



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 364 Haarlem

31 August 2026

Sir

APPLICATION FOR SUBDIVISION: ERF 364 HAARLEM

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 on Erf 364 Haarlem into 4 Portions.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

Jan Vrolijk

**MOTIVATION REPORT
APPLICATION FOR SUBDIVISION
ERF 364 HAARLEM**

31 August 2026



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MOTIVATION REPORT
APPLICATION FOR SUBDIVISION AND DEPARTURE (BUILDING LINE
RELAXATION)
ERF 364 HAARLEM

1. BACKGROUND

The settlement of Haarlem was established during the 1800's and is known for its big properties with small scale agricultural activities. Due to the population growth additional properties in Haarlem is in demand, therefore the owners of Erf 364 Haarlem want to subdivide their property into four portions.

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 the Erf 364 Haarlem into the following 4 portions:

- Portion A: (Agricultural Zone II) ($\pm 6\,424\text{m}^2$);
- Portion B: (Agricultural Zone II) ($\pm 6\,424\text{m}^2$);
- Portion C: (Agricultural Zone II) ($\pm 6\,424\text{m}^2$); and
- Remainder (Agricultural Zone II) ($\pm 6\,424\text{m}^2$)

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 Erf 364 Haarlem into four portions. 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

The existing development on the application erf, Erf 364 Haarlem, consists of a primary dwelling house, a historic structure, an outbuilding, an outside toilet, as well as remnants of old structures (ruins). The existing structures reflect the historic rural development pattern of the area, where buildings were constructed incrementally over time to support residential and associated uses.

The dwelling house, outbuilding and ruins are primarily located within the north-eastern quadrant of the property, forming the main developed node on the erf. The following photos indicate the existing dwelling house, outbuilding and ruins.



The historic structure is situated in the south-eastern corner of the property, while the outside toilet is positioned along the northern boundary. The remainder of the property is largely undeveloped and remains available for potential future use, including small scale farming. The photos below indicate the historic structure and the outside toilet.



The spatial distribution of the existing structures allows for the logical subdivision of the property, as the improvements are clustered in such a way that they do not sterilise the development potential of the remainder of the land. The proposed subdivision layout can therefore accommodate the existing structures while creating viable individual erven that comply with applicable planning and development parameters.



The subject property is zoned Agricultural Zone II for Smallholding purposes, which allows for agricultural activities and low-density residential use. The proposed subdivision into four portions will result in erven of sufficient size to accommodate small-scale farming activities, which is characteristic of Haarlem and forms part of

the rural economic and cultural identity of the settlement.

Haarlem is well known for its smallholding properties that support limited agricultural activities, and the proposal will therefore remain consistent with the intended land use rights and rural character of the area. Furthermore, it is noted that several properties of comparable size within Haarlem have previously been successfully subdivided into five to six portions, whereas the current application proposes only four portions. The proposal can therefore be regarded as conservative in nature and aligned with the prevailing subdivision pattern within the area.

The proposed subdivision lines will be placed in such a position that the new internal erf boundaries to be created will have no effect on the building lines of the existing buildings in relation to the new internal erf boundaries. All buildings on the erf will still be 10 metres away from any erf boundary.

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 ERF 364 HAARLEM

5.1 Locality

Erf 364 Haarlem is bordered by four surrounding streets, which provides excellent accessibility and supports the logical subdivision of the erf, as each proposed portion can obtain direct access from the existing road network.

Erf 364 Haarlem is situated directly north of the local school and forms part of the urban fabric of the rural settlement. The surrounding area consists predominantly of smallholding and smaller residential erven. The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure “C”**.

5.2 Existing land use

Erf 364 Haarlem is currently used for rural residential purposes as well as limited small-scale agriculture. The following photo was taken in a northern direction indicating the dwelling house, outbuilding and building ruins.



5.3 Extent

Erf 364 Haarlem is 2,5696ha in extent.

5.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023, Erf 364 Haarlem is zoned Agricultural Zone II.

5.5 Surveyor General Diagram

The Surveyor General Diagram of the Erf 364 Haarlem is attached hereto as **Annexure "D"**.

5.6 Title Deed

Erf 364 Haarlem is registered in the name of Rousay Manfred Swarts and Jaqueline Eustacia Swarts. A copy of the Title Deed T105712/2003 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 Rousay Manfred Swarts and Jaqueline Eustacia Swarts, the registered owners of Erf 364 Haarlem, to prepare the application referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure "F"**.

5.8 Bondholder's Consent

Erf 364 Haarlem is not encumbered by a bond.

5.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 364 Haarlem 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 ERF 364 HAARLEM

6.1 Introduction

The owner intends to subdivide the application erf into 4 portions, and the zoning will remain Agricultural Zone II.

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 highest elevations on Erf 364 Haarlem are located approximately in the central portion of the erf. From this central high point, the land slopes gradually downward towards both the eastern and western boundaries, as indicated in the image below. The variation in elevation across the property is moderate and does not represent a constraint to development.



It is advised that the proposed dwelling houses on the new portions be situated on the higher elevation and small-scale agriculture on the lower elevation to make best use of the natural drainage and avoids putting structures on the lowest elevation where water can potentially accumulate.

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 information concerning the soil conditions in the area is available. According to the Cape Farm Mapper Version 3 supporting tool from the Department of Agriculture Western Cape the following was determined:

- Geology – Ceres Subgroup.
- Broad soil classification (ENPAT) - Prismacutanic and/or pedocutanic diagnostic horizons dominant, B horizons mainly not red.
- Aquifer vulnerability – Most.
- Aquifer susceptibility – High.
- Aquifer classification – Major.
- Dept of groundwater – 36.46mbgl.
- Agriculture Enterprises – Fruit.
- Grazing Capacity (2018) – Ha/Large Stock unit: 72

The existing dwelling house and outbuildings on Erf 364 Haarlem and the structures in the immediate vicinity do not appear to have construction anomalies relating to the soil conditions.

It can, therefore, be accepted that the soil condition is suitable to accommodate the proposed development. There is as such, no reason why this application cannot be supported.

6.2.3 Vegetation

The natural vegetation is known as the Langkloof Shale Renosterveld which is a type of fynbos biome. Natural vegetation does occur on Erf 364 Haarlem in the west, however it is not a critical biodiversity area nor in an ecological support area. Therefore, Erf 364 Haarlem is suitable for subdivision for rural living and small-scale agriculture. The image below indicates the vegetation on Erf 364 Haarlem.



6.2.4 Other characteristics

Erf 364 Haarlem is not affected by flood lines, fountains, or other unique ecological habitats and is therefore suitable for the proposed development.

6.2.5 Conclusion

From the contents of the above-mentioned paragraphs, there is no reason from a physical characteristics point of view why the application for subdivision cannot be supported.

6.3 Proposed land uses

The owner intends to subdivide Erf 364 Haarlem into 4 portions that will retain their present zoning, namely Agricultural Zone II. The existing homestead will be situated on the proposed Remainder, and the proposed Portions A, B and C will be developed in line with the zoning parameters applicable to Agricultural Zone II zoning as per the George Integrated Zoning Scheme By-law, 2023.

6.4 Density of the proposed development

The extent of the application erf is 2,5696 hectares. Under the present Agricultural Zone II zoning it would be possible to develop each portion with a dwelling house and second dwelling unit.

Based on the potential of eight dwelling units (existing and future) that could be accommodated on the subdivided portions, the proposed density equates to approximately 3 dwelling units per hectare (du/ha). This density is considered low and remains consistent with the smallholding zoning and the rural development character of Haarlem.

The proposed density is furthermore regarded as appropriate as it allows for continued small-scale agricultural activities while accommodating residential use, which is typical of smallholding developments in the area. The subdivision into four portions will therefore not result in overdevelopment of the property but will maintain a low-intensity development pattern compatible with surrounding properties.

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 (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 smallholding situated within the Urban Edge being developed to its full potential. The proposed development targets the lower-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 Haarlem 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 smaller smallholding erven.
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 and small-scale agriculture.
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 smallholdings, 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 Eden Joint 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 George/Haarlem 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.	Erf 364 Haarlem is zoned Agricultural Zone II (smallholding). The provisions of the Act on the Subdivision of Agricultural Land, 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 known as Central Urban Core in terms of the Wards 24 and 25 Local Spatial Development Framework Plan, 2015. This area is earmarked for densification and support of smallholdings of 2000m ² . All four portions comply with the minimum size for subdivided smallholdings.
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 Haarlem has a unique character being a smallholding area. Thus, urban expansion in Haarlem is subdivision of smallholdings. The subdivision will not cause urban sprawl.
Result in communities that are viable.	Complies with.	Due to the high cost of maintaining a smallholding, a smaller smallholding will give more families the opportunity to have a rural living while practicing small scale agriculture. 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 Haarlem. 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 Haarlem, in an area indicated for residential development in both the George Spatial Development Framework, 2023, and the Wards 24 and 25 Local Spatial Development Framework, 2015.
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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 (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 WC-PSDF it is indicated that agricultural land must be protected. Erf 364 Haarlem is zoned Agricultural Zone II and is used for small scale agricultural purposes. Erf 364 Haarlem is one of only a few smallholdings of approximately 2,5ha in extent. The proposed subdivision will comply with the minimum size of 2000m² for a smallholding in Haarlem. The new smallholdings will create more opportunities for families to have rural accommodation, while practicing small scale agriculture. The proposal therefore complies with the relevant objective of the WC-PSDF.

6.5.4.3 Urban edge

The WC-PSDF provides for a guideline which determines that towns should identify an urban edge and that development should be restricted to areas inside the urban edge. The George Municipality identified an urban edge, and the Erf 364 Haarlem falls within the identified urban edge. As such, the proposed development will not result in "urban sprawl". The proposal therefore meets the requirement of this guideline set out in the WC-PSDF.

6.5.4.4 Densification

In terms of the WC-PSDF, higher densities and more compact cities must be created. According to the framework, it is recommended that towns should densify to an average density of 25 units per hectare with development densities of 3 to 6 units per hectare on the edge of a town and densities of between 40 to 60 units per hectare in the core of the urban area.

Haarlem is a unique area and characterized by smallholdings. Haarlem is situated in a rural landscape and surrounded by high production fruit farms. The proposed subdivision will create 3 additional smallholdings which provide families with a rural residential opportunity as well as small scale farming to ensure a sustainable livelihood.

Therefore, the proposed densities of 3 to 6 units per hectare on the edge of town can be applied to Haarlem. The proposed subdivision will have a density of 3 dwelling units per hectare and therefore comply with the WC-PSDF principles for density.

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 George/Haarlem.

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)

Erf 364 Haarlem 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 22: “Haarlem Urban Edge” in the George Spatial Development Framework, 2023 (GSDF).

In terms of Annexure !: Guidelines for the Management of Growth of the Settlements surrounding the George City Area as per the George Spatial Development Framework, 2023 the following guidelines for the management of growth of Haarlem is proposed:

“Haarlem is the focus of the Municipality-, DALRRD (Department of Agriculture, Land Reform and Rural Development) initiatives to support rural town regeneration and small farmer development / agriculture development programs in the rural hinterland. General guidelines include:

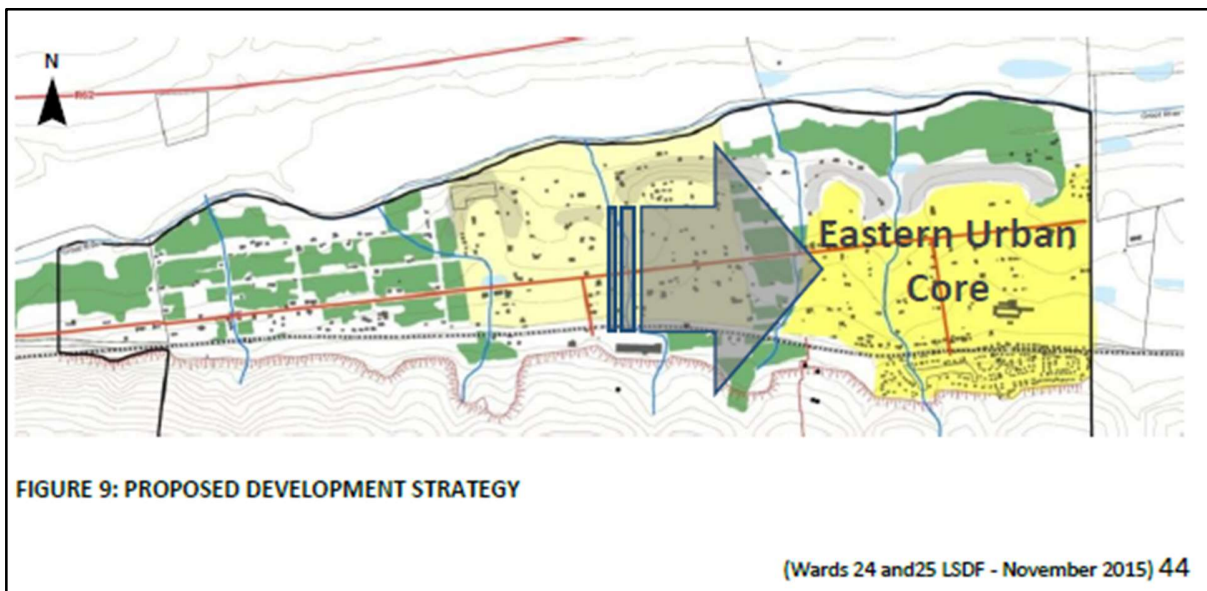
- *Maintain the agricultural and natural surround of the town.*
- *Retain the village ambiance.*
- *Focus non-urban uses along the main road, within the nodal area.*
- *Support agri-processing and intensive agriculture uses on all properties in the urban edge.*
- *No residential development outside the urban edge should be supported. Land exchange and/or other mechanism to be employed to create a more equitable/integrated environment for specifically subsidized housing.*
- *Improve road infrastructure servicing the town.*
- *Improve basic services delivered to residents.*
- *Improve the provision of public facilities.*
- *Improve tourism opportunities – public realm (town centre/market opportunities to be explored*
- *“Hub and spoke” approach to integrate economy of Haarlem with economic opportunities in the George City area.*
- *Capitalize on the potential (economic/tourism) of the municipal property along the highway.”*

The proposed subdivision will retain the village ambiance of Haarlem and create opportunities for new families to practice small scale agriculture within the Urban Edge of Haarlem. 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 application erf is situated opposite the school in Haarlem, in an area which is indicated as the “Eastern Urban Core” that promote subdivisions as indicated on the “proposed development strategy” for Haarlem as indicated in the Wards 24 and 25 Local Spatial Development Framework, 2015 and in the image below.



The Wards 24 and 25 Local Spatial Development Framework, 2015 indicates that it would be advantageous to consolidate the potential land use changes to one area of the settlement around the school site, where subsidy housing has already been established and the urban character already impacted upon. To give effect to these subdivisions should not be permitted within the entire settlement but only be permitted in the eastern urban core area. Erf 364 Haarlem is located in the Eastern Urban Core area.

Therefore, the proposal for subdivision may be regarded as being consistent with the Wards 24 and 25 Local Spatial Development Framework, 2015.

6.5.7 George Integrated Zoning Scheme By-Law, 2023

Erf 364 Haarlem is zoned Agricultural Zone II (smallholding). The objective of the zone is to accommodate extensive residential properties, which may be used for small-scale agriculture or natural areas for people who seek a rural lifestyle. However, Haarlem has a unique character, and the small-scale agriculture is the economic drive and livelihood of the settlement. The development parameters of "Agriculture" apply except for the building lines which is based on the size of the erf. All the subdivided portions will have a 10 metre building line from any boundary provided that a street building line of 5 metres applies to properties smaller than 5000m².

It is the intention of the owner to subdivide Erf 364 Haarlem and gift one portion to their daughter as a wedding gift. The current owners do not plan to develop the subdivided smallholdings themselves and might consider selling the newly created smallholdings in the future.

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 Erf 364 Haarlem 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 Policies and Planning Guidelines and can be considered desirable.

6.6 Compatibility of the proposal with the character of the area

Haarlem has predominantly Agricultural Zone II (smallholdings) properties. Similar subdivisions have taken place, and even smaller smallholdings were created, then the proposed.



The subdivisions are clearly visible in the aerial photo above. It is evident that the subdivision as proposed in this application will be compatible with the existing character of the surrounding area.

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

The application erf is situated within the Urban Edge of Haarlem and as indicated on the photo in point 5.2.3 of this motivation report, the erf has some natural vegetation known as Langkloof Shale Renosterveld.

However, there are no conservation worthy natural environmental elements situated on the application erf. The natural environment on the erf will, therefore, not be disturbed by the proposed development. The proposed development will thus not have a negative impact on the natural environment and can be considered compatible with the natural environment.

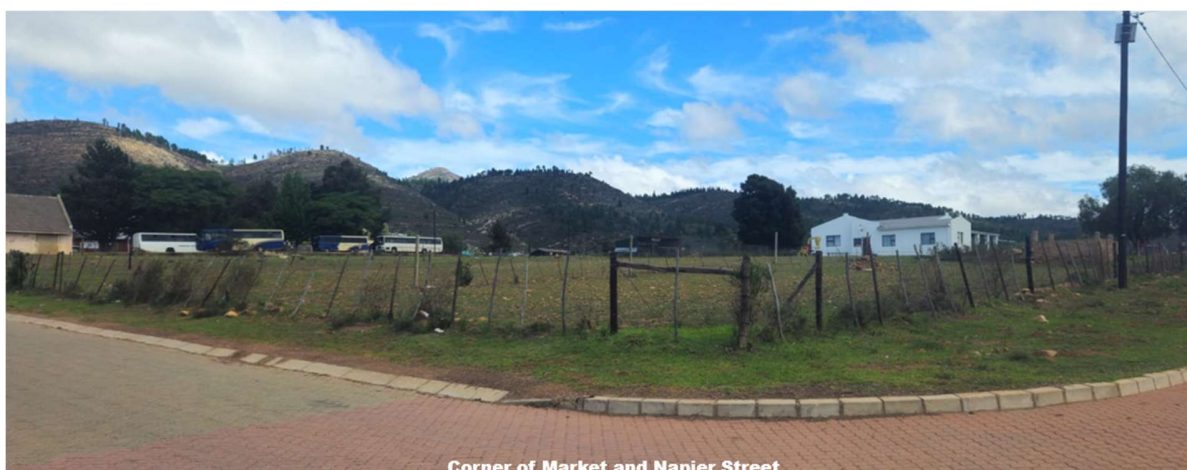
6.8 Potential of the property

Erf 364 Haarlem can currently accommodate a dwelling house and second dwelling unit as well as small scale agriculture. The erf is located in the area of Haarlem that is earmarked for higher densities and subsequent subdivisions. The proposed subdivision will create 4 smallholding properties, with each the right to a dwelling house, second dwelling unit and small-scale agricultural activities.

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

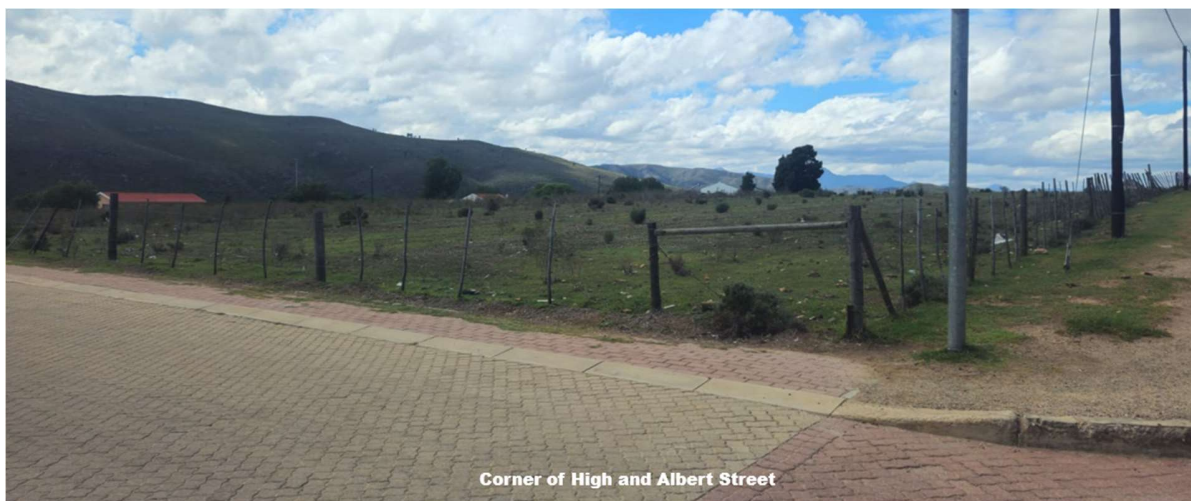
The application erf is bordered by Market Street to the north, Napier Street to the east, High Street to the south and Albert Street to the west. Each subdivided portion could potentially have 2 street accesses from established roads. The following photos indicate the corners of the property.



Corner of Market and Napier Street



Corner of Napier and High Street



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.

The development of the smallholdings has not yet been planned however, the subdivided portions will comply with the development parameters of the George Integrated Zoning Scheme, 2023.

6.11 Provision of services

Existing municipal services are available to the application erf. Should any upgrade or extension of services be required because of this application, this will be at cost of the developer and to the satisfaction of the municipality. The proposal will thus not result in infrastructure costs to any external parties and will thus not place any burden on the municipal budget for the provision services infrastructure.

The proposed subdivision of the application erf will, therefore, not have a negative impact on the provision of services to the surrounding area. The proposal will result in more effective utilisation of existing municipal services, which is one of the objectives of the Western Cape Provincial Spatial Development Framework.

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 Erf 364 Haarlem into four portions.

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 By-law on Land Use Planning for George Municipality, 2023 for the subdivision of the Erf 364 Haarlem into the following four portions:

- Portion A (± 6 424m²) (Agricultural Zone II)
- Portion B (± 6 424m²) (Agricultural Zone II)
- Portion C (± 6 424m²) (Agricultural Zone II)
- Remainder (± 6 424m²) (Agricultural Zone II)

Proposed subdivision:
Erf 364 Haarlem

Subdivision plan



SCALE		NTS	SKAAL
PLANNED GETREK	PLAN NO. 364/1	REV. NO. Erf 364 Haarlem	
DATE August 2026	NAME 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	Rousay Manfred Swarts and Jaqueline Eustacia Swarts		
Address	18 Vineyard Avenue, Hout Bay		
	Cape Town	Postal code	7806
E-mail	roushay17@gmail.com		
Tel	N/a	Fax	N/a
		Cell	0768321409

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

Property Description [Erf / Erven / Portion(s) and	Erf 364 Haarlem
---	-----------------

Farm number(s), allotment area.]											
Physical Address	Erf 364 Market Street, Haarlem										
GPS Coordinates					Town/City		Haarlem				
Current Zoning	Agricultural Zone II			Extent		2,5696 hectares		Are there existing buildings?		Y	N
Current Land Use	Rural residential										
Title Deed number & date	T105712/2003										
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 the George Municipality, 2023 for the subdivision of the Erf 364 Haarlem into the following 4 portions:

- **Portion A: (Agricultural Zone II) ($\pm 6\,424\text{m}^2$);**
- **Portion B: (Agricultural Zone II) ($\pm 6\,424\text{m}^2$);**
- **Portion C: (Agricultural Zone II) ($\pm 6\,424\text{m}^2$); and**
- **Remainder (Agricultural Zone II) ($\pm 6\,424\text{m}^2$)**

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	<i>N</i>	<i>Completed application form</i>			<i>Y</i>	N	<i>Pre-application Checklist (where applicable)</i>		
Y	<i>N</i>	<i>Power of Attorney / Owner’s consent if applicant is not owner</i>			<i>Y</i>	N	<i>Bondholder’s consent (no bond on property)</i>		
Y	<i>N</i>	<i>Motivation report / letter</i>			Y	<i>N</i>	<i>Proof of payment of fees</i>		
Y	<i>N</i>	<i>Full copy of the Title Deed</i>			Y	<i>N</i>	<i>S.G. noting sheet extract / Erf diagram / General Plan</i>		
Y	<i>N</i>	<i>Locality Plan</i>			<i>Y</i>	N	<i>Site layout plan</i>		
<i>Minimum and additional requirements:</i>									
Y	<i>N</i>	<i>N/A</i>	<i>Conveyancer’s Certificate</i>		<i>Y</i>	<i>N</i>	N/A	<i>Land Use Plan / Zoning plan</i>	

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)				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.		Y	N/A	Other (specify)

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

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:

31 August 2026

Full name:

Johannes George Vrolijk

Professional capacity:

Professional Town Planner

SACPLAN Reg. Nr:

A/1386/2010

ANNEXURE “C” – LOCALITY PLAN

Erf 364 Haarlem - Locality plan



0 0.07 0.15 0.3 km

Date: 2/2/2026 6:36 AM

Scale: 1:3,245



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

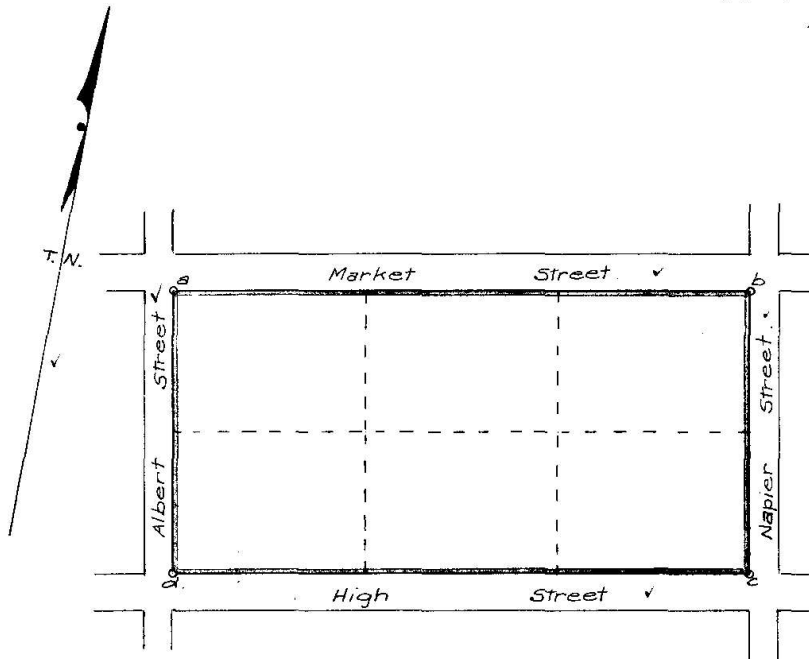
3330/41

Approved

General Plan H. 1

J. Hildebrand
Surveyor-General.

18-10-1941



SIDES.		ANGLES.			
	Cape Feet				
ab	720.00	a	90	0	0
bc	360.00	b	90	0	0
cd	720.00	c	90	0	0
da	360.00	d	90	0	0
CO-ORDINATES.					

*
L.W. HRF NO 364
HAARLEM



The above diagram lettered a. b. c. d. ✓ represents

3 Morgen 0 Square Roods 0 Square Feet of Land situate in the
Management Board Area
Village of Haarlem, Division of Uniondale being *
LOTS N^{os} 301, 302, 307, 308, 327, & 328, in the Village of
Haarlem, a part of Groot River as per Deed of
Transfer 1855. B. 136. ✓

Bounded as indicated above

This diagram belongs to the Transfer N^o 11095 Surveyed and beacons by me according to regulations.
made this day in favour of

R. A. MULLER

Deeds Office }
19.... }

W. J. Seibels
Government Land Surveyor.

July 1927.

General Plan H. 1
S 2428.

ANNEXURE “E” – TITLE DEED

C. GEORGE ATTORNEYS

*Attorneys – Prokureurs – Amagqwetha
Administrators of Estates – Conveyancers*

16 OSCAR CLOSE
WESTGATE
MITCHELLS PLAIN
7785
CAPE TOWN
DX 1 Mitchells Plain
VAT REG. NO. 4050282765

P.O. BOX 870
WESTRIDGE
7802
Tel: 021- 374 0843
Fax: 021 - 372 0321
christelle@cgeorge.co.za
Deeds Office Box 302

Our Ref: CG/CA/SWARTS

Your Ref:

05 JANUARY 2026

Mr RM & Mrs JE SWARTS

Dear Sir & Madam

**RE: APPLICATION FOR REGULATION 68(1)-LOST TITLE
DEED OF TRANSFER NUMBER T105712/2003
PROPERTY: ERF 364 HAARLEM**

Please find enclosed:

- 1) Original Transfer Number T105712/2003 (VA6920/2025)

Kindly acknowledge receipt on the duplicate hereof.

**Yours faithfully
C GEORGE ATTORNEYS**

Per: 
C George

DATE:.....

NAME:.....

SIGNATURE:.....

DEED OF TRANSFER

NO.

T105712/2003
(VA6920/2025)

350 Claughton & Wehmeyer
Posbus 242, Hoofweg 39
GRABOUW, 7160
Tel (021) 859 4269

Opgestel deur my


TRANSPORTBESORGER
WEHMEYER N J

SEELREG DUTY	R.....
FOOI FEE	R. 200,00.

T 000105712 / 2003

Transportakte

HIERBY WORD BEKENDGEMAAK:

DAT

NICOLAAS JOHANNES WEHMEYER

WILLEM JACOBUS SMITH

voor my, die Registrateur van Aktes, KAAPSTAD, verskyn het te KAAPSTAD, hy die genoemde komparant synde behoorlik daartoe gemagtig deur 'n Volmag aan hom verleen deur

CHANDRAN CHETTY
identiteitsnommer 600811 5205 08 7
ONGETROUD

gedateer die 4de dag van Augustus 2003, en geteken te UNIONDALE

FOR FURTHER ENDORSEMENTS SEE 4
VIR VERDERE ENDOSEMENTE SIEN.....

EN die Komparant het verklaar dat sy voormelde Prinsipaal waarlik en wettiglik verkoop het op die **9de Julie 2003** en dat hy, die Komparant, in sy hoedanigheid voormeld hiermee in volle en vrye eiendom sedeer en transporteer aan en ten gunste van

ROUSHAY MANFRED SWARTS
Identiteitsnommer 711117 5169 08 3

en

JACQUELINE EUSTACIA SWARTS
Identiteitsnommer 650903 0047 08 2

GETROUD BINNE GEMEENSKAP VAN GOEDERE MET MEKAAR

Hulle Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes

ERF 364 HAARLEM
In die Eden Distriksmunisipaliteit
Afdeling Uniondale
Provinsie Wes-Kaap

GROOT : **2,5696 (Twee Komma Vyf Ses Nege Ses)**
 HEKTAAR;

AANVANKLIK OORGEDRA kragtens Transportakte Nr. T11095/1941 met Kaart Nr. 3599/1941 wat daarop betrekking het en **GEHOU** kragtens Transportakte Nr. T91190/1995.

ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte Nr T345 gedateer 28 September 1887.



WESHALWE die Komparant afstand doen van al die regte en titel wat genoemde

TRANSPORTGEWER

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

TRANSPORTNEMERS

Hulle Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes tans en
voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die
regte van die Staat en ten slotte verklaar hy dat die koopsom die bedrag is van
R65 000-00 (Vyf en Sestigduisend Rand).

TEN BEWYSE WAARVAN ek, die 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 die 13 dag van NOVEMBER
in die Jaar van Ons Heer Tweeduisend en Drie (2003).

In my teenwoordigheid

REGISTRATEUR VAN AKTES,



 q.q.

T105712 / 2003

VA 000006920 / 2025

Certified a true copy of the duplicate original
filed of record in this Registry, issued to serve
in place of the original thereof under the
provisions of Deeds Regulation No 68. (1)

Deeds Registry
Cape Town

2025-12-12

ASST REGISTRAR OF DEEDS

ANNEXURE “F” – POWER OF ATTORNEY

POWER OF ATTORNEY

We, the undersigned

Roushay Manfred Swarts and Jacqueline Eustacia Swarts

the registered owner of

Erf 364 Haarlem

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

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 Erf 364 Haarlem into the following 4 portions:

- *Portion A: (Agricultural Zone II) ($\pm 6\,424\text{m}^2$);*
- *Portion B: (Agricultural Zone II) ($\pm 6\,424\text{m}^2$);*
- *Portion C: (Agricultural Zone II) ($\pm 6\,424\text{m}^2$); and*
- *Remainder (Agricultural Zone II) ($\pm 6\,424\text{m}^2$).*

Signed at George on 31 August 2026

Roushay Manfred Swarts



Jacqueline Eustacia Swarts



ANNEXURE “G” – CONVEYANCER CERTIFICATE

CONVEYANCER'S CERTIFICATE

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

ERF 364 HAARLEM

APPLICATION DETAILS

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 the Erf 364 Haarlem into the following 4 portions:

- Portion A: (Agricultural Zone II) ($\pm 6\,424\text{m}^2$);
- Portion B: (Agricultural Zone II) ($\pm 6\,424\text{m}^2$);
- Portion C: (Agricultural Zone II) ($\pm 6\,424\text{m}^2$); and
- Remainder (Agricultural Zone II) ($\pm 6\,424\text{m}^2$)

APPLICATION DATE

August 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:

T105712/2003 (current Title Deed)

in respect of:

**ERF 364 HAARLEM
IN THE EDEN DISTRICT MUNICIPALITY
UNIONDALE DISTRICT
WESTERN CAPE PROVINCE**

IN EXTENT: 2,5696 (TWO COMMA FIVE SIX NINE SIX) HECTARES

HELD BY DEED OF TRANSFER NUMBER T105712/2003

REGISTERED in the name of

ROUSHAY MANFRED SWARTS AND JACQUELINE EUSTACIA SWARTS

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 28 August 2026

A handwritten signature in black ink, appearing to be 'R. Swarts', written in a cursive style.

CONVEYANCER