than introducing industrial activity into an area where such development has not materialised, the proposal supports the continuation of low-intensity residential development that is compatible with surrounding properties. This approach ensures that the subdivision

contributes positively to the settlement structure, while maintaining Uniondale's rural residential character.



6.5.7 George Integrated Zoning Scheme By-Law, 2023

Remainder of Erf 1145 Uniondale is zoned Single Residential Zone I (SRZI) in terms of the George Integrated Zoning Scheme. The objective of this zone is to provide for residential development where the predominant form of accommodation is a dwelling house for a single family, each on its own land unit with adequate outdoor space.

The primary right under this zoning allows for the development of a dwelling house together with a second dwelling unit on each land portion. Provision is also made for a third dwelling unit if the property is more than 1200m², however it requires consent use approval from the George Municipality to ensure that the dominant use of the property remains residential and that the

quality and character of the surrounding environment are not adversely affected. The intent is to develop one dwelling house on the proposed Portion A.

The proposed subdivision into two portions is therefore consistent with the Single Residential Zone I zoning provisions, while also allowing the owners the opportunity to apply for additional residential accommodation through the consent use process.

6.5.8 Title Deed

Although the title deed of a property is not a planning document, it sometimes still contains conditions which may have an essential impact on the development potential of a property.

The title deed of the Remainder of Erf 1145 Uniondale was scrutinised, and it was found that it contains no conditions prohibiting the subdivision as proposed.

A Conveyancer Certificate confirming the abovementioned is attached hereto as **Annexure “G”**.

6.5.9 Conclusion

From the above information it is clear that the application for subdivision complies with the mentioned Planning Polices and Planning Guidelines and can be considered desirable.

6.6 Compatibility of the proposal with the character of the area

Remainder of Erf 1145 Uniondale is situated on the far eastern edge of the town, in an area characterised by low-density residential development interspersed with small-scale agricultural activities. The proposed subdivision into two portions is consistent with this prevailing land use pattern, as it maintains the low-intensity residential character while allowing for continued smallholding-type opportunities. The introduction of additional dwelling units will not alter the established rural residential environment but will reinforce the existing settlement structure, ensuring that the development remains compatible with the surrounding properties and the broader character of Uniondale.

6.7 Compatibility of the proposal with the natural environment of the property

The Remainder of Erf 1145 Uniondale has been historically transformed through residential use and does not contain any Critical Biodiversity Areas (CBAs), Ecological Support Areas (ESAs), or unique ecological habitats. The property is not affected by flood lines, fountains, or sensitive environmental features, and its soils have demonstrated stability through the presence of existing structures.

As such, the proposed subdivision will not compromise the natural environment but will remain consistent with the physical and ecological characteristics of the site. The development will therefore integrate appropriately with the natural setting while maintaining the low-intensity residential and rural character of the area.

6.8 Potential of the property

Remainder of Erf 1145 Uniondale has been historically transformed through residential use and does not contain any Critical Biodiversity Areas (CBAs), Ecological Support Areas (ESAs), or unique ecological habitats. The property is not affected by flood lines, fountains, or sensitive environmental features, and its soils have demonstrated stability through the presence of existing structures. As such, the proposed subdivision will not compromise the natural environment but will remain consistent with the physical and ecological characteristics of the site. The development will therefore integrate appropriately with the natural setting while maintaining the low-intensity residential and rural character of the area.

The subdivision of the application erf, as proposed in this application, will therefore result in increasing development potential of the application erf.

6.9 Access to the property

The existing dwelling house on the Remainder of Erf 1145 Uniondale currently obtains access via the unnamed dirt road that intersects with Voortrekker Street. As part of the proposed subdivision, the newly created portion will also gain access from this same unnamed road, ensuring that both portions have practical and direct entry. This arrangement provides adequate

connectivity to the broader town road network through Voortrekker Street, while retaining the rural character of the area. The access provisions are therefore sufficient to support the existing and proposed residential uses without requiring significant infrastructure upgrades.

The photo below indicates the existing access to the Remainder of Erf 1145 Uniondale.



6.10 Provision of parking

The parking requirements applicable to different land uses are set out in a table in Section 42 of the George Integrated Zoning Scheme By-Law, 2023. Two parking bays per dwelling house, plus 1 parking bay in respect of a second dwelling are required.

Both portions are big enough to provide adequate parking and comply with the development parameters of the George Integrated Zoning Scheme, 2023.

6.11 Provision of services

Remainder of Erf 1145 Uniondale is not connected to municipal services such as waterborne sewerage or reticulated municipal infrastructure. The only service available is water supply, while all other service requirements will be provided directly by the property owner. Appropriate on-site systems will be implemented for sanitation, stormwater management, electricity, and solid waste

handling, ensuring compliance with municipal requirements where applicable. This self-sufficient approach guarantees that the proposed subdivision will not place any additional burden on municipal infrastructure and that all necessary services will be responsibly managed by the owner.

7. CONCLUSION

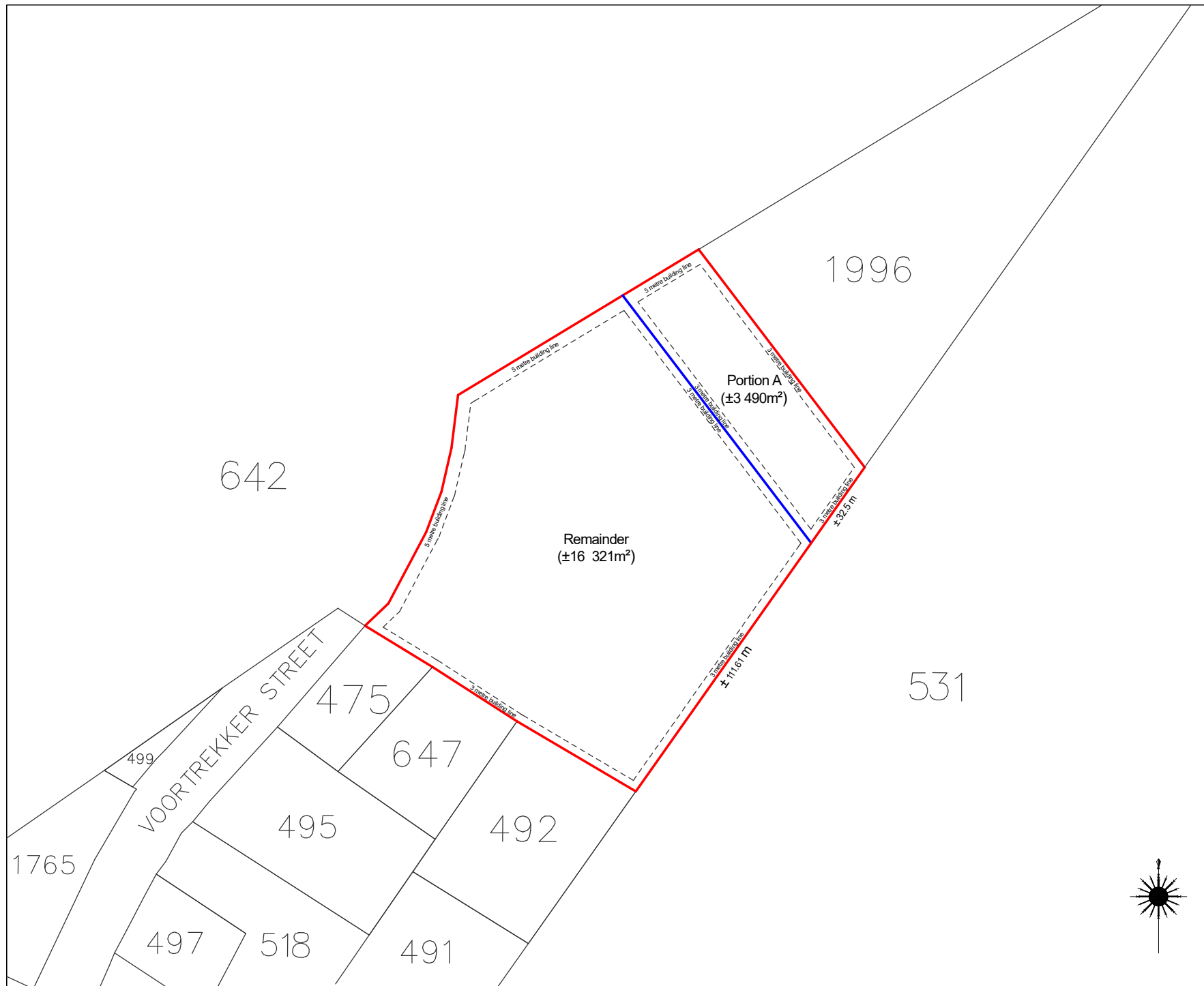
Application is made in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Remainder of Erf 1145 Uniondale into Portion A ($\pm 3\,490\text{m}^2$) and a Remainder ($\pm 1,6321\text{ha}$).

As indicated in this report the proposed application is compatible with all existing planning documents, spatial plans, legislation, and policy documents applicable to the applications.

The proposal will not have a negative impact on the environment, development, public facilities, traffic circulation or Municipal services in the surrounding area.

The applications can therefore be considered desirable and are submitted for consideration in terms of the relevant stipulations of the Land Use Planning By-Law for the George Municipality, 2023.

ANNEXURE "A" - SUBDIVISION PLAN



APPLICATION
Application is made in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 for the subdivision of the Remainder of Erf 1145 Uniondale into a Portion A (±3 490m²) and a Remainder (±16 321m²).

ZONING
Portion A – Single Residential Zone I
Remainder – Single Residential Zone I

Proposed subdivision:
Remainder of Erf 1145 Uniondale

Subdivision plan



SCALE NTS SKAAL			
PLANNED ONTWIK	PLAN NO. PLAN NO.	1145/1	
DRAWN GETEKEN	REV NO. WYSIG. NO.	Erf 1145 Uniondale	
DATE DATUM	September 2026	NAME NAAM	Subdivision plan

ALL MEASUREMENTS APPROXIMATE
ALLE AFMETINGS BY BENADERING

KOPIEREG VOORBEHOU / COPY RIGHT RESERVED



ANNEXURE "B" - APPLICATION FORM



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

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

PART A: APPLICANT DETAILS

First name(s)	Johannes George		
Surname	Vrolijk		
SACPLAN Reg No. (if applicable)	A/1386/2010		
Company name (if applicable)	Jan Vrolijk Town Planner / Stadsbeplanner		
Postal Address	P O Box 710		
	George	Postal Code	6530
Email	janvrolijk@jvtownplanner.co.za		
Tel	044 873 3011	Fax	086 510 4383
		Cell	082 464 7871

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

Registered owner	Viola Agnes Du Plessis		
Address	Voortrekker Street		
	Uniondale	Postal code	6460
E-mail	P/a anne.scheepers@crowngroupholdings.co.za		
Tel	N/a	Fax	N/a
		Cell	063 157 7188

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

Property Description [Erf / Erven / Portion(s) and	Remainder of Erf 1145 Uniondale
---	---------------------------------

Farm number(s), allotment area.]										
Physical Address	Voortrekker Street									
GPS Coordinates					Town/City		Uniondale			
Current Zoning	Single Residential Zone I		Extent		1,9811 hectare		Are there existing buildings?		Y	N
Current Land Use	Rural residential									
Title Deed number & date	T38403/93									
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 made in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 for subdivision of Remainder of Erf 1145 Uniondale into a Portion A ($\pm 3\,490\text{m}^2$) and a Remainder ($\pm 1,6321\text{ha}$).

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 (no bond on property)
Y	N	Motivation report / letter		Y	N	Proof of payment of fees
Y	N	Full copy of the Title Deed		Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Locality Plan		Y	N	Site layout plan
Minimum and additional requirements:						
Y	N	N/A	Conveyancer's Certificate	Y	N	N/A Land Use Plan / Zoning plan
Y	N	N/A	Proposed Subdivision Plan (including street names and numbers)	Y	N	N/A Phasing Plan
Y	N	N/A	Consolidation Plan	Y	N	N/A Copy of original approval letter (if applicable)

Y	N	N/A	Site Development Plan		Y	N	N/A	Landscaping / Tree Plan
Y	N	N/A	Abutting owner's consent		Y	N	N/A	Home Owners' Association consent
Y	N	N/A	~~Copy of Environmental Impact Assessment (EIA) /~~ ~~Heritage Impact Assessment (HIA) /~~ ~~Traffic Impact Assessment (TIA) /~~ ~~Traffic Impact Statement (TIS) /~~ ~~Major Hazard Impact Assessment (MHIA) /~~ ~~Environmental Authorisation (EA) /~~ ~~Record of Decision (ROD)~~ (strikethrough irrelevant)		Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes		Y	N	N/A	Required number of documentation copies
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 --
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)		Y	N/A	Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)				National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations				National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)		Y	N/A	National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.				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:

25 September 2026

Full name:

Johannes George Vrolijk

Professional capacity:

Professional Town Planner

SACPLAN Reg. Nr:

A/1386/2010

ANNEXURE "C" – LOCALITY PLAN

Erf 1145 Uniondale - Locality plan



George Municipality, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri South Africa, Esri, HERE, Garmin, USGS

0 0.1 0.2 0.4 km

Date: 8/20/2026 8:43 AM

Scale: 1:3,685



Disclaimer
George Municipality makes no warranties as to the correctness of the information supplied.
Persons relying on this information do so entirely at their own risk.

George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise, which may arise as a result of inaccuracies in the information supplied.

ANNEXURE “D” – SURVEYOR GENERAL DIAGRAM

TREVOR & BAILEY

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES System Lo23			S.G. No.
		Constant:	Y	X		
			- 0, 00	+3 700 000, 00	1 6 / 9 3	
A B	12, 89	215 01 30	A -	12 855, 49	+	23 916, 07
B C	30, 25	207 03 50	B -	12 862, 89	+	23 905, 51
C D	16, 41	198 42 40	C -	12 876, 65	+	23 878, 57
D E	16, 51	192 55 50	D -	12 881, 92	+	23 863, 03
E F	16, 45	187 30 20	E -	12 885, 61	+	23 846, 94
F G	343, 05	238 47 00	F -	12 887, 76	+	23 830, 63
G H	394, 35	35 12 49	G -	13 181, 14	+	23 652, 84
H A	114, 59	120 58 00	H -	12 953, 75	+	23 975, 03
<u>Connecting Data</u>						
H J	0, 18	120 58 00	J -	12 953, 60	+	23 974, 94
DRC Uniondale No. 18			△ -	11 817, 12	+	25 449, 89
Uitvlugt No. 210			△ -	18 320, 14	+	25 889, 88
<u>Description of Beacons</u>						
A, B, C, D, E, F : 16mm iron peg at fence corner						
G : 16mm iron peg on fence 1,5 metres north-east of fence corner						
H : Not beaconed						
J : 12mm iron peg at fence corner						
The figure A B C D E F G H represents 3,1818 hectares of land, being ERF 1145, portion of Erf 642 UNIONDALE situate in the Local Council Area and Administrative District of Uniondale Province of Cape of Good Hope Surveyed in November 1992 by me						
This diagram is annexed to No. 38404/93 dated i.f.o. Registrar of Deeds			The original diagram is No. 5959/1959 Annexed to Transfer 1879 - 25 - 729		File No. S.1144 S.R. No. E 5/93 Comp.BM-5CB/W1 (1787)	

V.I. Trevor

O.T. Trevor
Land SurveyorB
S

OFFICE COPY

TREVOR & BAILEY

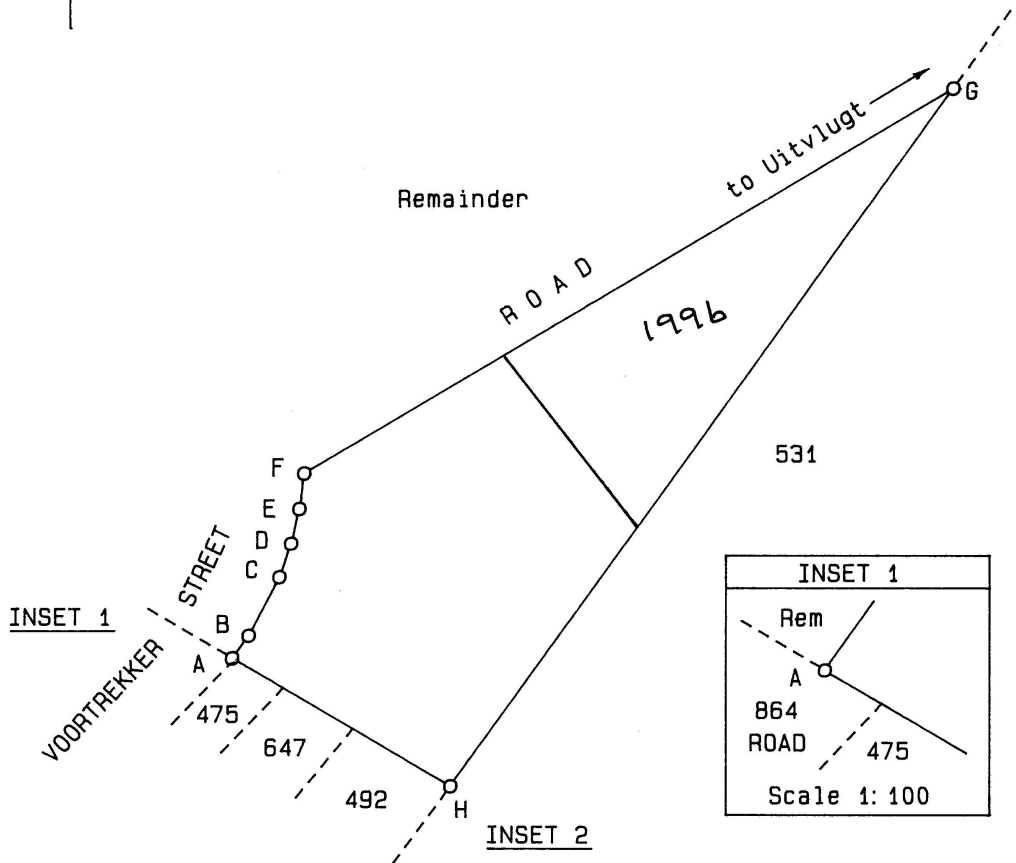
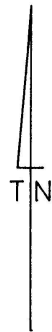
S.G. No.

16/93

Approved

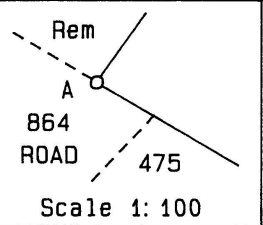
[Signature]
Surveyor-General
1993-02-12

SHEET 2 OF 2 SHEETS



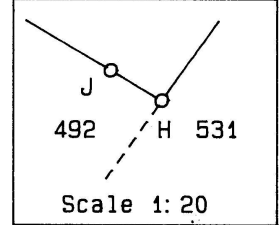
INSET 1

INSET 1



INSET 2

INSET 2



SCALE 1: 3000

ERF 1145, portion of Erf 642 UNIONDALE

situate in the Local Council Area and
Administrative District of Uniondale
Surveyed in November 1992
by me

[Signature]

O.T. Trevor
Land Surveyor

VIR ENDOSSEMENTE
BIEN KEERSY VAN KAART

1145

B
S

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM						
SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AMOUNT Deducted, M.	TRANSFER NO.	INITIALED	REMR.
E2884/06	6252/06	ERF 1996	1,2007 ^{Ha}	102931/06	N.D	

APPROVED IN TERMS OF SECT. 25 OF ORD. 15/1985
REF. <u>16/2/2/1</u>
DATE <u>1992-12-15</u>

ANNEXURE “E” – TITLE DEED

[Handwritten signature]

Opgestel deur my,
[Handwritten signature]
TRANSPORTBESORGER
KEYSER, H

Erf 1996 = 1,2007 ha

GETRANSPORTEER AAN		TRANSFERRED TO	
<i>BS August</i>			
RESTANT/REMAINDER		<i>1,9811 ha</i>	
T 000102931/2006			
-2006-12-21		<i>[Handwritten signature]</i> REGISTRATEUR	

14/5/13
14/5

T 38404 93

SERTIFIKAAT VAN GEREGISTREERDE TITEL

(Uitgereik kragtens die bepalings van Artikel 43 van die Registrasie van Aktes Wet, 1937 (Nr. 47 van 1937)).

N A D E M A A L

VIOLA AGNES DU PLESSIS
Identiteitsnommer 490602 0091 00 9

buite gemeenskap van goedere getroud

aansoek gedoen het om die uitreiking aan haar van 'n Sertifikaat van Geregistreeerde Titel kragtens die bepalings van Artikel 43 van die Registrasie van Aktes Wet, 1937, ten opsigte van die hierondergenoemde grond synde gedeelte van die grond geregistreer op haar naam kragtens Transportaktes Nr. T 28925/1981 en Nr. T 42642/1982;

SO IS DIT dat ingevolge die bepalings van genoemde Wet, ek, die Registrateur van Aktes te KAAPSTAD, hierby sertifiseer dat voornoemde

VIOLA AGNES DU PLESSIS
Identiteitsnommer 490602 0091 00 9

buite gemeenskap van goedere getroud

haar Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, die geregistreerde eienaar is van

ERF 1145, gedeelte van ERF 642 UNIONDALE, geleë in die gebied van die Plaaslike Raad van UNIONDALE, Afdeling van UNIONDALE;

GROOT: Drie komma Een Agt Een Agt (3,1818) Hektaar;

SOOS aangedui op die aangehegte Kaart Nr. 16/93 en gehou kragtens Transportaktes Nr. T 28925/1981 en Nr. T 42642/1982;

A. ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte Nr. T 139/1909;

B. GEREGTIG tot voordele onder die terme van die volgende endossement op Transportakte Nr. T 139/1909 gedateer 15 Januarie 1909, naamlik:

"Transferred 18 Jul 1952 to D.H. Keller No. 11612. Remainder 285.6861 mgn. Without Water Rights."

EN DAT, kragtens hierdie sertifikaat, die genoemde

VIOLA AGNES DU PLESSIS
Identiteitsnommer 490602 0092 00 9

buite gemeenskap van goedere getroud



haar Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, nou en voortaan daartoe geregtig is ooreenkomstig plaaslike gebruik, maar behoudens die regte van die Staat.

TEN BEWYSE WAARVAN ek, voornoemde Registrateur, hierdie Akte onderteken en met die ampseël bekragtig het.

ALDUS GEDOEN en GETEKEN op die Kantoor van die Registrateur van Aktes te KAAPSTAD op hede die 12^{de} dag van Mei in die jaar van Onse Heer Eenduisend Negehoenderd Drie en Negentig (1993).


REGISTRATEUR VAN AKTES

~~Geregistreeer in die~~
~~Register Boek~~
~~Folio~~

~~Klerk in Bevel:~~

1.

ANNEXURE “F” – POWER OF ATTORNEY

POWER OF ATTORNEY

I, the undersigned

Viola Agnes du Plessis

the registered owner of

Remainder of Erf 1145 Uniondale

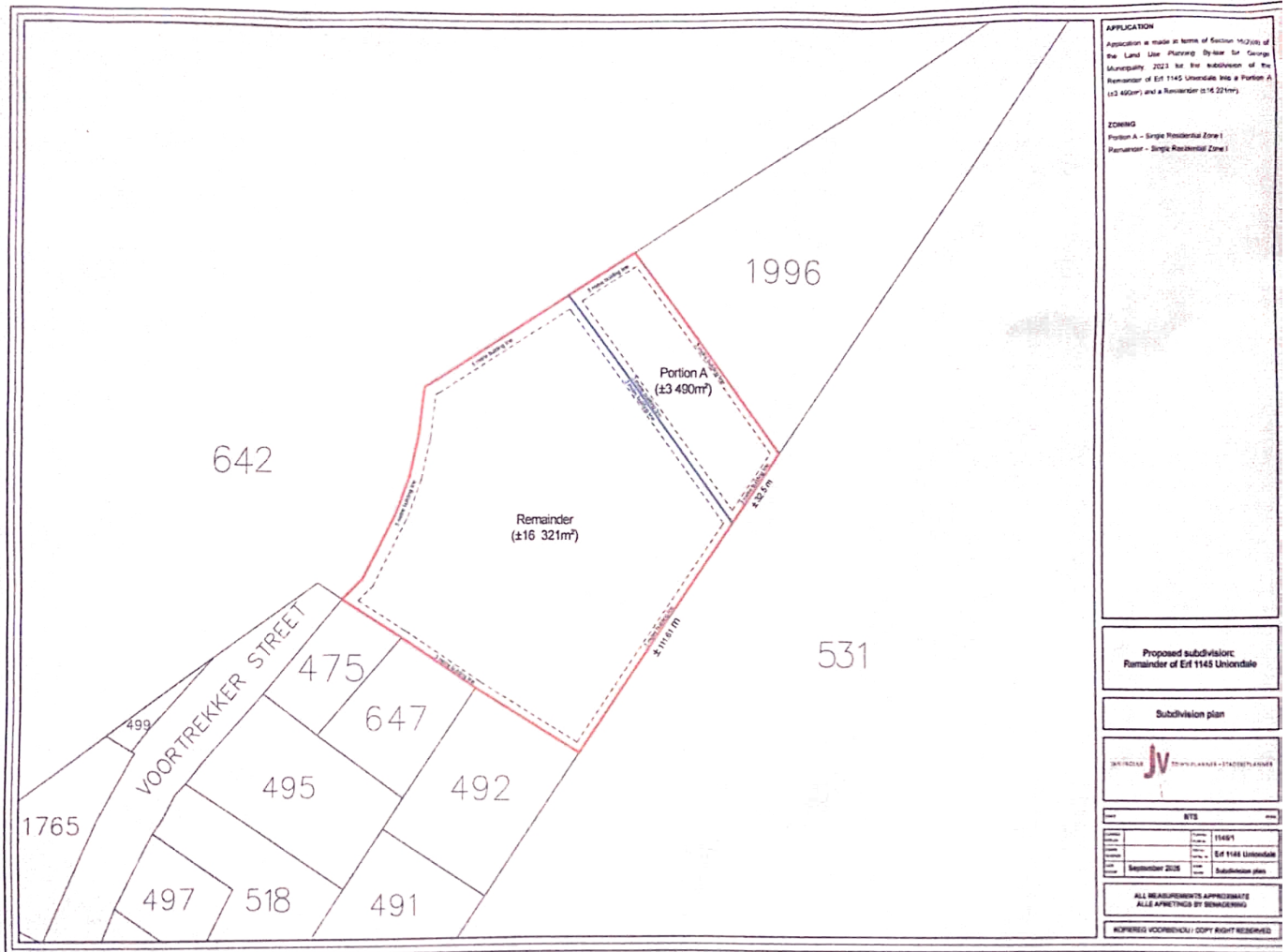
do hereby appoint Jan Vrolijk Town Planner/Stadsbeplanner to prepare, sign and submit the following applications to the George Municipality:

An application in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of Remainder of Erf 1145 Uniondale into a Portion A (± 3 490m²) and a Remainder ($\pm 1,6321$ ha).

Signed at Uniondale on 21 September 2026



Viola Agnes du Plessis



ANNEXURE "G" – CONVEYANCER CERTIFICATE

CONVEYANCER'S CERTIFICATE

IN TERMS OF SECTION 38(1)(n) OF THE GEORGE MUNICIPALITY: LAND USE PLANNING BY LAW, 2023

REMAINDER OF ERF 1145 UNIONDALE

APPLICATION DETAILS

An application in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for for the subdivision of the Remainder of Erf 1145 Uniondale into a Portion A ($\pm 3\,490\text{m}^2$) and a Remainder ($\pm 1,6321\text{ha}$).

APPLICATION DATE

September 2026

I, the undersigned

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

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

T38404/93 (current Title Deed)

in respect of:

**REMAINDER OF ERF 1145 UNIONDALE
IN THE LOCAL COUNCIL AND DIVISION OF UNIONDALE
WESTERN CAPE PROVINCE**

**IN EXTENT: 1,9811 (ONE COMMA NINE EIGHT ONE ONE) HECTARES
HELD BY DEED OF TRANSFER NUMBER T38404/93**

REGISTERED in the name of

VIOLA AGNES DU PLESSIS

2. I have appraised myself with the details of the abovementioned Land Development Application.
3. The abovementioned Title Deed contains no conditions restricting the contemplated Land Use in terms of the abovementioned Land Development Application.
4. There is no bond registered over the property.

SIGNED at GEORGE on 18 September 2026

A handwritten signature in black ink, appearing to read 'Viola', written in a cursive style.

CONVEYANCER