

A PORTION OF PACALTSDORP ERF 325

APPLICATION FOR: TEMPORARY LAND USE DEPARTURE



CLIENT: HIGH HOPES ECD CENTRE
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CONTENTS

(I) TABLE OF CONTENTS

SECTION A : BACKGROUND	1
1. BACKGROUND	1
2. THE APPLICATION.....	3
3. PROPERTY DESCRIPTION, SIZE AND OWNERSHIP.....	4
SECTION B : DEVELOPMENT PROPOSAL	5
4. DEVELOPMENT SPECIFICATIONS	5
4.1. Learner Numbers	7
4.2. Operating Hours	7
4.3. Access, Parking & Refuse.....	7
5. STATUTORY SPECIFICATIONS	8
5.1. Temporary Land Use Departure	8
5.2. The George Zoning Scheme Bylaw, 2023	8
6. CIVIL SERVICES INFRASTRUCTURE.....	9
SECTION C : CONTEXTUAL INFORMANTS	11
7. LOCALITY.....	11
8. CURRENT LAND USE & ZONING.....	11
8.1. Land Use	11
8.2. Zoning.....	11
9. CHARACTER OF THE AREA	13
10. EXISTING POLICY FRAMEWORKS.....	14
10.1. Western Cape Provincial SDF (2014)	14
10.2. Garden Route District Municipality: Spatial Development Framework (2025)	15
10.3. George Spatial Development Framework (2023).....	16
10.4. Pacaltsdorp Local Spatial Development Framework, 2015.....	18
10.5. George Integrated Development Plan (2022-2027).....	19
SECTION D : MOTIVATION.....	20
11. ASSESSMENT OF APPLICATIONS	20
11.1. Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) 20	
11.2. George Municipality Bylaw on Municipal Land Use Planning (2023) 20	
12. CONSISTENCY WITH SPATIAL PLANNING POLICIES.....	21
13. THE NEED FOR THE PRE-SCHOOL & AFTERCARE.....	21

14.	PROVISION OF A COMMUNITY SERVICE	21
15.	SOCIO-ECONOMIC IMPACT	22
16.	CONSISTENCY WITH THE SURROUNDING AREA	22
17.	NO IMPACT ON EXISTING RIGHTS.....	23
18.	LEASE OF MUNICIPAL LAND	23
19.	WESTERN CAPE LAND USE PLANNING ACT, 2014 (ACT 3 OF 2014)	23
19.1.	Spatial Justice.....	24
19.2.	Spatial Sustainability	25
19.3.	Spatial Efficiency	26
19.4.	Spatial Resilience.....	27
19.5.	Good Administration	27
20.	CONCLUSION	28

(II) ANNEXURES

ANNEXURE A.	Signed MOA - High Hopes ECD & George Mun. dated 2023
ANNEXURE B.	Signed MOA - High Hopes ECD & George Mun. (Renewal) dated 2026
ANNEXURE C.	Garden Route District Municipality Health Certificate & Food Acceptability Certificate
ANNEXURE D.	Pre-Application feedback dated 02 April 2026
ANNEXURE E.	Email George Municipality Incomplete Notification dated 14 September 2026
ANNEXURE F.	Pre-Application application feedback dated 15 October 2026
ANNEXURE G.	Signed Company Resolution & Power of Attorney dated 06 May 2026
ANNEXURE H.	Application Form
ANNEXURE I.	Title Deed Erf 325 Pacaltsdorp
ANNEXURE J.	SG Diagram (SG 8600/1963) - Erf 325
ANNEXURE K.	Servitude Diagram (SG 761/2019)

(III) PLANS

PLAN 1.	Locality Plan
PLAN 2.	Architectural Plans - 'Architectural & Town Planning Services' dated 2026

(IV) TABLE OF FIGURES

FIGURE1.	Existing Structures used for ECD Centre	5
FIGURE2.	Extract SDP	6

FIGURE3.	Room Schedule.....	6
FIGURE4.	Existing Access Points.....	8
FIGURE5.	Water & Toilets.....	9
FIGURE6.	3700 litre Buffalo tank. during installation.....	10
FIGURE7.	Locality	11
FIGURE8.	Existing Land use - Buildings.....	12
FIGURE9.	George GIS - Zoning Maps.....	12
FIGURE10.	Character of the Surrounding area.....	13
FIGURE11.	Extract SD - Spatial Vision.....	15
FIGURE12.	Extract George SDF	17
FIGURE13.	Extract Pacaltsdorp SDF.....	18

SECTION A :**BACKGROUND****1. BACKGROUND**

The remainder of Pacaltsdorp Erf 325 has various zonings, but the portion in question is currently zoned as "Undetermined" and is 739m² in extent.

On 30 March 2023, council resolved to lease a portion of Pacaltsdorp Erf 325 measuring 739m² situated in the Syferfontein informal area, to High Hopes Early Development Centre for a period of 3 years. The lease was intended to enable the Centre to operate as an educational facility (Educare /creche) and to apply for a Temporary Departure in terms of Section 15(2)(c) of the George Municipality Land Use Planning By-Law, 2023. A copy of the council decision and the signed Memorandum of Agreement (MOA) between High Hopes ECD & George Municipality is attached as **ANNEXURE A**.

The above-mentioned lease expired on 30 April 2026. An application was submitted to extend the lease to ensure continuity of operations and compliance with planning and approved for a further period of (3) years to enable the ECD to continue its essential community services and to submit the required land use application. A copy of the signed MOA is attached as **ANNEXURE B**.

On 18 March 2022 Garden Route District Municipality issued a certificate of acceptability for food premises and on 23 January 2026 issued a health certificate to allow for 8x babes (0-23 months), 36x toddlers (2 to 6 years) and a total of 11x after care kids on the application area on. Refer to attached **ANNEXURE C** for these certificates.

The owners would like to obtain temporary land use rights to allow for a ECD centre on the lease area on Erf 325. In order to allow for proposal, it is necessary to apply for a temporary land use departure in terms of Section 15(2)(c) of the George Municipality Land Use Planning By-Law, 2023.

The proposal was discussed by the Town Planning Section of George Municipality, 02 April 2025. A copy of the pre-application feedback is attached as **ANNEXURE D**. The following points were made for the applicant to address with the land use application.

COMMENT	RESPONSE
TOWN PLANNING COMMENTS	
Applicant is advised to also include a new application to Council for the extension of the lease agreement simultaneously with the submission of the land use application as it lapses in April 2026.	Refer to ANNEXURE B .
Note: Temporary departure is only valid for 5years.	Noted.
Comment from the municipality's property section will be required.	Refer to Par.2
An accurate depiction of the 600m ² lease area with correct boundaries will need to be shown on the site layout plan. The site layout plan must indicate all applicable parameters such as building lines, access, drop of facility etc as may be required for a creche.	The lease area of 739m ² (as per the signed lease agreement) is indicated on the site plan attached as Plan 2 .
Applicant to motivate application in terms of MSDF, zoning scheme and any other applicable policies.	Refer to Par.5.2 & Par.10
Exemption in terms of submitting a conveyancer certificate may be granted.	Noted.
Applicant will still need to submit copy of title deed and council resolution with application. Final council resolution with regards to the extension may be required prior to the outcome of the decision.	Refer to ANNEXURE A, ANNEXURE B & ANNEXURE I .

CES COMMENTS	
Conditions as included in the lease agreement remain applicable.	Noted.

An application for a temporary land use departure was submitted on 11 September 2026. On 14 September 2026, George Municipality provided an incomplete notification, resulting an updated pre-application required. A copy of the incomplete notification is attached as **ANNEXURE E**.

The proposal was discussed by the Town Planning Section of George Municipality, 23 September 2026. On 15 October 2026 CES provided new comments replacing the previous comments, after reconsidering the pre-application. A copy of the pre-application feedback is attached as **ANNEXURE F**. The following points were made for the applicant to address with the land use application.

COMMENT	RESPONSE
TOWN PLANNING COMMENTS	
1. Note that the temporary departure may only be valid for the duration of the lease as determined in the council resolution and lease agreement, which may also not exceed 5years.	Noted.
2. The lease agreement refers to 739m ² and the original Council resolution refers to 618m ² , clarity is required.	The council resolution and first lease refer to "approximately" 617m ² , but the latest signed lease indicates the accurate lease area being 739m ² .
3. An accurate depiction of the lease area with correct boundaries will need to be shown on the site layout plan. the site layout plan must depict the overall area of creche within the Syferfontein informal settlement. The site layout plan must indicate all applicable parameters such as access, access from main road, drop of facility etc as may be required for a creche	Refer to Plan 2 , which indicates the lease area boundaries, drop-off zone, and vehicular and pedestrian access points. The proposal seeks temporary land use rights for the continued operation of the existing facility within the current lease area. Should permanent land use rights be pursued in future, a separate application will be submitted in compliance with all applicable requirements and prescribed development parameters.
4. Applicant to motivate application in terms of MSDP, zoning scheme and any other applicable policies.	Refer to Par.5.2 & Par.10
5. Exemption in terms of submitting a conveyancer certificate may be granted	Noted.
CES COMMENTS	
1. <u>Access</u> 1.1 Revised comment: The existing vehicular access to the development is restricted to Olympic Road. The Municipality is not currently the road authority for Olympic Road and, accordingly, any access approval or requirements shall be subject to the approval of the relevant road authority. 1.2 <u>Motivation</u> : The comment recognises the existing access arrangement while ensuring that the Municipality does not assume approval authority over a road for which it is not currently the road authority.	Noted.
2. <u>Parking and Drop-off</u> 2.1 Revised comment: Parking and drop-off facilities shall comply with the applicable municipal requirements. Where no formal road reserve currently exists, the existing parking, access and drop-off arrangements may remain subject to the lease agreement. Should the area subsequently be formally planned and the lease agreement remain valid, the owner/developer shall amend the access, parking and drop-off arrangements, where required, to conform with the adopted property and road reserve boundaries. 2.2 <u>Motivation</u> : A flexible approach is considered appropriate given the temporary nature of the land-use application and the existing ECD operation. The condition nevertheless protects future formal property and road reserve boundaries. The submitted information records that no parking facilities	Refer to response to Town Planning Comment#3

COMMENT	RESPONSE
are currently available on site and that a designated drop-off area is proposed	
3. <u>Water</u> 3.1 Revised comment: Municipal water supply is available, subject to confirmation of the required connection and available capacity. 3.2 <u>Motivation</u>: The existing CES assessment records that limited water service is available, subject to capacity confirmation. The requirement is therefore retained without imposing additional water infrastructure requirements at this stage	<i>Noted. Refer To Par.6</i>
4. <u>Sewer</u> 4.1 Revised comment: No municipal sewer service is currently available. An approved alternative sewerage disposal system shall be provided and maintained at the owner/developer's cost for the duration that municipal sewer services are unavailable. Should a municipal sewer service become available to the property, the development shall connect to the municipal sewer system at the owner/developer's cost, subject to the applicable municipal requirements. 4.2 <u>Motivation</u>: Municipal sewer service is currently unavailable, and alternative sanitation is therefore required for the continued operation of the ECD. The future connection requirement ensures that the alternative arrangement does not prevent connection should municipal sewer subsequently become available.	<i>Refer To Par.6</i>
5. <u>Development Charges</u> 5.1 Revised comment: The proposed development shall be assessed in accordance with the applicable George Municipality Development Charges Policy, including consideration of any applicable exemption. Where no exemption applies, Development Charges shall be determined and become payable in accordance with the applicable policy and conditions of approval. 5.2 <u>Motivation</u>: CES is required to assess the development and determine the applicable Development Charges in accordance with the Development Charges Policy. Should the applicant wish to apply for an exemption from the applicable Development Charges, a separate exemption application may be submitted for consideration in accordance with the provisions of the George Municipality Development Charges Policy. CES does not have the authority to grant or waive Development Charges and can therefore, not approve or prejudge an exemption as part of the pre-application process.	<i>Development Charges to be determined and required exemption to be lodged (if required).</i>
6. <u>Stormwater</u> 6.1 Revised comment: Stormwater generated from the site shall be managed such that runoff does not adversely affect adjoining properties, municipal infrastructure or downstream drainage systems. 6.2 <u>Motivation</u>: Taking into account the existing and temporary nature of the ECD, the previously stated requirements for a formal Stormwater Management Plan, SUDS, source control, infiltration and attenuation are not retained at this stage. The revised comment retains the essential requirement that stormwater runoff must not adversely affect surrounding properties or municipal infrastructure. The more detailed stormwater requirements formed part of the original CES pre-application comments.	<i>Refer To Par.6</i>

2. THE APPLICATION

Marika Vreken Urban and Environmental Planners have been appointed by **HIGH HOPES ECD CENTRE** to prepare and submit the required application documentation. George Municipality's Property Management & Legal and Compliance Services Departments confirmed that The Municipality has, through the lease agreement, already granted the Lessee the necessary

authorisation to apply for a temporary departure. Refer to **ANNEXURE G** for the Signed Company Resolution & Power of attorney and **ANNEXURE H**: Application Form for:

- (i) A Temporary land use departure in terms of Section 15(2)(c) of George Municipality Land Use Planning By-Law, 2023 to utilise the 739m² lease area on Pacaltsdorp Erf 325 as a 'place of instruction' for a maximum period of 5 years.

3. PROPERTY DESCRIPTION, SIZE AND OWNERSHIP

A copy of the Title Deed for Pacaltsdorp Erf 325 which includes all the information outlined below is contained in **ANNEXURE I**. The SG Diagram (SG 8600/1963) for the subject property is contained in **ANNEXURE J** and the Servitude Diagram (SG 761/2019) for the electrical servitude along the western property boundary close to the application area is contained in **ANNEXURE K**.

PROPERTY DESCRIPTION:	Erf 325, Pacaltsdorp, in the Municipality and Division of George, Province of the Western Cape
TITLE DEED NO:	D110/1965
PROPERTY OWNER:	George Municipality
PROPERTY SIZE:	542.39025 Ha (Lease Area)
TITLE DEED RESTRICTIONS:	The Title Deed contains no restrictive title deed conditions that prevent the proposed development.
SERVITUDES:	Multiple. One in close proximity to the application area. - Electrical power transmission servitude along the western property boundary.
BONDS:	None.

SECTION B :**DEVELOPMENT PROPOSAL****4. DEVELOPMENT SPECIFICATIONS**

(Refer to **Plan 2: Architectural Plans** - 'Architectural & Town Planning Services' dated

Arms of Love is a registered Public Benefits Organisation (PBO) established in 2021, providing support to vulnerable communities, particularly in early childhood development and after school programmes. The vision is to support Early Childhood Development Centres, to ensure that children at the foundation stage, have the best possible start.



FIGURE 1: EXISTING STRUCTURES USED FOR ECD CENTRE

The High-Hopes Early Childhood Development Centre opened its doors on February 6, 2022, and is situated in the informal settlement community of Syferfontein. Syferfontein, is an informal settlement situated on the outskirts of Pacaltsdorp in George, home to more than 500 families.

In this environment, children wander the streets, and adult unemployment has reached an unprecedented high. At High-Hopes Early Childhood Development Centre they aim to provide the children with a fun, safe, happy and loving environment in which the children can learn and grow, ensuring that each individual child is offered the very best opportunities during their early childhood education. The ECD centre consists of 8x structures on the lease area. 4x classrooms, a kitchen, a storeroom, a bathroom and a wooden Wendy structure used for storage purposes.



FIGURE 2: EXTRACT SDP

ROOM SCHEDULE					
Name	Area	Occupancy	Floor Finish	Wall Finish	Ceiling Finish
Bathrm	5 m ²	Un-habitable	Kazin	Kazin	
Class room	84 m ²	Habitable	Kazin	Kazin	
Kitchen	17 m ²	Un-habitable	Kazin	Kazin	
Patio	3 m ²	Un-habitable	Paving		
Stoep	18 m ²	Un-habitable			
Store room	45 m ²	Un-habitable	Concrete	Timber	
WC	2 m ²	Un-habitable	Kazin	Kazin	
Wendy	17 m ²	Un-habitable	Timber	Timber	
	190 m ²				

FIGURE 3: ROOM SCHEDULE

4.1. Learner Numbers

High-Hopes Early Childhood Development Centre currently caters for a maximum of 41x children and 4x staff members. The maximum number of children allowed is 43x kids from 18 months to 5 years old in line with the as per the Garden Route District Municipality Health Report (**ANNEXURE C**).

4.2. Operating Hours

High-Hopes Early Childhood Development Centre and Aftercare official operating hours are from 07:00 am and closes at 5:00 pm, every day during the week. The ECD closes at 13:00 and then becomes an aftercare. The times the most noise will be generated is between 10:30-11:30 am which is play time and when the aftercare is effect from 13:00. High-Hopes Early Childhood Development Centre and Aftercare will not be open on weekends, public holidays and during the Christmas Holidays.

4.3. Access, Parking & Refuse

No parking facilities are available on site. All the roads are gravel, and none of the teachers at High Hopes own vehicles. Based on this only a designated 'vehicle' drop-off area is proposed in along the northern boundary of the application area. Access points indicated with **RED** arrows below.

There is one vehicular access gate to the application area and one pedestrian access gate, indicated in the figure above. The refuse is stored in one dustbin, which George Municipality empties once a week. The dustbin is located at the **PURPLE** square below.

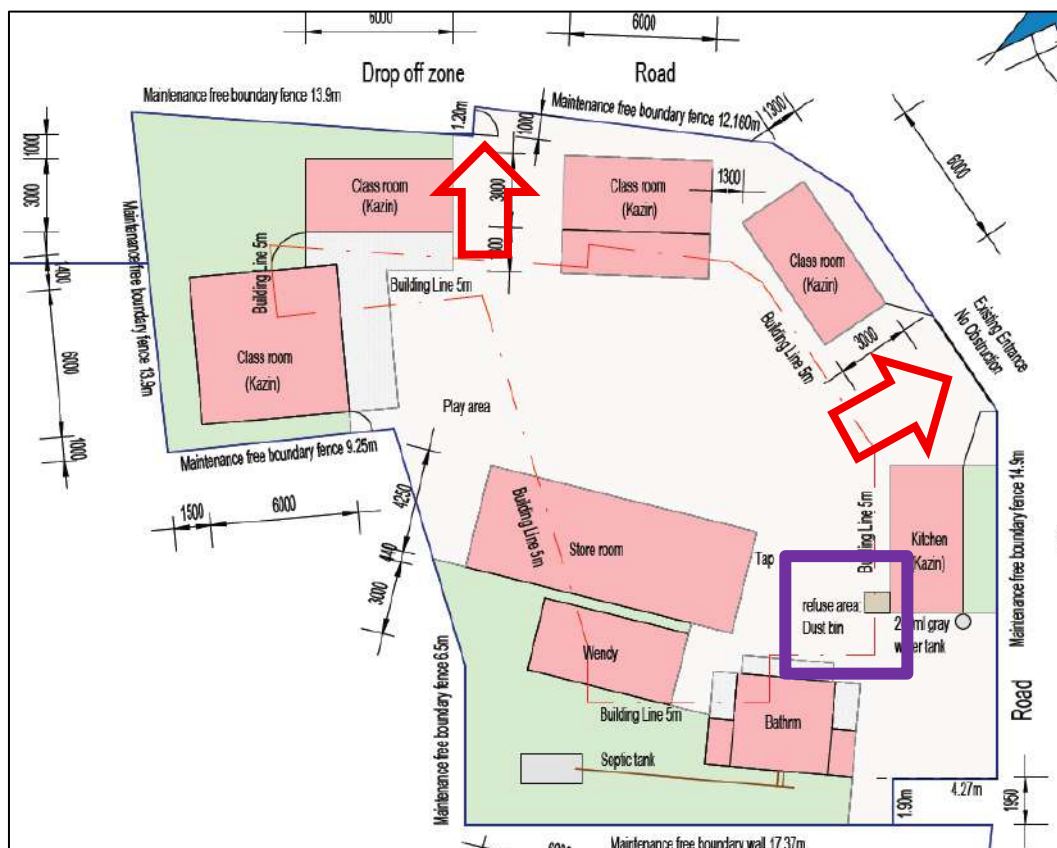




FIGURE 4: EXISTING ACCESS POINTS

5. STATUTORY SPECIFICATIONS

The following land development applications are lodged in terms of the George Municipality By-Law on Municipal Land Use Planning (2023) to achieve the desired outcome.

5.1. Temporary Land Use Departure

According to the George Integrated Zoning Scheme By-Law, 2023, The remainder of Pacaltsdorp Erf 325 has various zonings, but the portion in question is currently zoned as "Undetermined". The proposal is to continue legally operate the existing 'place of instruction' for a temporary period of 5 years.

The temporary land use departure to accommodate the existing 'place of instruction' is the most suitable application the reason being that the owner of the creche does not own the property and leasing for a temporary period only, and the temporary departure was also recommended by Council. To allow a 'place of instruction', it is necessary to apply for a departure granted temporarily to utilise the land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land in terms of Section 15(2)(c) of George Integrated Zoning Scheme By-Law, 2023.

5.2. The George Zoning Scheme Bylaw, 2023

The George Zoning Scheme Bylaw limits the number of children allowed at a 'Crèche' to (20x); therefore application must be made to allow a "place of instruction".

"place of instruction"

- (a) a place for education or training at pre-school, school or post-school levels, including—
- (i) crèche;
 - (ii) nursery school;
 - (iii) primary school;
 - (iv) secondary school;
 - (v) college;
 - (vi) university; or
 - (vii) research institute; and
 - (viii) place of instruction in physical exercise and sport where the main objective is instruction rather than participation of the public as competitors or spectators;
- (ix) and the following ancillary uses—
- (aa) a boarding hostel;
 - (bb) administrative offices;
 - (cc) cafeteria;

- (dd) convenience shop limited to total floor space of 100m²
 (ee) laboratories;
 (ff) occasional use for religious gatherings, craft markets and events;
 (gg) place of assembly;
 (hh) place of worship;
 (ii) private road;
 (jj) private open space;
 (kk) sports and recreation centre; and
 (ll) staff accommodation.
 (b) a civic facility for the promotion of knowledge to the community, including-
 (aa) a public library;
 (bb) public art gallery; and
 (cc) museum;
 (c) but does not include a reformatory or a conference facility.

The proposal seeks temporary land use rights for the continued operation of the existing facility within the current lease area. Should permanent land use rights be pursued in future, a separate application will be submitted in compliance with all applicable requirements and prescribed development parameters.

6. CIVIL SERVICES INFRASTRUCTURE

The subject property is connected to the existing municipal water supply network available in the area. Sewage generated on the property is managed through an existing 3700-litre Buffalo tank, which serves as the on-site sewage containment system. The tank is emptied and cleaned twice a month to ensure adequate capacity is maintained and to facilitate the ongoing and effective management of sewage generated on the property.



FIGURE 5: WATER & TOILETS

Stormwater generated on the property is managed on-site through existing measures designed to promote infiltration and minimise surface runoff. The site, including the outdoor play area, is predominantly covered with wood chippings, which facilitate the absorption of rainwater and assist in reducing surface water accumulation and the potential for localised flooding. In addition, rainwater collected from the roof surfaces is channelled into an existing water storage tank for collection and potential reuse. These measures contribute to the effective management of stormwater on the property while reducing the volume of runoff discharged from the site.



FIGURE 6: 3700 LITRE BUFFALO TANK. DURING INSTALLATION

SECTION C :**CONTEXTUAL INFORMANTS****7. LOCALITY**

(Refer to **Plan 1: Locality Plan**)

The application area on Erf 325 Pacaltsdorp is situated within the informal settlement community of Syferfontein. Syferfontein, is an informal settlement situated on the outskirts of Pacaltsdorp in George. The GPS coordinates for the centre of the application area are 34° 0'53.98"S & 22°25'52.04"E.



FIGURE 7: LOCALITY

8. CURRENT LAND USE & ZONING**8.1. Land Use**

The application area on Erf 325 Pacaltsdorp is currently used as an Early Childhood Development Centre with 8x single storey buildings.

8.2. Zoning

The remainder of Pacaltsdorp Erf 325 has various zonings, but the portion in question is currently zoned as "Undetermined" in terms of the George Integrated Zoning Scheme by Law, 2023.

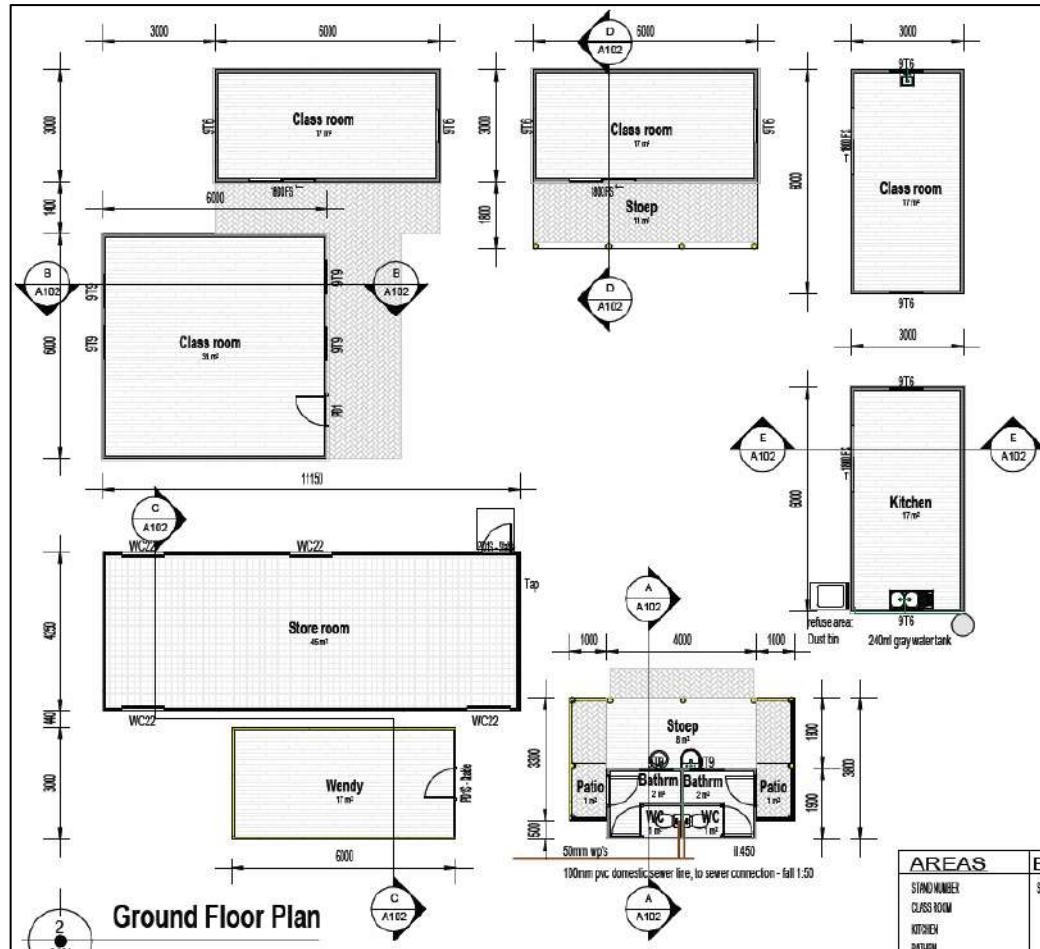


FIGURE 8: EXISTING LAND USE - BUILDINGS

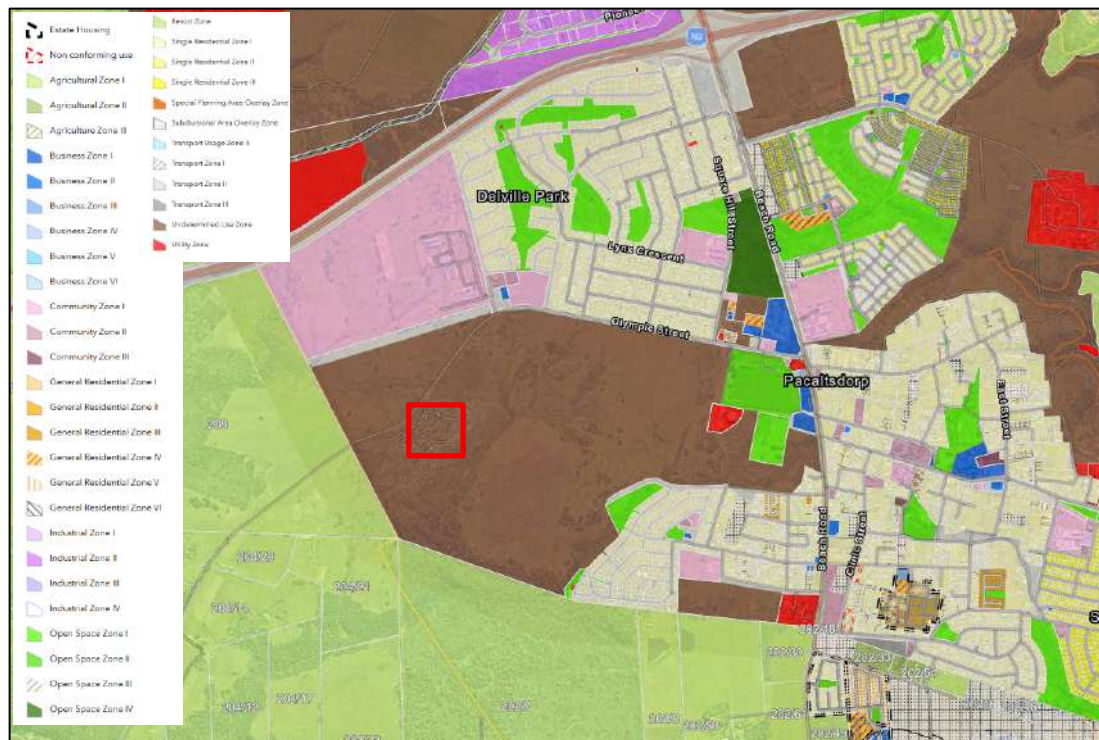


FIGURE 9: GEORGE GIS - ZONING MAPS

9. CHARACTER OF THE AREA

The application area is situated within Syferfontein, an informal settlement located on the outskirts of Pacaltsdorp in George. Syferfontein is an established residential community that accommodates more than 500 families and forms part of the broader urban environment of George. The area is characterised by a significant need for improved housing opportunities, basic municipal services and supporting community infrastructure.



FIGURE 10: CHARACTER OF THE SURROUNDING AREA

The proposed application should therefore be considered within the broader context of the existing socio-economic and spatial conditions of Syferfontein and the surrounding Pacaltsdorp area. The proposal within this settlement has the potential to contribute towards improved living conditions, and the orderly integration of the community into the formal urban structure of George.

10. EXISTING POLICY FRAMEWORKS

10.1. Western Cape Provincial SDF (2014)

The Western Cape Provincial SDF was approved in 2014 by the Western Cape Parliament and serves as a strategic spatial planning tool that “communicates the provinces spatial planning agenda”.

The PSDF sets out a policy framework within which the Western Cape Government will carry out its spatial planning responsibilities. Each of the three spatial themes contributes to the achievement of the Western Capes's strategic objectives. These policies are categorised into three themes, namely:

- **Resources:** Sustainable use of spatial assets and resources
- **Space Economy:** Opening up opportunities in the Space Economy
- **Settlement:** Developing Integrated and sustainable settlements

However, it is important to note some of the key policies laid down by the PSDF have a bearing on the proposed development.

S3: PROMOTE COMPACT, MIXED-USE AND INTEGRATED SETTLEMENTS

POLICY STATEMENT	DEVELOPMENT'S RESPONSE
2. Promote functional integration and mixed-use as a key component of achieving improved levels of settlement liveability and counter apartheid spatial patterns and decentralization through densification and infill development.	<i>The development proposal is ideally located within an existing residential neighbourhood. The proposal will provide residents of this neighbourhood with childcare services in close proximity. This proposal is a much-needed community use.</i>

POLICY S4: BALANCE AND COORDINATE THE DELIVERY OF FACILITIES AND SOCIAL SERVICES

POLICY STATEMENT	DEVELOPMENT'S RESPONSE
1. Balance sustainable service delivery and equitable access to education and health services	<i>The facility will provide education to a maximum of 43 kids within this residential area.</i>

Planning Implication:

The location of a pre-school within a residential area is not an uncommon occurrence based on the size and scale of the facility. According to the Equal Education Organization survey, 1 in 4 children experiences security issues associated with schools. One of the provincial spatial challenges, as stated in this document, is education and poverty. The proposal currently contributes to eradicating both these issues. The existing facility is open to all children from any social and financial background. The existing facility provides a very important service to the children currently in the facility. The proposal is to obtain temporary rights to allow the children to receive their education and also safety and security whilst their parents are at work.

10.2. Garden Route District Municipality: Spatial Development Framework (2025)

Garden Route District Municipal Council formally adopted the Spatial Development Framework 2025 on 25 February 2026 at a Council meeting.

The Garden Route District Municipality Spatial Development Framework (GRDM SDF) 2025 is the statutory long-term spatial planning framework for the Garden Route District. It provides a strategic spatial vision and development framework to guide future growth, land use management, infrastructure investment, environmental protection, and economic development across the district over the next 10–20 years. It also serves as a coordinating framework for the local municipalities within the district, ensuring that development occurs in a coherent and sustainable manner.

4.2 SPATIAL VISION AND DEVELOPMENT PRINCIPLES

The long-term vision for Garden Route District Municipality is to be:

“a leading, enabling and inclusive district, characterised by equitable, sustainable development, high quality of life and equal opportunities for all”

FIGURE 11: EXTRACT SD - SPATIAL VISION

The reviewed SDF for the GRDM will seek to address spatial, environmental and socio-economic issues confronting the district. It will also assist the municipality to efficiently manage current spatial development processes and pressures and strategically prepare for projected future developments in the municipal area.

The role of a District SDF is to bridge the gap between provincial and local spatial planning. It ensures that the local municipal SDFs within a district are coherent, aligned with broader regional infrastructure strategies, and that spatial development is coordinated across municipal boundaries

More specifically, the SDF of the GRDM will aim towards achieving the following objectives:

- Providing a spatial representation of the land development policies, strategies and objectives of the district in the context of local, provincial and national directives;
- Coordinating and integrating the spatial expression of the sectoral plans of the local and/ or provincial sector departments;
- Addressing inefficient, impoverished and scattered land use patterns where the poor is generally located far away from places of socio-economic opportunities;
- Indicate the desired and intended pattern of land use development in the urban and rural parts of the district, including the delineation of areas in which development in general or development of a particular type would not be appropriate;
- Managing the conflicting demand between agriculture, forestry, urban expansion and biodiversity conservation areas;

- Providing mechanisms for the establishment of a functional relationship between urban and rural areas – both spatially and economically;
- Identifying priority investment areas in urban and rural parts of the municipality;
- Focusing on defining the economic footprint of the municipality and formulating strategies on how this can be enhanced in a sustainable manner;
- Coordination and alignment of the District SDF with the Provincial SDF's, neighbouring municipal SDFs, and any other regional plans applicable;
- Channel public and private investment into priority areas and align the capital investment programs of the municipality and different government departments into these areas in pursuit of the five SPLUMA principles;
- Link all of the above to the Municipal Budget via the GRDM Integrated Development Plan (IDP).

Planning Implication:

The proposal is generally consistent with the Garden Route District Municipality Spatial Development Framework (2025). Population increases is projected and common sense, with this increase in population, one of the needs that will increase is the need for education and also working parents need aftercare facilities in the town. Although the proposal is only temporary in the application area, the kids need to be accommodated.

The need for these facilities in the region is high not only in George but all over the Eden district. The proposal is in line with the applicable strategies and the guidelines of the Eden SDF. The proposal does not detract from the categorisation of George as per this SDF and the proposal is in line with objective of this SDF.

10.3. George Spatial Development Framework (2023)

The Municipal Spatial Development Framework 2023, for the period May 2023 to May 2027, is now deemed the adopted policy, which guides spatial growth and development in George. The MSDF provides clarity with respect to the manner in which land-use, development, and investment will be supported to build a spatial form which facilitates the vision and strategic objectives of the Municipality.

The George MSDF plays a leading role in the broader municipal planning system. The MSDF is the spatial expression of the IDP while at the same time, the MSDF couches the IDP within a long-term spatial vision for the municipal area that seeks to implement the vision, principles and policy directives set out in national and provincial legislation, strategies, policies and plans. Therefore, decisions made by sectors, spheres and entities of the public sector should be consistent with and work towards realising the vision, spatial strategies and plan set out in the MSDF.

George Municipality's vision, as encapsulated in its 2022 – 2027 Integrated Development Plan (IDP), is to be "a city for a sustainable future". To this end, the following 5 Strategic goals are identified within the George SDF:

- ✚ Develop and grow George;
- ✚ Safe, clean and green;
- ✚ Affordable quality services;
- ✚ Good governance and human capital; and
- ✚ Ensure good governance and human capital in George.

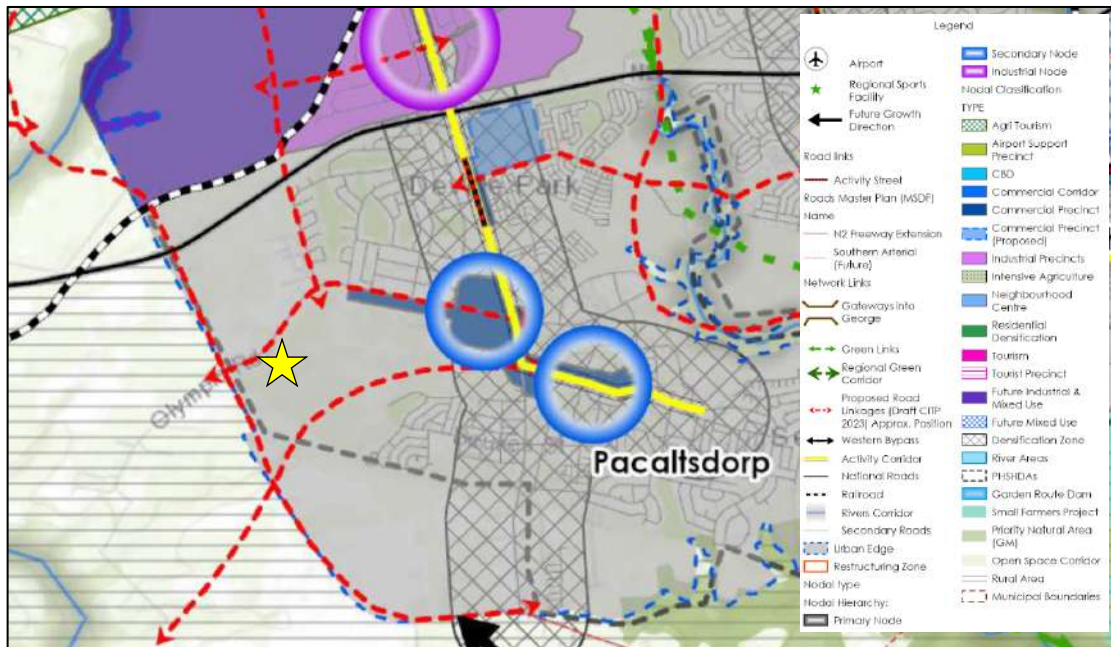


FIGURE 12: EXTRACT GEORGE SDF

According to the George SDF, the application area is located inside the urban edge of the George Municipal Area.

The SDF states that it is concerning that, given the population growth in George (Backlog and future growth), no budgetary allocation towards social facilities, specifically schools (primary and secondary) and ECD Centres, has been made.

The MSDF's implementation is supported by a series of Local Spatial Development Frameworks currently in place. The Local Spatial Development Framework for Pacaltsdorp, 2015 structure plan applies to the application area and compliance therefore described in the paragraph below.

Planning Implication:

The application area is located inside the urban edge. No additional structures will be constructed, and the supply of the current services is adequate as no additional impact will arise from this application. The need for the proposed ECD / Creche is implied in this spatial document. Therefore, the proposed development is in line with the spatial objectives of the George SDF.

Section 19 (2) of the Western Cape Land Use Planning Act states the following:

"...If a spatial development framework or structure plan does not specifically provide for the utilisation or development of land as proposed in a land use application or a land development application, but the proposed utilisation or development does not conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilisation or development is regarded as being consistent with that spatial development framework or structured plan..." The proposed development is therefore consistent with the George SDF.

Therefore, this proposed development is regarded as being consistent with the George Spatial Development Framework as it does not conflict with the purpose of the relevant designation in the spatial development framework and urban development is supported.

10.4. Pacaltsdorp Local Spatial Development Framework, 2015

The Pacaltsdorp LSDF will be approved as a Local Spatial Development Framework in terms of Section 9(1) of the Land Use Planning By-Law for George Municipality, September 2015, the purpose of which will be to lay down guidelines for the future spatial development of a specific area to which it relates in such a way as will most effectively promote the order of the area as well as general welfare of the community concerned.

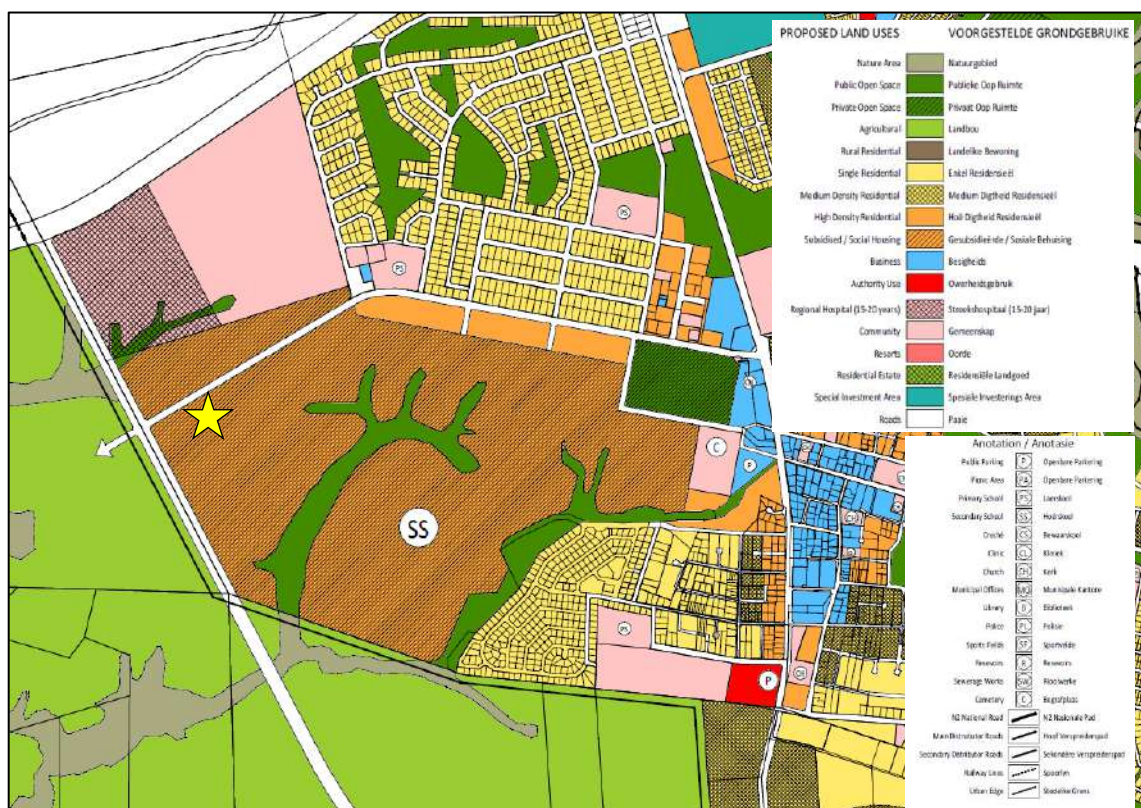


FIGURE 13: EXTRACT PACALTSDORP SDF

According to the Pacaltsdorp Local Spatial Development Framework, 2015 the subject property is earmarked for "**Subsidised / Social Housing**".

In terms of the George SDF the following areas in Pacaltsdorp are earmarked for subsidised Housing.

Syferfontein – This is the area south of Delville Park towards Europe which measures approximately 160 hectares in extent. This area also houses the existing Syferfontein informal settlement. The locality, ownership and topography of this land are ideally suited for subsidised housing and will be set aside for this purpose until it is required. A strip of high-density affordable housing will be accommodated in this area as well.

Planning Implication:

The proposal to allow for a ECD will complement the designation being subsidised housing and formalisation of the existing informal residential settlement. ECD's are to be situated within or close to residential areas. The sound of children at play is considered normal within a residential environment provided that it is not excessive and that it is mitigated to a reasonable extent. It is not considered that residents need to be protected from it.

10.5. George Integrated Development Plan (2022-2027)

The George Council opted to adopt a new five-year IDP for the period 2022 – 2027. The IDP is a municipal planning instrument that drives the process to address the socio-economic challenges as well as the service delivery and infrastructure backlogs experienced by communities in the municipality's area of jurisdiction. The IDP is the municipality's principal five-year strategic plan that deals with the most critical development needs of the municipal area (external focus) as well as the most critical governance needs of the organisation (internal focus).

The application area is located in **WARD 23** of the George Municipal Area. None of the identified ward-based needs and priorities has a direct bearing or any reference to the proposal.

Planning Implication:

The IDP is a municipal planning tool that integrates municipal planning and allocates municipal funding to achieve strategic objectives that will contribute to the overall municipal vision. The development proposal also aims to provide a much-needed social service to the area and create additional temporary and permanent jobs for members of the community, grow the local economy, and allow the children of the area to obtain the necessary education and parental care during the daytime.

SECTION D :**MOTIVATION****11. ASSESSMENT OF APPLICATIONS****11.1. Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)**

Section 42 of SPLUMA prescribes certain aspects that have to be taken into consideration when deciding on an application. These are:

- (1). Development principles set out in Chapter 2 of SPLUMA
- (2). Protect and promote the sustainable use of agricultural land
- (3). National and provincial government policies the municipal spatial development framework, and take into account: —
 - (i) the public interest.
 - (ii) the constitutional transformation imperatives and the related duties of the State.
 - (iii) the facts and circumstances relevant to the application.
 - (iv) the respective rights and obligations of all those affected.
 - (v) the state and impact of engineering services, social infrastructure, and open space requirements.
 - (vi) any factors that may be prescribed, including timeframes for making decisions.

11.2. George Municipality Bylaw on Municipal Land Use Planning (2023)

The George Municipality Bylaw on Municipal Land Use Planning (2023) as promulgated by G.N 8747 dated 21 April 2023 states in Section 65 the general criteria necessary for considering an application by the municipality.

It must be noted that the application has not undergone the notice phase of the application process and that the information below is the necessary information required by the municipality to process the application. The following criteria must be considered when evaluating the desirability of this land development application:

CRITERIA	REFERENCE IN REPORT
The impact of the proposed land development on municipal engineering services .	n/a
The integrated development plan , including the municipal spatial development framework.	Par.10.5
The applicable local spatial development frameworks adopted by the Municipality.	Par.10.3
The applicable structure plans .	Par.10.4

CRITERIA	REFERENCE IN REPORT
The applicable policies of the Municipality that guide decision-making .	Par.11.2
The provincial spatial development framework .	Par.10.1
Where applicable, a regional spatial development framework contemplated in section 18 of the Spatial Planning and Land Use Management Act or provincial regional spatial development framework.	Par.10.2
The policies, principles and the planning and development norms and criteria set by the national and provincial government.	Par.11.1
The matters referred to in Section 42 of the Spatial Planning and Land Use Management Act. Principles referred to in Chapter VI (6) of the Western Cape Land Use Planning Act .	Par.19
Applicable provisions of the zoning scheme .	Par.5.2
any restrictive condition applicable to the land concerned	N/A

12. CONSISTENCY WITH SPATIAL PLANNING POLICIES

As described in **Par.10** of this report, the proposal is consistent with the relevant spatial planning policies.

13. THE NEED FOR THE PRE-SCHOOL & AFTERCARE

There is a clear need for accessible Early Childhood Development (ECD) and aftercare services within the Syferfontein informal area, where many families have limited access to formal childcare facilities. The proposed temporary land-use rights will enable the existing High Hopes Early Development Centre to continue providing a safe, structured and supervised environment for young children. The Centre currently accommodates up to 41 children and 4 staff members, with provision for a maximum of 43 children between the ages of 18 months and 5 years. The facility also provides aftercare services, thereby assisting parents and caregivers who require safe supervision for their children during the day.

14. PROVISION OF A COMMUNITY SERVICE

The High Hopes Early Development Centre provides an important community service by offering early childhood education, care and supervision to children residing in the surrounding informal settlement. In an environment where children may otherwise spend extended periods unsupervised in the streets, the Centre provides a safe and supportive environment that promotes their development, socialisation and school readiness. The facility therefore addresses an important social need within the local community.

This well-run, child-orientated establishment and After Care has a positive impact on the development of a child and thus a positive long-term impact on the community as a whole. The continued success and expansion of the school, therefore, will allow it to continue to impact positively on the area as a whole.

15. SOCIO-ECONOMIC IMPACT

The proposal will have a positive socio-economic impact on the Syferfontein community by providing an essential childcare and early development service in an area characterised by high levels of unemployment and socio-economic vulnerability. The continued operation of the High Hopes Early Development Centre provides a safe and structured environment for up to 43 children, reducing the likelihood of young children being left unsupervised while parents or caregivers attend to employment, informal trading, job-seeking or other economic activities.

The Centre also contributes directly to local employment creation through the employment of staff required for the operation and management of the facility. The existing operation accommodates staff responsible for the care, supervision, education and general management of the children. The formalisation and continuation of the land use will therefore support existing employment opportunities and provide a basis for maintaining and potentially expanding employment as the needs of the Centre grow. These employment opportunities are particularly valuable within the Syferfontein community, where unemployment levels are high and opportunities for formal employment are limited.

In addition to the direct employment generated by the Centre, the proposal provides an important indirect economic benefit by enabling parents and caregivers to participate more meaningfully in the local economy. Access to reliable childcare allows parents to seek and retain employment, undertake informal economic activities, attend training or education, and actively seek employment without the constant responsibility of supervising young children. The Centre therefore supports household income generation and contributes to the economic resilience of families within the community.

The provision of early childhood development services also represents a longer-term socio-economic investment in the community. By providing young children with appropriate care, early learning, socialisation and preparation for formal schooling, the Centre contributes to improved educational readiness and the development of children during their formative years. This can have positive long-term benefits for the children, their families and the broader community.

Overall, the proposal will make a meaningful contribution to employment creation, household economic participation, child development and community upliftment. The continued use of the municipal land for the ECD centre and aftercare facility is therefore considered to be in the broader public and socio-economic interest of the Syferfontein community.

16. CONSISTENCY WITH THE SURROUNDING AREA

The proposed use is considered compatible with the character and needs of the surrounding Syferfontein informal settlement. The facility serves the immediate residential community and provides a community-oriented service that is directly related to the needs of local residents. The scale of the operation is limited, accommodating a maximum of 43 children and 4 staff members, and is therefore not expected to introduce a use that is incompatible with the surrounding area.

The proposal will in no way negatively impact the character of the area, in fact, it will improve the functionality and liveability in the area. The proposed use renders a much-needed service to the surrounding residential area.

17. NO IMPACT ON EXISTING RIGHTS

The proposed temporary land use is not expected to negatively impact upon the existing land-use rights of surrounding properties. The development is limited in scale and primarily serves the immediate community. The operation of the ECD Centre and aftercare facility will not materially interfere with surrounding residential activities or create significant additional impacts in terms of traffic, noise or other disturbances. The continued operation of the Centre on the leased portion of land will therefore not prejudice the existing rights or reasonable use and enjoyment of surrounding properties.

The sound of children at play is considered normal within a residential environment and provided that it is not excessive and that it is mitigated to a reasonable extent. It is not considered that residents need to be protected from it. Outside activities are to be structured so that noise levels will only be generated at specific times. The existing facility has strict time slots for certain activities.

18. LEASE OF MUNICIPAL LAND

George Municipality has agreed to lease a portion of Pacaltsdorp Erf 325, measuring approximately 739 m², to High Hopes Early Development Centre for the operation of the existing ECD Centre and aftercare facility. The proposed land-use application will formalise the planning rights required for the use of the municipal land for this purpose. The lease provides an appropriate mechanism for the controlled use of the municipal property while enabling the Municipality to facilitate the provision of an essential community service. The proposal accordingly represents a practical and mutually beneficial use of municipal land that supports the social needs of the Syferfontein community.

The portion of land is not utilised by any other member of the public or the Municipality. The purpose of this application, therefore, is to give effect to the relevant Council resolution. Approval of this land development application is required to formalise the lease agreement and to allow for the operation of the existing facility. It would be meaningless to agree to lease the land to the landowners for this intention and not allow the owners to fully utilise it as intended.

19. WESTERN CAPE LAND USE PLANNING ACT, 2014 (ACT 3 OF 2014)

The purpose of this Provincial legislation is to consolidate legislation in the Province pertaining to provincial planning, regional planning and development, urban and rural development, regulation, support and monitoring of municipal planning and regulation of public places and municipal roads arising from subdivisions; to make provision for provincial spatial development frameworks; to provide for minimum standards for, and the efficient coordination of, spatial development frameworks; to provide for minimum norms and standards for effective municipal development management; to regulate provincial development management; to regulate the effect of land

development on agriculture; to provide for land use planning principles; to repeal certain old-order laws, and to provide for matters incidental thereto.

Section 59 of this Act prescribe the Land Use Planning Principles that apply to all land development in the province. These are summarised in the tables below. The tables below aim to summarise how the proposed development complies with these planning principles.

19.1. Spatial Justice

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Past spatial and other development imbalances must be redressed through improved access to and use of land.	N/A	This policy does not apply to the application area.
Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.	N/A	This policy is not applicable to the application area. Not a Spatial Development Framework or Policy.
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	N/A	This policy is not applicable to the application area.
Land use management systems should include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas and informal settlements.	N/A	This policy is not applicable to the application area.
Land development procedures must include provisions that accommodate access to, and facilitation of, the security of tenure and the incremental upgrading of informal areas.	Applicable to George Municipality	The municipality should process this application within the prescribed guidelines of the Land Use Planning By-Law for George Municipality, 2023.
A competent authority contemplated in this Act or other relevant authority considering an application before it, may not be	Applicable to George Municipality	The municipality should process this application within the prescribed guidelines of the Land Use Planning By-Law for George Municipality, 2023.

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property will be affected by the outcome of the application.		
The right of owners to develop land in accordance with current use rights should be recognised.	N/A	<i>This policy is not applicable to the application area.</i>

19.2. Spatial Sustainability

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Promote land development that is spatially compact, resource-frugal and within the fiscal, institutional, and administrative means of the relevant competent authority in terms of this Act or other relevant authority.	COMPLY	▪ <i>The proposal is resource-frugal, as all activities will make use of the existing services.</i> ▪ <i>The proposed development is within the urban edge and within an established residential environment.</i>
Ensure that special consideration is given to the protection of prime, unique, and high potential agricultural land.	N/A	<i>Not Agricultural land</i>
Uphold consistency of land use measures in accordance with environmental management instruments.	COMPLY	▪ <i>The application area is located within an existing urban area and does not trigger any environmental listed activities in terms of the National Environmental Management Act (1998).</i>
Promote and stimulate the effective and equitable functioning of land markets.	COMPLY	▪ <i>The proposed development is consistent with the character of the surrounding area.</i> ▪ <i>It will not negatively impact the value of its surrounding properties.</i> ▪ <i>The crèche provides a service and is the only ECD within this neighbourhood. This addresses the demand for childcare facilities in residential areas. Thus, potentially having a positive impact on the land markets in the area.</i>
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	COMPLY	▪ <i>The existing infrastructure is adequate and any service upgrades (if required) are at the cost of the landowners.</i>
Promote land development in locations that are sustainable and limit urban sprawl.	COMPLY	▪ <i>The proposed development is within an existing urban area.</i>

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
		The proposal leads to a more intense and efficient land use on the property.
Result in communities that are viable.	COMPLY	- The location of a creche is considered normal within a residential environment, provided that it is not excessive and that it is mitigated to a reasonable extent. The proposal is compliant and will result in a viable community. - The proposal will result in additional permanent employment opportunities thereby resulting in a more viable community.
Strive to ensure that the basic needs of all citizens are met in an affordable way.	COMPLY	The proposal is compliant with this principle by providing an affordable and accessible Early Childhood Development and aftercare service to the Syferfontein community, thereby helping to meet an essential basic need of local families and children.
The sustained protection of the environment should be ensured.	COMPLY	In line with all Environmental policy documents and legislation.

19.3. Spatial Efficiency

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Land development optimises the use of existing resources and infrastructure.	COMPLY	- The proposal will require and fully utilise the existing municipal infrastructure. No upgrades to the existing infrastructure will be required. - Any service upgrades will be at the cost of the applicant.
Integrated cities and towns should be developed.	COMPLY	The proposal supports the development of integrated towns by providing an essential community facility within the Syferfontein settlement, bringing ECD and aftercare services closer to residents and helping to integrate social and community facilities with existing residential areas.
Policy, administrative practice, and legislation should promote speedy land development.	Applicable to George Municipality	The municipality should process this application within the prescribed time frames of the George Municipality By-Law on Municipal Land Use Planning (2023)

19.4. 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	COMPLY	▪ <i>The proposal is in line with all the various spatial plans, the zoning scheme and policies, as motivated by the report.</i> ▪ <i>It will have no negative impact on the livelihood of the community but uplift the community.</i>

19.5. Good Administration

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
All spheres of government should ensure an integrated approach to land use planning.	Applicable to George Municipality	▪ <i>This principle has no direct bearing on the application; however, the George Municipality is obligated to consider the application fairly and within the timeframes provided in terms of the municipal planning bylaw.</i> ▪ <i>What is however important is that all decision-making is aligned with sound policies based on nation, provincial and local development policies.</i>
All government departments must provide their sector inputs and comply with any other statutory requirements during the preparation or amendment of spatial development frameworks.		
The requirements of any law relating to land development and land use must be met timeously.		
The preparation and amendment of spatial plans, policy, zoning schemes and procedures for land development and land use applications, should include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.		
The legislation, procedures and administrative practice relating to land development should be clear, promote predictability, trust, and acceptance in order to inform and empower members of the public.		

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
A spatial development framework, zoning scheme or policy should be developed in phases and each phase in the development thereof should include consultation with the public and relevant organs of state and should be endorsed by the relevant competent authority.		
Decision-making procedures should be designed to minimise negative financial, social, economic, or environmental impacts.		
Development application procedures should be efficient and streamlined and timeframes should be adhered to by all parties.		
Decision-making in all spheres of government should be guided by and give effect to statutory land use planning systems.		

20. CONCLUSION

In light of this motivation, and the information contained in the foregoing report, it is clear that the application for:

- (i) A Temporary land use departure in terms of Section 15(2)(c) of George Municipality Land Use Planning By-Law, 2023 to utilise the 739m² lease area on Pacaltsdorp Erf 325 as a 'place of instruction' for a maximum period of 5 years.

Meets the criteria as set out in The Spatial Planning and Land Use Management Act (SPLUMA) and the George Municipality By-Law on Municipal Land Use Planning (2023) and is desirable. It is therefore recommended that the application be supported by the relevant authorities and approved by George Municipality.

Marika Vreken Urban and Environmental Planners
October 2026

ANNEXURE A:

*Signed MOA - High Hopes ECD & George Mun.
dated 2023*

Reference / Verwysing: S500 Syferfontein

Date / Datum: 31 March 2023

High Hopes Early Development Center
p/a Airway Road
Heather Park
George
6529

Email: edwardineferendale@gmail.com

For Attention: Edwardine Ferendale

**APPLICATION TO LEASE A PORTION OF LAND IN THE SYFERFONTEIN INFORMAL AREA
FOR EDUCATIONAL PURPOSES**

Council resolved on 30 March 2023 as follows:

- (a) that Council **GRANT APPROVAL** for the lease of the existing portion of land (approximately 618m²) in the Syferfontein Informal Area to **High Hopes Early Development Center** for a period of three (3) years;
- (b) that it **BE DECIDED** that the erf is not required for the minimum level of basic municipal service delivery in terms of Section 14(2) of the Municipal Finance Management Act, 2003 (Act 56 of 2003);
- (c) that it **BE DECIDED** that the erf is not required for the Municipality's own use for the proposed lease period of three (3) years;
- (d) that the lease of the property will be to the benefit of the local community and that there are no risks associated to the lease;
- (e) that any improvements belonging to the lessee are removed at the time of the lease ending, failing which the asset reverts to Council and Council is not required to reimburse the lessee;
- (f) that the development of the property **BE SUBJECT TO** any conditions laid down by the Directorate: Civil Engineering Services;
- (g) that **Arms of Love NPC, on behalf of High Hope Early Development Center**, apply for a Temporary Departure in terms of Section 15 (2) (c) of the Land Use Planning Bylaw for George Municipality, 2015; and
- (h) that the following conditions from the Section: Building Control apply:
 - 1. Building plan to be submitted in terms of section 4 of the National Building Regulations and Building Standards Act, 103 of 1977, for the development.
 - 2. A building plan to be submitted to comply with SANS 10400, 204, Part XA and any other applicable legislation.

3. No construction may be commenced with until such time as a building plan has been approved.
4. The property may only be use for the intended purpose once a Certificate of Occupation has been issued.
5. Proof of lease agreement to be submitted together with the application documentation.

It would be appreciated if you could provide this office with a resolution confirming who would sign the necessary documentation on behalf of High Hopes Early Development Center. I will also need copies of the identity documents of the signatories before we can proceed with signing the rental agreement.

Yours truly



W. DARIES

MANAGER: PROPERTY MANAGEMENT

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14 Oos Str
Pacaltsdorp

MEMORANDUM OF AGREEMENT

(hereinafter referred to as the MOA)

Made and entered into between

GEORGE MUNICIPALITY

(hereinafter represented by **WENDY-ANN MENTOR**
in her capacity as **Acting Deputy Director: Human Settlements**
being duly authorised thereto
(hereinafter referred to as "the Municipality")

EF B

And

High Hopes ECD Centre (Registration No: 275-124 NPO)

14 Oos Street
Pacaltsdorp
George
6530
Cell: 073 684 2346

herein represented by **Edwardine Petrolene Ferendale**
(Identity Number: **860328 0190 086**)

in her capacity as Director

(herein after referred to as the **LESSEE**)

EF B

WHEREAS Council resolved during a Council Meeting held on 30 March 2023, that a lease agreement be entered into with the above mentioned organisation, for a period of three years, at a nominal rental amount of R20.00 plus VAT per annum.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1

LEASE

The **LESSOR** hereby lets S500, Syferfontein (approximately 618m²) hereafter referred to as "the premises", to the **LESSEE** who hereby hires the same from the **LESSOR** upon the terms and conditions herein stated.

2

PERIOD OF LEASE

Notwithstanding the date of signature hereof, this lease shall endure for a period of three (3) years, starting from 1 May 2023 to 30 April 2026.

3

RENTAL

The annual rental shall be the sum of R20,00 plus VAT, per annum.

4

MUNICIPAL SERVICES

The **LESSEE** will be responsible for the payment of municipal service charges, which includes; sewerage, water usage and garbage removal at the tariffs as determined by the **LESSOR** from time to time; excluding property rates. The municipal services must be accessible to the **LESSOR** for maintenance purposes at all times.

5

USE OF PROPERTY

The property is to be used for the purposes of an early development centre and in the public interest only, and may not be used for any other purpose, except with the prior written approval of the **LESSOR**. The **LESSEE** may not use any part of the property hereby leased as residence, sleeping accommodation or any similar usage.

6

BREACH

In the event of any breach of the conditions of this lease by either party, or of non-payment of the rental or any amount due in terms of this lease by the **LESSEE** on the due date, the **LESSOR** and/or **LESSEE**, as the case may be, shall have the right to cancel this lease after giving 3 months written notice to the defaulting party to rectify the breach and the **LESSOR** shall have the right to retake possession of the premises without prejudice to any claim which the **LESSOR** may have against the **LESSEE** for any rental or amounts already owing or any other amount or for any damage, which the **LESSOR** may suffer as a result of the termination of the agreement of lease.

R 2 B EF

MAINTENANCE OF PROPERTY

The **LESSEE** shall keep the premises and all improvements, appurtenances, fixtures and fittings thereon in a clean, neat and tidy condition.

INSURANCE

- 9.1 The **LESSEE** may insure the equipment on the property in its discretion.
- 9.2 While utilising the facilities on the property neither party may do anything or allow anything to be done, which may endanger or damage the premises or whereby the insurance thereof may be affected.
- 9.3 The **LESSOR** shall not be responsible for any theft, damage, loss or injury to body or limb or property of whatsoever nature and to whosoever it may belong, which may result from the use of the premises and the **LESSEE** hereby indemnifies the **LESSOR** for any claim made against the **LESSOR** in this regard.

SUBLETTING AND CESSION

The **LESSEE** may not sub-let the property nor cede, pledge or renounce in favour of any other person or institution any of the rights or obligations flowing from this agreement, without the written consent of the **LESSOR**.

DESTRUCTION OF PREMISES

Should the premises become partially or wholly destroyed or untenable as a result of fire, storm, tempest, earthquakes or earth tremors or any other cause beyond the control of the **LESSOR** in such a manner as to substantially interfere with the further use of the property by the **LESSEE**, then either party shall have the right to cancel the lease by giving notice to this effect to the other party and neither party shall have any claim against the other arising from such cancellation.

BUILDINGS

The **LESSEE** may not erect or cause to be erected any buildings of whatever nature, being either of a temporary or a permanent nature, without the prior written approval of the **LESSOR** and may also not effect or cause to be effected alterations to the existing buildings without such written approval.

TERMINATION

- 12.1 Upon termination of this agreement of lease, either by expiration of time or otherwise, the **LESSEE** shall vacate the property hereby leased and hand it over to the **LESSOR** in a good, clean and orderly fashion. Any buildings and/or improvements will become the property of the **LESSOR** without payment of any compensation.

3 B EF

- 12.2 Both parties will have the right to cancel this agreement by given the other party 3 months written notice.

13

CEASING OF OPERATIONS

In the event of the **LESSEE** ceasing its operations as a crèche, this agreement of lease will be cancelled with effect from such date and the property shall revert to the **LESSOR**, without prejudice to the **LESSOR'S** rights to take action to recover any outstanding rental or other amounts still owing.

14

SPECIAL CONDITIONS

- 14.1 The **LESSEE** will be responsible for all costs arising from the lease.
- 14.2 Any improvements belonging to the **LESSEE** should be removed at the time of the lease ending, failing which the asset reverts to Council and Council is not required to reimburse the **LESSEE**.
- 14.3 The development of the property will be subject to any conditions laid down by the Directorate: Civil Engineering Services.
- 14.4 High Hopes ECD Centre should apply for a temporary departure in terms of Section 15(2)(c) of the Land Use Planning bylaw for George Municipality, 2015.
- 14.5 No construction may be commenced with until such time as a building plan has bene approved.

15

DOMICILIUM AND NOTICES

- 15.1 The parties select their addresses as hereinafter stated as their respective *domicilia citandi et executandi* for all purposes arising out of this agreement or the cancellation thereof.
- 15.2 Any notice sent to the *domicilium citandi et executandi* of a party by pre-paid registered post or delivered there by hand shall be deemed to have been received on the fifth business day after posting or on the date of delivery, as the case may be.
- 15.3 Any party may, by written notice to the other, change his *domicilium citandi et executandi* to another physical address (not being a post office box number or poste restante) within the Republic of South Africa and such change shall become effective seven days after the giving of such notice.
- 15.4 All notices which may or may have to be given in terms of this agreement shall be in writing.

 
4 EF

THE LESSOR:

Office of the Municipal Manager
Civic Centre
3rd Floor, 71 York Street
GEORGE
6530

THE LESSEE:

14 Oos Street
Pacaltsdorp
George
6530

16

DISPUTE RESOLUTION

- 16.1 If any dispute arises between the parties in connection with or arising out of this MOA, the parties shall make every effort to resolve amicably, such dispute or difference by mutual consultation.
- 16.2 Should a dispute which pertains to this MOA arise between the parties to this MOA then the parties can agree to refer the dispute in question to arbitration.
- 16.3 Referral to arbitration must be by way of written notice delivered to the *domicilium citandi et executandi* of the other party/ies involved in the dispute.
- 16.4 In the event of arbitration, the parties shall use their best endeavours to ensure that the arbitration is held and concluded, and a decision handed down within 30 (thirty) working days after the delivery of the referral to arbitration.
- 16.5 The arbitrator shall be a person agreed between the parties to the dispute alternatively and party to the dispute may request the Chairperson for the time being of the Legal Practice Council (Western Cape Provincial Office) to appoint an arbitrator, which he is authorised to do in his sole discretion, save that the appointed arbitrator must be independent.
- 16.6 The arbitrator shall have the fullest and freest discretion regarding the procedure applicable to the proceedings; whether he shall require assessors to assist in his decision making; as well as the venue and timing thereof, subject to the other terms of this clause 16.
- 16.7 The arbitrator's decision shall be final and binding.
- 16.8 The arbitrator may make an award as to his/her costs.
- 16.9 The provisions of the Arbitrations Act, Act 42 of 1965, shall apply to this arbitration.
- 16.10 A party to this MOA may institute court proceedings if:
- 16.10.1 Same is necessary for the protection of any rights pending the resolution of an arbitration in terms hereof; or


5
B3
EF

- 16.10.2 Same is necessary to obtain relief where grounds justifying urgent relief exist;
- 16.10.3 Same is necessary to compel a party to abide by the terms of this arbitration clause.

THUS DONE and SIGNED on behalf of the LESSOR at **GEORGE** on the 8th day of MAY 2023.

AS WITNESSES:

1 Batha
Signature

Petro Botha
Full Name and Surname

2 [Signature]
Signature

WILLENE JANICE DRIES
Full Name and Surname

[Signature]
W MENTOR
ACTING DEPUT DIRECTOR: HUMAN
SETTLEMENTS

THUS DONE and SIGNED on behalf of the LESSEE at **GEORGE** on the 8th day of MAY 2023.

AS WITNESSES:

1 Batha
Signature

Petro Botha
Full name and Surname

2. [Signature]
Signature

WILLENE JANICE DRIES
Full Name and Surname

[Signature]
EDWARDINE FERENDALE
On behalf of High Hopes ECD Centre

ANNEXURE B:

*Signed MOA - High Hopes ECD & George Mun.
(Renewal) dated 2026*

MEMORANDUM OF AGREEMENT

(hereinafter referred to as the MOA)

Made and entered into between

GEORGE MUNICIPALITY

(hereinafter represented by BEVAN ELLMAN
in his capacity ACTING MUNICIPAL MANAGER
being duly authorised thereto
(hereinafter referred to as "the Municipality")

And

High Hopes ECD Centre (in No: 275-124 NPO)

14 Oos Street
Pacaltsdorp
George
6530
Cell: 073 684 2346

herein represented by **Edwardine Petrolene Ferendale**
(Identity Number: **860328 0190 086**)

in her capacity as _____ **DIRECTOR** _____

(herein after referred to as the **LESSEE**)

Swke
SM *ey*

1

BR Ellman *Handwritten signature*

WHEREAS Council resolved during a Council Meeting held on 30 March 2023, that a lease agreement be entered into with the above mentioned organisation, for a period of three years, at a nominal rental amount of R20.00 plus VAT per annum.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1

LEASE

The **LESSOR** hereby lets S500, Syferfontein (739m²) hereafter referred to as "the premises", to the **LESSEE** who hereby hires the same from the **LESSOR** upon the terms and conditions herein stated.

2

PERIOD OF LEASE

Notwithstanding the date of signature hereof, this lease shall endure for a period of three (3) years, starting from 1 May 2026 to 30 August 2029.

3

RENTAL

The annual rental shall be the sum of R20,00 plus VAT, per annum.

4

MUNICIPAL SERVICES

The **LESSEE** will be responsible for the payment of municipal service charges, which includes; sewerage, water usage and garbage removal at the tariffs as determined by the **LESSOR** from time to time; excluding property rates. The municipal services must be accessible to the **LESSOR** for maintenance purposes at all times.

5

USE OF PROPERTY

The property is to be used for the purposes of an early development centre and in the public interest only, and may not be used for any other purpose, except with the prior written approval of the **LESSOR**. The **LESSEE** may not use any part of the property hereby leased as residence, sleeping accommodation or any similar usage.

6

BREACH

In the event of any breach of the conditions of this lease by either party, or of non-payment of the rental or any amount due in terms of this lease by the **LESSEE** on the due date, the **LESSOR** and/or **LESSEE**, as the case may be, shall have the right to cancel this lease after giving 3 months written notice to the defaulting party to rectify the breach and the **LESSOR** shall have the right to retake possession of the premises without prejudice to any claim which the **LESSOR** may have against the **LESSEE** for any rental or amounts already owing or any other amount or for any damage, which the **LESSOR** may suffer as a result of the termination of the agreement of lease.

2 SM

BR Ellman *SM* *Handwritten signature*

MAINTENANCE OF PROPERTY

The **LESSEE** shall keep the premises and all improvements, appurtenances, fixtures and fittings thereon in a clean, neat and tidy condition.

INSURANCE

- 9.1 The **LESSEE** may insure the equipment on the property in its discretion.
- 9.2 While utilising the facilities on the property neither party may do anything or allow anything to be done, which may endanger or damage the premises or whereby the insurance thereof may be affected.
- 9.3 The **LESSOR** shall not be responsible for any theft, damage, loss or injury to body or limb or property of whatsoever nature and to whosoever it may belong, which may result from the use of the premises and the **LESSEE** hereby indemnifies the **LESSOR** for any claim made against the **LESSOR** in this regard.

SUBLETTING AND CESSION

The **LESSEE** may not sub-let the property nor cede, pledge or renounce in favour of any other person or institution any of the rights or obligations flowing from this agreement, without the written consent of the **LESSOR**.

DESTRUCTION OF PREMISES

Should the premises become partially or wholly destroyed or untenable as a result of fire, storm, tempest, earthquakes or earth tremors or any other cause beyond the control of the **LESSOR** in such a manner as to substantially interfere with the further use of the property by the **LESSEE**, then either party shall have the right to cancel the lease by giving notice to this effect to the other party and neither party shall have any claim against the other arising from such cancellation.

BUILDINGS

The **LESSEE** may not erect or cause to be erected any buildings of whatever nature, being either of a temporary or a permanent nature, without the prior written approval of the **LESSOR** and may also not effect or cause to be effected alterations to the existing buildings without such written approval.

TERMINATION

- 12.1 Upon termination of this agreement of lease, either by expiration of time or otherwise, the **LESSEE** shall vacate the property hereby leased and hand it over to the **LESSOR** in a good, clean and orderly fashion. Any buildings and/or improvements will become the property of the **LESSOR** without payment of any compensation.

- 12.2 Both parties will have the right to cancel this agreement by given the other party 3 months written notice.

13

CEASING OF OPERATIONS

In the event of the **LESSEE** ceasing its operations as a crèche, this agreement of lease will be cancelled with effect from such date and the property shall revert to the **LESSOR**, without prejudice to the **LESSOR'S** rights to take action to recover any outstanding rental or other amounts still owing.

14

SPECIAL CONDITIONS

- 14.1 The **LESSEE** will be responsible for all costs arising from the lease.
- 14.2 Any improvements belonging to the **LESSEE** should be removed at the time of the lease ending, failing which the asset reverts to Council and Council is not required to reimburse the **LESSEE**.
- 14.3 The development of the property will be subject to any conditions laid down by the Directorate: Civil Engineering Services.
- 14.4 Arms of Love NPC, on behalf of High Hopes ECD Centre, should apply for a temporary departure in terms of Section 15(2)(c) of the Land Use Planning bylaw for George Municipality, 2015.
- 14.5 No construction may be commenced with until such time as a building plan has bene approved.

15

DOMICILIUM AND NOTICES

- 15.1 The parties select their addresses as hereinafter stated as their respective *domicilia citandi et executandi* for all purposes arising out of this agreement or the cancellation thereof.
- 15.2 Any notice sent to the *domicilium citandi et executandi* of a party by pre-paid registered post or delivered there by hand shall be deemed to have been received on the fifth business day after posting or on the date of delivery, as the case may be.
- 15.3 Any party may, by written notice to the other, change his *domicilium citandi et executandi* to another physical address (not being a post office box number or poste restante) within the Republic of South Africa and such change shall become effective seven days after the giving of such notice.
- 15.4 All notices which may or may have to be given in terms of this agreement shall be in writing.

THE LESSOR:

Office of the Municipal Manager
Civic Centre
3rd Floor, 71 York Street
GEORGE
6530

THE LESSEE:

14 Oos Street
Pacaltsdorp
George
6530

16**DISPUTE RESOLUTION**

- 16.1 If any dispute arises between the parties in connection with or arising out of this MOA, the parties shall make every effort to resolve amicably, such dispute or difference by mutual consultation.
- 16.2 Should a dispute which pertains to this MOA arise between the parties to this MOA then the parties can agree to refer the dispute in question to arbitration.
- 16.3 Referral to arbitration must be by way of written notice delivered to the *domicilium citandi et executandi* of the other party/ies involved in the dispute.
- 16.4 In the event of arbitration, the parties shall use their best endeavours to ensure that the arbitration is held and concluded, and a decision handed down within 30 (thirty) working days after the delivery of the referral to arbitration.
- 16.5 The arbitrator shall be a person agreed between the parties to the dispute alternatively and party to the dispute may request the Chairperson for the time being of the Legal Practice Council (Western Cape Provincial Office) to appoint an arbitrator, which he is authorised to do in his sole discretion, save that the appointed arbitrator must be independent.
- 16.6 The arbitrator shall have the fullest and freest discretion regarding the procedure applicable to the proceedings; whether he shall require assessors to assist in his decision making; as well as the venue and timing thereof, subject to the other terms of this clause 16.
- 16.7 The arbitrator's decision shall be final and binding.
- 16.8 The arbitrator may make an award as to his/her costs.
- 16.9 The provisions of the Arbitrations Act, Act 42 of 1965, shall apply to this arbitration.
- 16.10 A party to this MOA may institute court proceedings if:
- 16.10.1 Same is necessary for the protection of any rights pending the resolution of an arbitration in terms hereof; or

- 16.10.2 Same is necessary to obtain relief where grounds justifying urgent relief exist;
- 16.10.3 Same is necessary to compel a party to abide by the terms of this arbitration clause.

THUS DONE and SIGNED on behalf of the LESSOR at **GEORGE** on the 28th day of April 2026 *Suk*

AS WITNESSES:

1 *Skiewitz*
Signature
Sheen-Wayne Kiewitz
Full Name and Surname

BR ELLMAN
BEVAN ELLMAN
ACTING MUNICIPAL MANAGER

2 *[Signature]*
Signature
Sinenhlanhla Ndimande
Full Name and Surname

THUS DONE and SIGNED on behalf of the LESSEE at **GEORGE** on the 20TH day of APRIL 2026.

AS WITNESSES:

1 *[Signature]*
Signature
HERTZOG BEYERS COETSEE
Full name and Surname

[Signature]
EDWARDINE FERENDALE
On behalf of High Hopes ECD Centre

2. *[Signature]*
Signature
MARA PATRIZIA COETSEE
Full Name and Surname

ANNEXURE C:

*Garden Route District Municipality Health
Certificate & Food Acceptability Certificate*

NAVRAE/ENQUIRIES: Ivy Mamegwa

KANTOOR/OFFICE: GEORGE - WILDERNIS

KONTAK NOMMER/CONTACT NO.: 044 803 1522

VERW/REF: 15/2/1/1

DATUM/DATE: 2022-03-18

COA NO.: 1943732



CERTIFICATE OF ACCEPTABILITY FOR FOOD PREMISES

Issued in terms of Regulations no 638 of 22 June 2018: Regulation 3(1)(a)(b) as promulgated under the Foodstuffs, Cosmetics and Disinfectants Act 1972 (Act 54 of 1972)
This Certificate is not transferable from premises to premises.

**ISSUING LOCAL AUTHORITY
ADDRESS
TEL. NO**

GARDEN ROUTE DISTRICT MUNICIPALITY
PO BOX 12; GEORGE; 6530
044 8031300

**FOOD PREMISES
ERF NO.
TEL. NO
ADDRESS**

HIGH HOPES ECD CENTRE
-
073 6842 346
9 Noord Street
Pacaltsdorp
George

EMAIL ADDRESS

edwardineferendale@gmail.com

ADDRESS WHERE FOOD IS PREPARED

9 Noord Street
Pacaltsdorp
George

**PERSON IN CHARGE
ID NUMBER/PASSPORT/PERMIT**

Edwardine Ferendale
860328 0190 086

**TRANSPORTING VEHICLES
REG. NUMBERS**

-

NATURE OF HANDLING

Preparation

It is hereby certified that the above mentioned food premises complies with the provision of Regulations 5 and 6 of Regulations No 638 of 2018 as promulgated in terms of the Foodstuffs, Cosmetics and Disinfectants Act 1972 (Act 54 of 1972) in respect of the handling of food as specified.

ENDORSEMENTS/EXEMPTIONS In terms of Regulation 14(1)	DATE	SIGNATURE OF ENVIRONMENTAL HEALTH PRACTITIONER
THE ISSUING OF THIS CERTIFICATE IS NOT AN EXEMPTION OF ANY OTHER RELEVANT LEGISLATION	18/03/2022	


(P) M STRATU
MUNICIPAL MANAGER

NAVRAE/ENQUIRIES: Nonkosi Somwahla
KANTOOR/OFFICE: George - Outeniqua
KONTAK NOMMER/CONTACT NO: 044 803 1522
VERW/REF: 15/2/1/1
DATUM/DATE: 2026-01-23
CERTIFICATE NO: 46983297



HEALTH CERTIFICATE CHILDCARE FACILITIES

[Section 30.1.2 of Municipal Health By-Laws PG 8018 of 10 December 2018]

(This certificate is not transferable from one person to another person or from one premises to another premises)

Valid until: **2027-01-23**

ISSUING LOCAL AUTHORITY
ADDRESS
TEL. NO

GARDEN ROUTE DISTRICT MUNICIPALITY
PO BOX 12; GEORGE; 6530
044 8031300

DETAIL OF BUSINESS

TRADE NAME: HIGH HOPES ECD CENTRE
STREET ADDRESS: S500 Syferfontein Informal Settlement
Pacaltsdorp
George
6529
S500
ERF NUMBER:
CONTACT DETAILS: 073 684 2346
EMAIL ADDRESS: edwardineferendale@gmail.com

OWNER OR PERSON IN CHARGE

NAME	Edwardine Ferendale
ID NUMBER	860328 0190 086

Maximum number of children that can be accommodated, based on floor space and toilet facilities

Babies (0-23 months)	8
Toddlers (2 to 6 years)	36
Aftercare (If applicable)	11

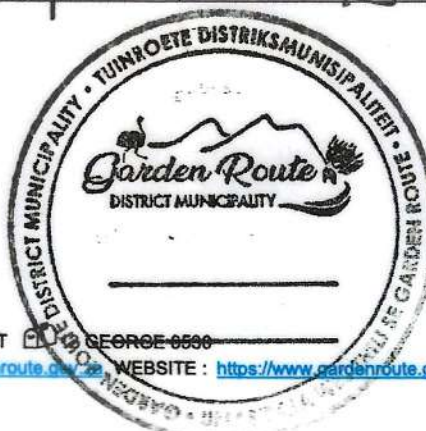
RESTRICTIONS/CONDITIONS: NONE

CERTIFICATION

It is hereby certified that the above-mentioned premises comply with the provisions of Chapter 3, Annexure A:1 of the Municipal Health By-Laws published in Extraordinary Provincial Gazette number 8018 of Monday 10 December 2018 with regards to the practicing of the business of a Childcare facility. The issuing of this certificate is not an exemption from any other relevant legislation

ENDORSEMENTS/EXEMPTIONS In terms of Section 26 (1)	DATE	SIGNATURE OF ENVIRONMENTAL HEALTH PRACTITIONER
NONE	23/01/2026	

(pp) M. G. STRATU
MUNICIPAL MANAGER

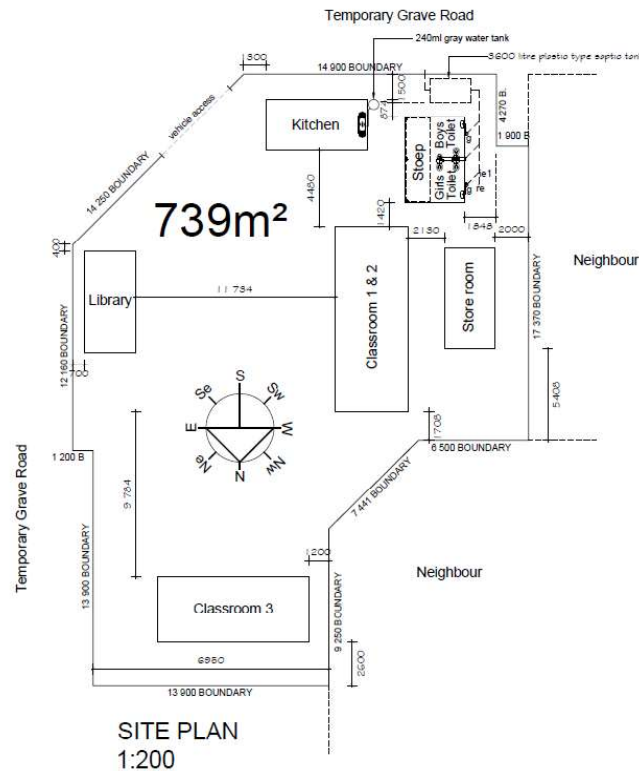


ANNEXURE D:

Pre-Application feedback dated 02 April 2026

PART E: DISCUSSION

Pre-application as discussed on 2 April 2025 (with further discussions) for the proposed temporary departure on a portion of Erf 325, Pacaltsdorp in order to accommodate a creche/ECD centre. The following site layout plan was presented:



Town Planning comments:

- Applicant is advised to also include a new application to Council for the extension of the lease agreement simultaneously with the submission of the land use application as it lapses in April 2026.
- Note: Temporary departure is only valid for 5years.
- Comment from the municipality's property section will be required*.
- An accurate depiction of the 600m² lease area with correct boundaries will need to be shown on the site layout plan. The site layout plan must indicate all applicable parameters such as building lines, access, drop of facility etc as may be required for a creche.
- Applicant to motivate application in terms of MSDF, zoning scheme and any other applicable policies.
- Exemption in terms of submitting a conveyancer certificate may be granted.
- Applicant will still need to submit copy of title deed and council resolution with application. Final council resolution with regards to the extension may be required prior to the outcome of the decision.

CES comments:

- Conditions as included in the lease agreement remain applicable.

PART F: SUMMARY / WAY FORWARD

Refer to comments above.

OFFICIAL:  _____

Fakazile Vava (Town Planner)

PRE-APPLICANT: **Marlize de Bruyn**

(FULL NAME)

SIGNED:  _____

Ilan  Huyser (Senior Town Planner)

SIGNED: _____

DATE: 2025.05.14

DATE: **31 March 2025**

**Please note that the above comments are subject to the documents and information available to us at the time of the pre-application meeting and we reserve our rights to elaborate on this matter further and/or request more information/documents should it deemed necessary.*

ANNEXURE E:

*Email George Municipality Incomplete
Notification dated 14 September 2026*

Marike Vreken

From: post@george.gov.za
Sent: Monday, 14 September 2026 13:59
To: info@vreken.co.za
Subject: Land Use Application - Verification

Importance: High

Dear Bianca,

RE: 325 - Owner: HIGH HOPES ECD CENTRE

We hereby acknowledge receipt of your application. Please refer to the outcome below.

Outcome: Incomplete

Comment: Will need to redo the pre app

George Municipality
Planning and Development Department

CONFIDENTIALITY & DISCLAIMER NOTICE The information contained in this message is confidential and is intended for the addressee(s) only. If you have received this message in error or there are any problems please notify the originator immediately. The unauthorized use, disclosure, copying or alteration of this message is strictly forbidden. George Municipality will not be liable for direct, special, indirect or consequential damages arising from alteration of this message by a third party or as a result of any malicious code or virus being passed on. If you have received this message in error, please notify the sender immediately by email, facsimile or telephone and return and/or destroy the original message. ***** Privacy policy George Municipality implements a privacy policy aimed at protecting visitors to our social media sites. POPIA We respect the privacy rights of everyone who uses or enquires about our services. Protecting your personal information, as defined in the Protection of Personal Information Act, Act 4 of 2013, will be respected. Personal information will only be shared for purposes of resolving customer enquiries, providing customer services or for any other legitimate purpose relating to George Municipal functions. For your reference, the POPI and PAIA Acts are available at www.gov.za/documents/acts with amendments listed on www.acts.co.za

ANNEXURE F:

*Pre-Application application feedback dated 15
October 2026*

PART D: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION**COMPULSORY INFORMATION REQUIRED:**

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

MINIMUM AND ADDITIONAL REQUIREMENTS:

Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y	N	Land Use Plan	Y	N	Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Home Owners' Association consent
Y	N	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	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Other (specify)	Y	N	Required number of documentation copies

PART E: DISCUSSION

Pre-application as discussed on 23 September 2026 for the proposed temporary departure on a portion of Erf 325, Pacaltsdorp in order to accommodate a creche/ECD centre. The following site layout plan was presented:

CES comments

- Access to the proposed development is subject to the comments and approval, limited to Olympic Drive.
- The Site Development Plan shall comply with the George Integrated Zoning Scheme (GIZS), 2023, which may require the consolidation or reduction of existing vehicle access points.
- Parking shall be provided in accordance with the applicable George Municipality parking requirements for a childcare development.
- Based on the nature and scale of the proposed development, a Normal PT parking ratio would apply.
- No parking shall be permitted within the road reserve.
- Limited Water service is available, subject to capacity confirmation.
- No sewer service is currently available.
- Alternative approved sewer disposal method must be installed at the Developer/owner's cost.
- Should the sewer service be extended to the area, the developer will be required, at the developer's cost to connect and pay the applicable development charges on the date of connection.
- The proposed development shall be assessed in accordance with the George Municipality Development Charges Policy (2023).
- A Stormwater Management Plan shall be submitted as part of the application.
- Stormwater management shall be based on Sustainable Urban Drainage Systems (SUDS) principles.
- The applicant shall demonstrate that post-development runoff will not adversely affect adjacent properties, municipal infrastructure or downstream drainage systems.
- Appropriate source control, infiltration and attenuation measures shall be incorporated where feasible.
- Any stormwater infrastructure upgrades required as a result of the development shall be for the developer's account.

PART F: SUMMARY / WAY FORWARD

- Refer to comments above.
- Furthermore, this pre-application comments are not exhaustive and should not be relied upon as a definitive assessment or preliminary approval of the proposal. It remains the applicant's responsibility to ensure the accuracy and completeness of the application and to ensure that it is prepared and submitted in accordance with all relevant requirements and legislation.

OFFICIAL:		PRE-APPLICANT:	Marike Vreken
Fakazile Vava (Town Planner)			(FULL NAME)
SIGNED:		SIGNED:	

Ilané Huyser (Senior Town Planner)		DATE:	
2026.10.02		DATE:	2026-09-15

**Please note that the above comments are subject to the documents and information available to us at the time of the pre-application meeting and we reserve our rights to elaborate on this matter further and/or request more information/documents should it deemed necessary.*

From: Ricus Fivaz <Jmfivaz@george.gov.za>
Sent: Thursday, 15 October 2026 2:36 PM
To: dale@vreken.co.za
Cc: 'Bianca Lotz'; marike@vreken.co.za; ILANE HUYSER; Petro Botha; harry@armsoflove.co.za
Subject: Collab 4463366 - Erf 325 Syferfontein-Pre-Application

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Dale,

Thank you for your email.

CES has reconsidered the pre-application comments in light of the additional motivation provided, particularly the existing and temporary nature of the ECD facility and the request that the engineering requirements be proportionate to the proposed temporary land use.

The CES pre-application comments with motivations are accordingly revised as follows:

1. Access

1.1 Revised comment:

The existing vehicular access to the development is restricted to Olympic Road. The Municipality is not currently the road authority for Olympic Road and, accordingly, any access approval or requirements shall be subject to the approval of the relevant road authority.

1.2 Motivation:

The comment recognises the existing access arrangement while ensuring that the Municipality does not assume approval authority over a road for which it is not currently the road authority.

2. Parking and Drop-off

2.1 Revised comment:

Parking and drop-off facilities shall comply with the applicable municipal requirements. Where no formal road reserve currently exists, the existing parking, access and drop-off arrangements may remain subject to the lease agreement. Should the area subsequently be formally planned and the lease agreement remain valid, the owner/developer shall amend the access, parking and drop-off arrangements, where required, to conform with the adopted property and road reserve boundaries.

2.2 Motivation:

A flexible approach is considered appropriate given the temporary nature of the land-use application and the existing ECD operation. The condition nevertheless protects future formal property and road reserve boundaries. The submitted information records that no parking facilities are currently available on site and that a designated drop-off area is proposed.

3. Water

3.1 Revised comment:

Municipal water supply is available, subject to confirmation of the required connection and available capacity.

3.2 Motivation:

The existing CES assessment records that limited water service is available, subject to capacity confirmation. The requirement is therefore retained without imposing additional water infrastructure requirements at this stage.

4. Sewer

4.1 Revised comment:

No municipal sewer service is currently available. An approved alternative sewerage disposal system shall be provided and maintained at the owner/developer's cost for the duration that municipal sewer services are unavailable.

Should a municipal sewer service become available to the property, the development shall connect to the municipal sewer system at the owner/developer's cost, subject to the applicable municipal requirements.

4.2 Motivation:

Municipal sewer service is currently unavailable and alternative sanitation is therefore required for the continued operation of the ECD. The future connection requirement ensures that the alternative arrangement does not prevent connection should municipal sewer subsequently become available.

5. Development Charges

5.1 Revised comment:

The proposed development shall be assessed in accordance with the applicable George Municipality Development Charges Policy, including consideration of any applicable exemption. Where no exemption applies, Development Charges shall be determined and become payable in accordance with the applicable policy and conditions of approval.

5.2 Motivation:

CES is required to assess the development and determine the applicable Development Charges in accordance with the Development Charges Policy. Should the applicant wish to apply for an exemption from the applicable Development Charges, a separate exemption application may be submitted for consideration in accordance with the provisions of the George Municipality Development Charges Policy. CES does not have the authority to grant or waive Development Charges and can therefore not approve or prejudice an exemption as part of the pre-application process.

6. Stormwater

6.1 Revised comment:

Stormwater generated from the site shall be managed such that runoff does not adversely affect adjoining properties, municipal infrastructure or downstream drainage systems.

6.2 Motivation:

Taking into account the existing and temporary nature of the ECD, the previously stated requirements for a formal Stormwater Management Plan, SUDS, source control, infiltration and attenuation are not retained at this stage. The revised comment retains the essential requirement that stormwater runoff must not adversely affect surrounding properties or municipal infrastructure. The more detailed stormwater requirements formed part of the original CES pre-application comments.

The above comments therefore replace the previous CES pre-application comments for purposes of the proposed development and reflect consideration of the motivation submitted.

Regards,

Ricus Fivaz

Manager: Land development
Civil Engineering Services
George Municipality

Office: 044 801 9350 (Internal #1573)

Email: jmfivaz@george.gov.za

ANNEXURE G:

*Signed Company Resolution & Power of
Attorney dated 06 May 2026*



HIGH HOPES ECD CENTRE (REG NO: 275-124 NPO)

(Name of Company, Partnership, Trust or Close Corporation)

RESOLUTION

Resolution passed at the meeting of the Shareholders/ Partners/ Trustees/ Members held in George on the 28th day of January 2026 2026.

Resolved that Harry Coetsee in his/her capacity as Director, be and is hereby authorized to do whatever may be necessary to give effect to this resolution and to enter into and to sign such documents necessary to proceed with the applications as specified hereunder on behalf of the Company/ Partnership/ Trust/ Close Corporation with such modification as he/ she in his/ her sole discretion shall deem fit, his/ her signature to be conclusive proof that the documents which bear it are authorised in terms hereof.

DESCRIPTION OF PROPERTY:

THE REMAINDER OF PACALTSDORP ERF 325

NATURE OF APPLICATION:

TEMPORARY LAND USE DEPARTURE



SIGNATURE OF SHAREHOLDERS/ PARTNERS/ TRUSTEES/ MEMBERS:

NAME:

SIGNATURE:

Harry Coetsee

Michael Lintnaar

Meyer Ferreira

Mara Coetsee



SPECIAL POWER OF ATTORNEY

I/We Harry Coetsee and Micheal Lintnaar

..... the undersigned,

do hereby nominate, constitute and appoint
THE AUTHORISED AGENTS OF MARIKE VREKEN TOWN & REGIONAL PLANNERS
CC and duly authorised employees of Marike Vreken Town Planners CC
with power of Substitution to be *my/our lawful representatives in *my/our
application for:

TEMPORARY LAND USE DEPARTURE

on

THE REMAINDER OF PACALTSDORP ERF 325

In addition to apply for such amendments of any zoning schemes /
structure plans / Removal of Title Deed Restrictions as may be deemed
necessary and to make other necessary application and further to
represent *me/us at any inquiry in relation to the abovementioned
matters and generally do whatever may be necessary or desirable to
procure the approval of the application, by virtue of those present and
whatever our said representative have to date done herein.



Signed at George on this 3rd day of February 2026

SIGNED: 

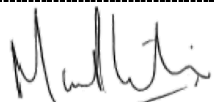
SIGNED: 

SIGNED: _____

In the presence of the undersigned witnesses:

AS WITNESSES:

1. 

2. 

ANNEXURE H:

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)	Marike		
Surname	Vreken		
SACPLAN Reg No. (if applicable)	Pr. Pln A/1101/1999		
Company name (if applicable)	Marike Vreken Town Planners CC		
Postal Address	P.O. Box 2180		
	Knysna	Postal Code	6570
Email	info@vreken.co.za		
Tel	044-382-0420	Fax	
		Cell	082-927-5310

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

Registered owner	GEORGE MUNICIPALITY leasing to HIGH HOPES ECD CENTRE		
Address			
		Postal code	
E-mail			
Tel		Fax	
		Cell	

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

Property Description [Erf / Erven / Portion(s) and	Erf 325, Pacaltsdorp, in the Municipality and Division of George, Province of the Western Cape
---	--

<i>Farm number(s), allotment area.]</i>											
<i>Physical Address</i>	The application area on Erf 325 Pacaltsdorp is situated within the informal settlement community of Syferfontein										
<i>GPS Coordinates</i>	34° 0'53.98"S & 22°25'52.04"E.				<i>Town/City</i>		George				
<i>Current Zoning</i>	Open Space Zone III			<i>Extent</i>	542.39025 Ha		<i>Are there existing buildings?</i>		Y	N	
<i>Current Land Use</i>	Early Childhood Development Centre										
<i>Title Deed number & date</i>	D110/1965										
<i>Any restrictive conditions prohibiting application?</i>	Y	N	<i>If Yes, list condition number(s).</i>								
<i>Are the restrictive conditions in favour of a third party(ies)?</i>	Y	N	<i>If Yes, list the party(ies).</i>								
<i>Is the property encumbered by a bond?</i>	Y	N	<i>If Yes, list Bondholder(s)?</i>								
<i>Has the Municipality already decided on the application(s)?</i>	Y	N	<i>If yes, list reference number(s)?</i>								
<i>Any existing unauthorized buildings and/or land use on the subject property(ies)?</i>					Y	N	<i>If yes, is this application to legalize the building / land use?</i>			Y	N
<i>Are there any pending court case / order relating to the subject property(ies)?</i>					Y	N	<i>Are there any land claim(s) registered on the subject property(ies)?</i>			Y	N
PART D: PRE-APPLICATION CONSULTATION											
<i>Has there been any pre-application consultation?</i>			Y	N	<i>The proposal was discussed by the Town Planning Section of George Municipality, 02 April 2025. A copy of the pre-application feedback is attached as ANNEXURE D.</i>						
<i>Official's name</i>	Ilané Huyser Fakazile Vava			<i>Reference number</i>	3683696		<i>Date of consultation</i>		02 April 2025		

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:

The application for entails the following:

- (i) A Temporary land use departure in terms of Section 15(2)(c) of George Municipality Land Use Planning By-Law, 2023 to utilise the 739m² lease area on Pacaltsdorp Erf 325 as a 'place of instruction' for a maximum period of 5 years.

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

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

Is the following compulsory information attached?

Y	N	Completed application form		Y	N	Pre-application Checklist (where applicable)
Y	N	Power of Attorney / Owner's consent if applicant is not owner		Y	N	Bondholder's consent
Y	N	Motivation report / letter		Y	N	Proof of payment of fees
Y	N	Full copy of the Title Deed		Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Locality Plan		Y	N	Site layout plan
Minimum and additional requirements:						
Y	N	N/A	Conveyancer's Certificate	Y	N	N/A Land Use Plan / Zoning plan
Y	N	N/A	Proposed Subdivision Plan (including street names and numbers)	Y	N	N/A Phasing Plan

Y	N	N/A	Consolidation Plan	Y	N	N/A	Copy of original approval letter (if applicable)
Y	N	N/A	Site Development Plan	Y	N	N/A	Landscaping / Tree Plan
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	~~Copy of Environmental Impact Assessment (EIA) /~~ ~~Heritage Impact Assessment (HIA) /~~ ~~Traffic Impact Assessment (TIA) /~~ ~~Traffic Impact Statement (TIS) /~~ ~~Major Hazard Impact Assessment (MHIA) /~~ ~~Environmental Authorisation (EA) /~~ ~~Record of Decision (ROD)~~ (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 2 copies
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	Other (specify)

PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A	Other (specify)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A			
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:

11 September 2026

Full name:

Hendrika Maria Vreken

Professional capacity:

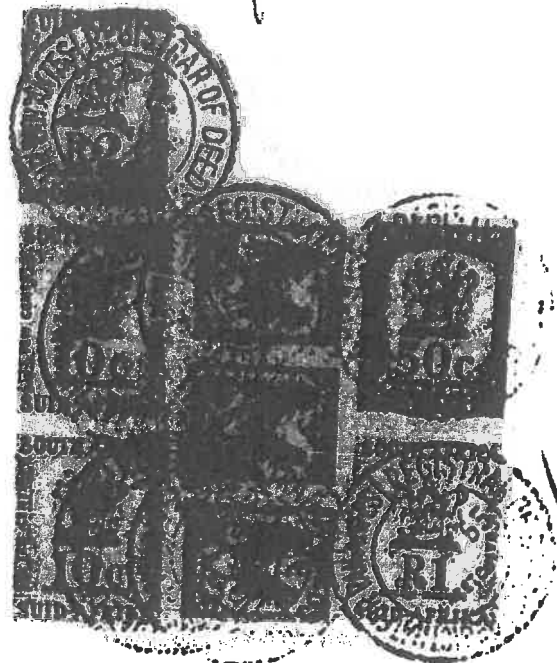
Town Planner

SACPLAN Reg. Nr:

Pr. Pln A/1101/1999

ANNEXURE I:

Title Deed Erf 325 Pacaltsdorp



Handwritten: 13074/1972
Handwritten: 43
Handwritten: 47/37
Handwritten: 856 groot 17, 623 hektaar
Handwritten: Remainder 1043, 2358 hektaar
Handwritten: 8-8-1972
Handwritten: 17, 123

Handwritten: Willem de Vries

Handwritten: For further endorsement see

Verwysingsnr. D. 110.

48

REPUBLIEK VAN SUID-AFRIKA.

1965

GRONDBRIEF Nr.

MADELAAL ooreenkomstig Goedkeuring gedateer
 6 Junie 1964, magtiging verleer is vir die
 toekenning kragtens die bepalinge van
 artikel 2 van die Wet op die Beskikking oor
 Staatsgrond, 1961, aan die DORPSBESTUUR
 PACALTSBORG, van die hierondergemelde grond.

SO GETUIG HIERTOE AKTE dat die
 Republiek van Suid-Afrika, behouders die regte
 van die Staat, hierby aan die genoemde

Handwritten: S.P.

DORPSBESTUUR / ...

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN <u>ERF 7372 (A.P.P. OF ERF 325) =</u> IN RESPECT OF <u>32,6957 HA</u>	
T ①	RESTANT REMAINDER
REGISTRATEUR/REGISTRAR	

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN <u>ERF 8430 (Pudly Street)</u> IN RESPECT OF <u>PACALISDORP = 2,3379 HA</u>	
T ②	RESTANT REMAINDER <u>606,9691 HA</u>
REGISTRATEUR/REGISTRAR	

DORPSBESTUUR PACALTSDORP,

sy opvolgers-in-titel of regverkrygendes,

reken, afstaan en transporteer, die grond

1. ERF 324 PACALTSDORP,

GELEË in die Dorpsbestuursgebied van
Pacaltsdorp, Administratiewe Distrik
van George, Provinsie die Kaap die
Goeie Hoop;

GROOT twaalf desimaal twee agt sewe agt
(12.2878) morg;

SOOS VOORGESTEL en omskryf op die
hierby aangehegte Kaart nr. 6390/63;

ONDERWORPE aan die volgende voorwaardes:

- (a) Die Staatspresident het te alle
tye die reg om sodanige gedeelte
of gedeeltes van die hiernoe toe-
gekende grond as wat nog nie deur
die Dorpsbestuur Pacaltsdorp ver-
vrem is nie, weer in besit te
neem vir Staats- en/of openbare
doeleindes. Ingeval van sodanige
terugneming sal die Staat vir
geen vergoeding aanspreeklik wees
nie, behalwe ten aansien van
permanente verbeterings van 'n
duursame aard op die grond aange-
bring deur die genoemde Dorpsbestuur
of deur enige ander liggaam of per-
soon uitdruklik daartoe gelas deur
die genoemde Dorpsbestuur.
- (b) Dat die Administrasie, soos omskryf
in artikel 1 van Wet nr. 70 van 1957,
te eniger tyd, sonder betaling van
vergoeding, enige grond hierin
toegeken, wat ten tye van hierdie
oordrag in besit of deur die
Administrasie gebruik was vir sy
doeleindes en ondernemings, mag
orteien.

CP

(c) Alle / ...

- (c) Alle regte op minerale op of onder die grond word aan die Staat voorbehou.

2. ERF 325 PACALTSDORP,

GELEEN in die Dorpsbestuursgebied van Pacaltsdorp, Administratiewe Distrik van George, Provinsie die Kaap die Goede Hoop;

GROOT eenduisend tweehonderd agt-en-dertig desimaal vyf drie agt vier (1238.5384) morg;

SOOS VOORGESTEL en omskryf op die hierby aangehegte Kaart nr. 8600/1963; ONDERWORPE aan die voorwaardes soos uiteengesit in paragraaf 1 (a), (b) en (c) hierbo.

1060, 386
4612
1000, 84781

AJDUS GEDOEN' en GETEKEN' te KAAPSTAD deur die Streeksvertegenwoordiger, Departement van Lande, Kaapstad, op hierdie 16^{de} dag van November 1964, kragtens behoorlike magtiging volgens die Wet op die Beskikking oor Staatsgrond, 1961.



STREEKSVERTEENWOORDIGER:
DEPARTEMENT VAN LANDE: KAAPSTAD.

Wagesien:



GEREGISTREER / ...

GEKLEURDE GROEP
COLOURED GROUP

1410
7 5 111

GEREGISTREER in die
REGISTER van
1. BOEKDEEL FOLIO 324
2. BOEKDEEL FOLIO 325
DATUM 29 April 1965.

100
ASSISTENT

REGISTRATEUR VAN AKTES.

VIN VERGENE ENDORSEMENTS MEN
FOR FURTHER ENDORSEMENTS SEE

Page 8

BLADSY/PAGE

5

ENDOSSEMENT OP
ENDORSEMENT ON Grant 48/65

EIENDOM/PROPERTY
Erf 324 Pacoltsdorp

Para 2: Erf 899 = 7804 van

GETRANSPORTEER 9-10-1974 Pacoltsdorp Bodegging
TRANSFERRED Aan Luandama Bepard
No. 34155 / 74 Restant 975,0197 Ha.
Nam. linder Ha.
Ass. Registrar/Ass. Registrar

Die onderaant hierunder vertoyn op die abtikanoor
afgekif hiervan d.d. 14/8/1974

Para 2:
ENDORSEMENT IN TERMS OF SECTION 31 (6) OF ACT 47 OF
1937 (AS AMENDED)

ENDORSEMENT KRAFTENS ARTIKEL 31 (6) VAN WET 47 VAN
1937 (SOOS GEWYSIG)

The herein mentioned property in Para 2, erf 324, 899 Ha

Die eiendom hierin vermeld
has been expropriated by Provincial Admin. in di Kaap

is entelende d.d. Notul 120 van Ord 15/52, ord 2/31 van Ord. 3/36

In terms of Notul 120 van Ord 15/52, ord 2/31 van Ord. 3/36

Vide Notice of expropriation Notul 120 van Ord 15/52, ord 2/31 van Ord. 3/36

Vide entelingskennigewing Nr. Notul 120 van Ord 15/52, ord 2/31 van Ord. 3/36

filed as exprop. caveat. Notul 120 van Ord 15/52, ord 2/31 van Ord. 3/36

gelaag as entelings caveat Notul 120 van Ord 15/52, ord 2/31 van Ord. 3/36

DEEDS OFFICE/CAPE TOWN
AKTEKANTOOR/KAAPSTAD

9-10-1974

REGISTRAR OF DEEDS
REGISTRATEUR VAN AKTES

Para 2. Erf 948 met 5,9957 Ha

GETRANSPORTEER 28-12-1974 Repub. J. Smith
TRANSFERRED In
No. 43374 Restant 969,0230 Ha
Nam. linder Ha.

175,0157
5,9957
969,0230

Para 2
Candij, can. Registered Title No. 17871 in terms of
Sect. 23 27/10/57
Erf 942 Groot 67,4364 Ha.

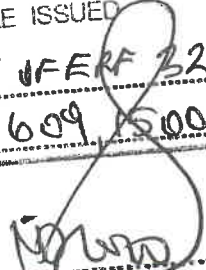
Remonder 975,7941 hekkar

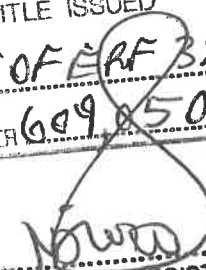
No 3

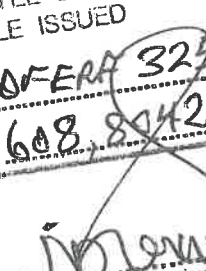
67,4364

975,7941

-24-

SERTIFIKAAT VAN GEREISTREEPDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	ERF 8536 (PTN OF ERF 325) = 1570 m ²
RESTANT REMAINDER 609,1500 H	
T 000081082 / 2012	 REGISTRATEUR/REGISTRAR
21 DEC 2012	

SERTIFIKAAT VAN GEREISTREEPDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	ERF 8537 (PTN OF ERF 325) = 1000 m ²
RESTANT REMAINDER 609,1500 H	
T 000081083 / 2012	 REGISTRATEUR/REGISTRAR
21 DEC 2012	

SERTIFIKAAT VAN GEREISTREEPDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	ERF 8538 (PTN OF ERF 325) = 2458 m ²
RESTANT REMAINDER 608,8042 H	
T 000081084 / 2012	 REGISTRATEUR/REGISTRAR
21 DEC 2012	

mat 48 / 1965

EVIDENCE/PROPERTY
 Of 324 Pacalton Corp

Para 2

730467

175

Certificate of Registered Title
 Issued in terms of
 Deeds Office Act, No. 47 of 1937
 of the
 Cape Town District
 No. 1173 granted to 0970 to
 957, 9260 to
 DEEDS OFFICE,
 CAPE TOWN
 1973

Page 2

Ex. 900 gms 2758 m^2

GETRANSPORTÉER..... Aan.....
TRANSFERRED..... To.....
No.....
Remant.....
Remainder.....
28867 1975
Aant. Registratie
Aant. Registratie

Q. 2

937.9001 1522012

GET TRANSPORTED BY 14-0-1976
TRANSFERRED To 1 W. L. MASTER
No. 957, 49801A
Remainder R. H. Smith ✓
28868 1976
Asst. Registrar
Asst. Registrar

Lara 2 :- Erf 936 groot 1522 m²

QSTRANSPORTEER *21-12-1977* *M.C. van B...*
TRANSFERRED.....
T *177* *957,3458 kg*
No. *2832* *Restant* *Residue*
... *...* *...*
... *...* *...*

base 2 $\frac{1}{2}$ of 872 means 780 m²
 base 3 $\frac{1}{3}$ of 873 means 291 m²

25-10-1977
 GUNRECREATIONAL
 TRANSFER
 26978
 956952
 H.P. 956952
 26978

MR. CLEGG
FOR ENDORSEMENTS SEE P. 11

7

RECEIVED J. 30

7
BLADSY/PAGE

ENDORSEMENT OF
ENDORSEMENT ON gent 48/65

EIENDOM/PROPERTY

erf 325 Parcellidorp

Para 2 21024

Certificate of Registered Title No.		Issued in terms of
Sertifikaat van Geregistreerde Titel No.		uitgereik kragtens
Sect. <u>43</u>	Act No. <u>47/37</u>	In respect of the
Art. <u>1833</u>	Wet No. <u>meas 7, 4095 HA</u>	ten opsigte van
Remainder <u>949, 5426 HA</u>		
Restant		
DEEDS OFFICE, AKTESKANTOOR, CAPE TOWN/KAAPSTAD.		ASST. REGISTRAR, ASST.-REGISTRATEUR.
2-9-08-1978		

Die endossement hierunder
appears under D/O copy hereby
dd 17/12/75

Para 1

ENDORSEMENT IN TERMS OF SECTION 31 (8) OF ACT No. 47 OF
1927 (AS AMENDED)
ENDOSSEMENT KRAFTENS ARTIKEL 31(8) VAN WET Nr. 47 VAN
1927 (SOOS GEWYSIG)

The herein-mentioned property
Die hieronder vermeldde eiendom
has been expropriated by
is ontien deur die
in terms of Art. 1833 van W. 47 van 1927
kragtens

Vide Notice of expropriation No. 1153/75
Vide ontieningskennings No. 1153/75
filed as exprop. advt. 1153/75 plans in duplicate filed
geleësaar as ontieningskennings 1153/75 plans in tweevoud ge-

leësaar
DEEDS OFFICE,
AKTESKANTOOR,
CAPE TOWN,
KAAPSTAD.

17-12-1975 29-08-1978

Para 2 erf 935 meas 1510m²

GETRANSFERRED		29-02-28		Aan M. C. van Boom	
TRANSFERRED		To			
No. <u>1153/75</u>	Restant	<u>949, 3916 HA</u>			
Remainder					
		<u>1153/75</u>			
		Asst.-registrateur/Asst. Registrar			

BLADSY/PAGE 8
ENDOSSEMENT OP
ENDORSEMENT ON GRANT 48/1965

EIENDOM/PROPERTY ERF 324 PACALSDORP
(ETC.)

Para 2 15887

Certificate of Registered Title No. 15887 issued in terms of
Sertifikaat van Geregistreerde Titel No. 15887 uitgereik kragtens
Sect. 4.3 Act No. 47/1937 in respect of the
Aft. 4.3 Wet No. 47/1937 ten opsigte van
ERF 1830 mags 17,9070 ha
Remainder 931,4846 ha
Resiant
DEEDS OFFICE,
AKTESKANTOOR,
CAPE TOWN/KAAPSTAD.
22-06-1979
ASST. REGISTRAR,
ASST. REGISTRATEUR.

Para 2 756 groot 6539 vk m.
22-12-1980 Die Hoopstruiper

GETRANSPOORTEER
TRANSFERRED
Aan To.
No. 51021/1980 930,8307 ha.
Asst.-registrateur/Asst. Registrar

Para 2

17289

Certificate of Registered Title No. 17289 issued in terms of
Sertifikaat van Geregistreerde Titel No. 17289 uitgereik kragtens
Sect. 4.3 Act No. 47/1937 in respect of the
Aft. 4.3 Wet No. 47/1937 ten opsigte van
ERF 774 Groot 11,4446 ha
Remainder 919,3838 ha
Resiant
DEEDS OFFICE,
AKTESKANTOOR,
CAPE TOWN/KAAPSTAD.
1981-04-22
ASST. REGISTRAR,
ASST. REGISTRATEUR.

FOR FURTHER ENDOSSEMENTS SEE
VIR VERDERE ENDOSSEMENTS SIEN

Page 9

BLAD/PAGE: 9

ENDOSSEMENT OP Grant
ENDORSEMENT ON 48 / 65

EIENDOM/PROPERTY

Erf 325 Picothoedop

Die volgende end. verskyn op die Aktekantoorafskrif
hiervan gedateer 22/1/81
Restant para 2.

SPOORWEGADMINISTRASIE ENDOSSEMENT

Endossement kragtens Artikel 31(6)(a)/32(5) van Wet Nr.
47 van 1937 (soos gewysig)

in gedeelte van
"Die eiendom hierin vermeld in para 2 groot $\pm$ 2,1071 Ha
synde ONGEREGISTREERDE ERF 293
is deur die Spoorwegadministrasie onteien kragtens die
Onteieningswet 1975 (Wet No. 63 van 1975) saam gelees
met Wet No. 70 van 1957.

Vide Onteieningskennisgewing Spoorweg Verwysing
Nr. C. 63/80 Aansoek gedateer 24-10-1980 en
Planne geliasseer
ONTEIENINGS CAVEAT NO. EX 14/1981.

Aktekantoor
Kaapstad

Ass. Registrateur
van Aktes.

VIR ENDOSSEMENTE KYK AAN
FOR ENDORSEMENTS SEE PAGE 10 ET SEQ.

Ed 3788

GETRANSPOORTEER
TRANSFERRED

No. 3788

TN 3788

Act 47/37

Para 2.

Certificate of Registered Title
Sertifikaat van Geregtigde Titel

T 54637-88 /19

Issued in terms of sect. 43 Act 47/37

In respect of the
term up to 1988

Ed 3788 = 24,2392 Ha

Remainder
Residue 745,6029 ha

DEEDS OFFICE
AKTESKANTOOR
CAPE TOWN/KAAPSTAD

1988-09-19

Act. Registrar
Akte-Registateur

VA 1591 /1990

Certified a true copy of the duplicate original
Gesertifiseer 'n ware afskrif van die duplikaat-

filed of hereof in this Registry, issued to serve in
oorspronklike oorskrif van hierdie Regi-

plaat in terms of the provisions
strasse van die Akte in die plek van

of the provisions of the Act, 68. (1)
die Akte van die bepalings van

die Akte van die bepalings van
die Akte van die bepalings van

Deeds Office
Cape Town/Kaapstad.

1990-09-26

Act. Registrar of Deeds.
Akte-Registateur van Aktes.

I hereby certify in terms of Sect. 5(1)(d) of Act No. 68 of 1962 that receipt
I hereby certify in terms of Sect. 5(1)(d) of Act No. 68 of 1962, that receipt

kwitstaal No. 2006344

No. 5,65

uitgereik is in
wat is hierin

die uitreik van hierdie afskrif

N. J. J. J.

Akte-Registateur
Deeds Office
Kaapstad/Cape Town

1990-09-13

Act. Registrar of Deeds.

Vir verdere endorsemente sien
For further endorsements see.....

11

11
CLASSIFICATION
INSTRUMENT OF 48/1965
INSTRUMENT ON
HINDOMIN PROPERTY EXF 324
DALATSDORP
ET 69.

PARA 2 59857 1/1981

Certificate of Registered Title No.		Issued in terms of	
Oortifikaat van Geregisterde Titel No.		uitgevaardigd krachtens	
Sect. 47	Act No. 421/812	In respect of the	
Art. 2816	Wet No. 29, 2133 Hekt	ten opzichte van	
Remainder 888, 8966			
Restant.....			
DEEDS OFFICE			
AKT. KANTOOR			
CAPE TOWN/KAAPSTAD.			
8083-12-23			

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 12 ET 69

CLASS PAGE

ENDORSEMENT OF

ENTITLED TO T 48 1 1945

ENDOWMENT PROPERTY ERP 324

PACAL'S DORP

PARA 2

T 52359/84

Certificate of Registered Title No.		issued in terms of
Sertifikaat van Geregisterde Titel No.		uitgevaardig kragtens
Sect. 43	Art. No. 47/37	in respect of the
Art. 28.17	Wet No. 47/37	ten opzichte van
ERP 28.17 meas. 84, 3225.HA		
Remainder		
Resant. 804, 574.1.HA		
DEEDS OFFICE ARTS KANTOOR CAPE TOWN/KAAPSTAD.		ASST. REGISTRAR ASST. REGISTRAR
1984-10-24		

Para 2: Erf 2877 groot 1,5702 Ha.

TRANSPORTEER TRANSFLEERS	Republiek van Suid-Afrika
No. 12876/85	803,0039 Ha
1985-04-11	Registrat. / Registrat.

- RESTANT PARA 2

ENDOSSEMENT KRAGTENS ARTIKEL 31(7) VAN WET
47/1937 (SOOS GEWYSIG)

DIE ENDOSSEMENT HIERIN GEDATEER 22/1/1981
WAT VERWYS NA DIE ONTEIENING (EX 14/81)
DEUR DIE S.A. VERDERDIF-ISTE VAN 'N GEDEELTE
VAN DIE HIERIN NERMELDE ERFDOM IN PARA 2
GROOT ± 2,1071 HA (SYNDE ONGEREGEREERDE ERF
293), IS HIERBY GEKANSELLEER. VIDE AANSOEK
GELASSEER MET ONTEIENING CAVEAT NR
EX 14/81.

ARTEKANTOOR
KAAPSTAD.

1985-07-29

REGISTRATIE VAN ARTEK
REGISTRAR VAN ARTEK

FOR FURTHER INFORMATION SEE
THE PUBLIC RECORDS OFFICE

43

13
(14)

Para 2.

Certificate of Registered Title		T 43859.87		1987
Sertifikaat van Geëgteerde Titel				
Issued in terms of act.	43	Act	47/1937	
uitgereik kragtens art.		Wel.		
in respect of the				
ten opsigte van				
Erf	3121 meas: - 28.6023 ha.			
Remainder	~~746-4016 ha~~			
Restant	746 4016 ha			
DEEDS OFFICE		Asst. Registrar		
AKTESKANTOOR		Asst.-registraieur		
CAPE TOWN/KAAPSTAD				
1887-03-15				

Para 2

Certificate of Registered Title		T 43445.88		19
Sertifikaat van Geëgteerde Titel				
Issued in terms of act.	43	Act	47/1937	
uitgereik kragtens art.		Wel.		
in respect of the				
ten opsigte van				
Erf	3787 groot 2.5595 ha			
Remainder	~~771-8421 ha~~			
Restant	771 8421 ha			
DEEDS OFFICE		Asst. Registrar		
AKTESKANTOOR		Asst.-registraieur		
CAPE TOWN/KAAPSTAD				
1888-07-29				

14

BLADSY/PAGE 14
ENDOSSEMENT OP GRANT
ENDORSEMENT ON 48 / 1965
EIENDOM/PROPERTY ERF 324
PACALTS DORP.
ENS.

- RESTANT PARA 2 -

ENDOSSEMENT KRAGTENS ARTIKEL 31(7) VAN
WET 47/1937 (SOOS GEWYSK)

DIE ENDOSSEMENT HIERIN GEDATEER 22/1/1981
WAT VERWYS NA DIE ONTEIENING (EX 14/81)
DEUR DIE S.A. VERVOERDIENSTE VAN 'N
GEDEELTE VAN DIE HIERINVERMELDE EIENDOM IN
PARA 2 GROOT ± 2,1071 HA (SYNDE ONGEREGISTREERDE
ERF 293), IS HIERBY GEKANSELLEER. VIDE
AANSOEK GELIASSEER MET ONTEIENING CAVEAT NR
EX 14/81.

AKTEKANTOOR
KAAPSTAD.

1985 -07- 29


REGISTRATEUR VAN AKTES.
REGISTRAR OF DEEDS.

Para 2 Erf 2818 = 1,2739 Ha ✓
GETEKENDE/TEG 21/11/1983 Sewendedag Adventiste
TRANSKRIEERD Aan gemeente van S.A.
No. T48485/1983 918,1079 Ha
M.L. Bester
-registrator/

BLADSY/PAGE 15
ENDOSSEMENT OP GRONDBRIEF
ENDORSEMENT ON 48 / 1965
EIENDOM/PROPERTY ERF 324
PACALTSDOORP.

ENS.

- RESTANT PARA 2 -

ENDORSEMENT IN TERMS OF SECTION 31 (S) OF THE
1937 (AS AMENDED) (S) OF
ENDOSSEMENT Kragtens ARTIKEL 31 (S) VAN WET VAN
1937 (SOOS GEWYSIG)

* The herein mentioned property IN PARA 2 *
oor Die eiendom hierin vermeld
has been expropriated by REPUBLIEK VAN SUID - AFRIKA
is onteien deur die ART 8(1)(b) VAN DIE WET OP
in terms of NASIONALE DRAIE WET 54 VAN 1971
kragtens

Vide Notice of expropriation No. N10/3/1/038/1 5-2-86

Vide onteieningskennisgewing Nr. EX 38/86

filed as exprop. caveat..... plans in duplicate filed
gelaas as onteienings caveat..... planne in tweevoud ge-

Nasser EX 38/86

DEEDS OFFICE, CAPE TOWN
AKTEKANTOOR/KAAPSTAD

REGISTRAR OF DEEDS.
REGISTRATEUR VAN AKTES

1986 - 02 - 17

* DIE REG. OM GRUIS, KLIP, SAND, KLEI,
WATER OF ANDER MATERIAAL OF STOF
TE NEEM OP OF IN DIE HIERINVERMELDE
EIENDOM IN PARA 2, UITGEOEFEN SAL WORD
VIR 'N TYDPERK VAN DRIE JAAR VANAF
10/12/1986 T.O.V. 'N GEDEELTE GROOT
± 3,36 HA.

GEKANSIEER SIE
ENDORSEMENT Ged 13/5/1986

BLADSY/PAGE

118 / 16

ENDOSSEMENT OP GRONDBRIEF

ENDORSEMENT ON 48 / 1965

EIENDOM/PROPERTY ERF 324

PACALTS-DORP

ENS

- RESTANT PARA 2 -

ENDOSSEMENT KRAGTENS ARTIKEL 32(SA)
VAN WET 47/1937 (SOOS GEWYSIG)

DIE ENDOSSEMENT HIERIN GEDATEER
17-2-1986 WAT VERWYS NA DIE ONTEIENING
(EX 38/86) DEUR DIE REPUBLIEK VAN SUID
AFRIKA VAN DIE REG OM GRUIS, KLIP, SAND,
KLEI WATER OF ANDER MATERIAAL OF STOF
TE NEEM OP OF IN DIE HIERINVERMELDE
EIENDOM IN PARA 2 T.O.V. VAN 'N GEDEELTE
GROOT ± 3,36 HA, IS NOU GEKANSELLEER.
VIDE AANSOEK GELIASSEER MET ONTEIENING
CAVEAT NO EX 38/86.

AKTEKANTOOR

KRAAPSTAD.

1986-05-13



REGISTRATEUR VAN AKTES
REGISTRAR OF DEEDS

Vir verdere endossemante sien bl 17

17

Para 2 :

Erf 3268 = 27,6081 HA

Sertifikaat van Geregistreerde Titel
Certificate of Registered Title No. T61380-90
Issued in terms of
Art. 43 Wet 47/37 ten opsigte van
Sect. Erf 3268 = 27,6081 ha.
In respect of the
Remainder ~~865,5365~~ HA
Aktekantoor, 717,9948 ha
Deeds Office, 15 10 90
Kapsstad/Cape Town Registrar.

PARA 2

T 20736-91

Certificate of Registered Title
Sertifikaat van Geregistreerde Titel No. T61380-90
Issued in terms of
Sect. 43 Act No. 47/37 uitgereik kragtens
Art. Erf 4357-1,8905 HA in respect of the
ten opsigte van
Remainder 716,1043 HA
Restant
DEEDS OFFICE, AKTESKANTOOR, CAPE TOWN/KAPSAD. 10 04 91
REGISTRAR, REGISTRATEUR.

PARA 2

T 20737-91

Certificate of Registered Title
Sertifikaat van Geregistreerde Titel No. T61380-90
Issued in terms of
Sect. 43 Act No. 47/37 uitgereik kragtens
Art. Erf 4232-2404 m² in respect of the
ten opsigte van
Remainder 715,8639 HA
Restant
DEEDS OFFICE, AKTESKANTOOR, CAPE TOWN/KAPSAD. 10 04 91
REGISTRAR, REGISTRATEUR.

PARA 2

T 20738-91

Certificate of Registered Title
Sertifikaat van Geregistreerde Titel No. T61380-90
Issued in terms of
Sect. 43 Act No. 47/37 uitgereik kragtens
Art. Erf 4233-1396 m² in respect of the
ten opsigte van
Remainder 715,7343 HA
Restant
DEEDS OFFICE, AKTESKANTOOR, CAPE TOWN/KAPSAD. 10 04 91
REGISTRAR, REGISTRATEUR.

PARA 2. ERF 4333 meas 1001 m²

SET TRANSFERTEE T		J.J. HENDRICKS	
TRANSFERRED		To	
No. 41682191	Resistant 715,6342 HA		
Remainder			
		<i>Mulwa's</i>	
		Registrar.	

10 02 91

19 ~~18~~

PARA 2 ERF 4333 meas 1001 m²

GETRANSPORTEER T		Aan J.J. HENDRICKS	
TRANSFERRED		To	
No. 41682, 191	Restant 715, 6342 HA	Remainder	
10 02 91		<i>mulwaio</i>	
		Registrar	

ARTIKEL 16 VAN WET 47 VAN 1937 GETRANSPORTEER AAN ~~DE REPUBLIEK VAN SUID AFRIKA~~ MUNISIPALITEIT	SECTION 16 OF ACT 47 OF 1937 TRANSFERRED TO ~~THE REPUBLIC OF SOUTH AFRICA~~ GEORGE vide Prok: 21/95
T 65559 98 15 7 98	<i>Phy</i> REGISTRAR

PARA 2

CERTIFIKAAT VAN GEREISTREERDE TITEL UITGEEN CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF *	RESTANT REMAINDER 683, 9017 Hg
T 65560 98 15 7 98	<i>Phy</i> REGISTRAR

- * 1. ERF 4648 MEAS: 9, 7650 Hg
2. ERF 4927 MEAS: 11, 0194 Hg
3. ERF 5236 MEAS: 10, 9481 Hg

-20-

CERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	ERF 5373 = 7,2905 Hg RESTANT REG. NINDER 676, 6112 Hg
T 65587 98	 REGISTRATEUR/REGISTRAR
15 7 98	

21
ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE

-21- ~~22~~

Para 2

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	Eif 6250 = 10,2555 ha
	RESTANT REMAINED 666,3557 ha
T 000012044 / 2004	llmpe. REGISTRATEUR/REGISTRAR
12 FEB 2004	

Para 2

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	Eif 6493 = 1,2217 ha
	RESTANT REMAINED 665,1340 ha
T 000012045 / 2004	llmpe. REGISTRATEUR/REGISTRAR
12 FEB 2004	

ARTIKEL 16 VAN WET 47 VAN 1937 GETRANSFONTEER AAN	SECTION 16 OF ACT 47 OF 1937 TRANSFERRED TO
~~DIE REPUBLIEK VAN SUID AFRIKA~~ GEORGE MUNICIPALITY	~~THE REPUBLIC OF SOUTH AFRICA~~
T 000012043 / 2004	llmpe. REGISTRATEUR/REGISTRAR
12 FEB 2004	

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE

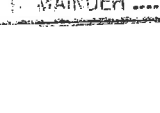
22

24

FG 48 / 1965

Para 2 Lf/5631 (Pn 45/325)

GETRANSPORTEER AAN <u>NEW TEMPLE MINISTRIES</u>		TRANSFERRED TO	
RESTANT/REMAINDER		<u>664,3597 ka.</u>	
T	5429	10.	
04 FEB 2010			
REGISTRATEUR/REGISTRAR			

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK . CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	
RESTANT REMAINDER	
T	
REGISTRATEUR/REGISTRAR	

IN EERDE

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK . CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	
RESTANT REMAINDER	
T	
REGISTRATEUR/REGISTRAR	

IN EERDE CM

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK . CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	
RESTANT REMAINDER	
T	
REGISTRATEUR/REGISTRAR	

IN EERDE

23
VIR ENDOSSEMENTE KYK BLADSY 23
FOR ENDORSEMENTS SEE PAGE 23

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

Deeds Registry
Cape Town

[Signature]

13 NOV 2009 ~~Act~~ Registrar of Deeds

Para 2

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN <u>ERF 7372 (Pm of ERF 325)</u> IN RESPECT OF	
<u>= 32,6957 HA.</u>	RESTANT REMAINDER <u>611,6640 HA</u>
T① 025488/10	<i>[Signature]</i> REGISTRATEUR/REGISTRAR
26 MAY 2010	

Para 2

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN <u>ERF 7373 (Pm of ERF 325)</u> IN RESPECT OF	
<u>= 2,3570 HA.</u>	RESTANT REMAINDER <u>609,3070 HA</u>
T② 025489/10	<i>[Signature]</i> REGISTRATEUR/REGISTRAR
26 MAY 2010	

ANNEXURE J:

SG Diagram (SG 8600/1963) - Erf 325

ERF 325 PACALTS DORP

Framed in terms of Sect.39 of Act 9 of 1927

Scale 1:7500.

S.G. N° 8600/1963.

Approved
J. H. Moore
of Surveyor-General.
13-4-1964

Description of Beacons

- A. Planted Stone 18'x12'x24'
B. 1 Galvanized Pipe 3' long.
C. 4 Peg 3' long.
D. Heavy Rail Section
E. Truncated Concrete Pyramid 14'x14'.
F. Planted Stone 14'x12'x12'.
G. Planted Stone 11'x9'x14'.
H. Planted Stone 12'x6'x16'.
J. 1 Diameter Iron Peg 3' long.

THE FOLLOWING DISBURSMENTS HAVE BEEN MADE FROM THE BUREAU						
SUPPLY RECEIPT	DIAGRAM	DESCRIPTION	AREA HA. SQ. M.	TRANSFER NO.	INITIALED	REMARKS
5304/197	7858/197	Erf 44227	11,0194	655660/98		
5305/197	2464/198	Erf 5373	72905			
570/203	1155/03	" 6493	1,2127	2045/104		
5306/203	1777/03	Erf 6260	10,2555	12844/104		
5307/203	2585/200	Erf 5531				
1/200	1712/00	" 7386	71162 m ²			
5308/200	2715/200	Erf 5947		7353/20		
5309/200	5871/200	Erf 7812	32,685 ha	2048/83/200		
5310/200	5875/200	Erf 1319	2,3570 ha	2548/83/200		
5312/201	4463/201	Erf 9546	3049 m ²			
9/02/2016	2033/2016	Erf 9536	15,70 m ²	8108/2016		
9/02/2003	2033/2016	Erf 9537	1000 m ²	8108/2016		
9/02/2016	2034/2016	Erf 9538	2458 m ²	8108/2016		
5313/2013	1156/2013	Erf 5505	12 m ²			
5314/2013	5511/2013	Erf 7974	7974 m ²	10072/2016		
4112/24	6444/24	Erf 10253	1,5604 ha	700/1127		

[illegible]

THIS DIAGRAM IS ANNEXED
TO Grant 48/1965
IN FAVOUR OF
REGISTRAR OF DEEDS

S.G. FILE N^o 5/110.
SR N^o E. 1787/1963.
NOTING PLANS: AL-1BB & BL-70D

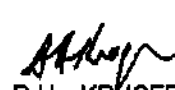
M 4A73 M 4204
M 4259 M 4203
M 4260
M 4261
M 4262
M 4A65
M 4A63
M 4A71
M 4A66
M 4A69
M 4A72
M 4A75

LONGH REACTIVE
FILMS
9-6-64

ANNEXURE K:

Servitude Diagram (SG 761/2019)

SERVITUDE DGM.

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System: WG23° X				S.G. No. 761/2019
		Constants:			0,00	+ 3700 000,00	
AB	1 959,62	332 24 05	A	+	53 563,34	+ 64 187,24	Approved
BC	1 071,16	358 18 15	B	+	52 655,50	+ 65 923,89	
			C	+	52 623,80	+ 66 994,58	
	GEO 3	116	△	+	51 698,51	+ 62 331,89	 for SURVEYOR- GENERAL 28-05-2019
	GEO 14	127	△	+	59 635,81	+ 64 646,01	
Description of Beacons A : Centre of steel monopole B,C : Centre of wood monopole							
SHEET 1 OF TWO SHEETS							
Note The extent and width of the servitude is 11,00 metres on each side of the line a B c except where the line is closer than this to the property boundary the width extends to the boundary							
The line a B c represents the centre line of an electric power transmission servitude extending 11,00 metres on each side of the line a B c over the remainder of ERF 325 PACALTS DORP situate in the Municipality of George Administrative District of George Province of the Western Cape							
Surveyed in May 2015 – September 2018 by me						 B.H. KRUGER. (PLS 0321) Professional Land Surveyor	
This diagram is annexed to No.		The original diagram is S.G. No. 8600/1963 Grant 48/1965		File S/110, 6018/1 S.R. 492/2019 Comp. AL-1BB/V3 (6483) AL-1BB/W3 (648)			
d.d. i.f.o.		Registrar of Deeds		Filed as Plan 215		LPI C0270007	

Serv. Dgm. 761/2019

EXEMPT FROM PROVISIONS OF ACT
70 OF 1970

SECTION **2(a)**

Exempt i.t.o Section **24(1)(f)**
 Of Municipal Bylaw of Act 3/2014
 Various Erven George
 Ref: **5 February 2019**
 Date:

SERVITUDE DGM.

S.G. No.

761/2019

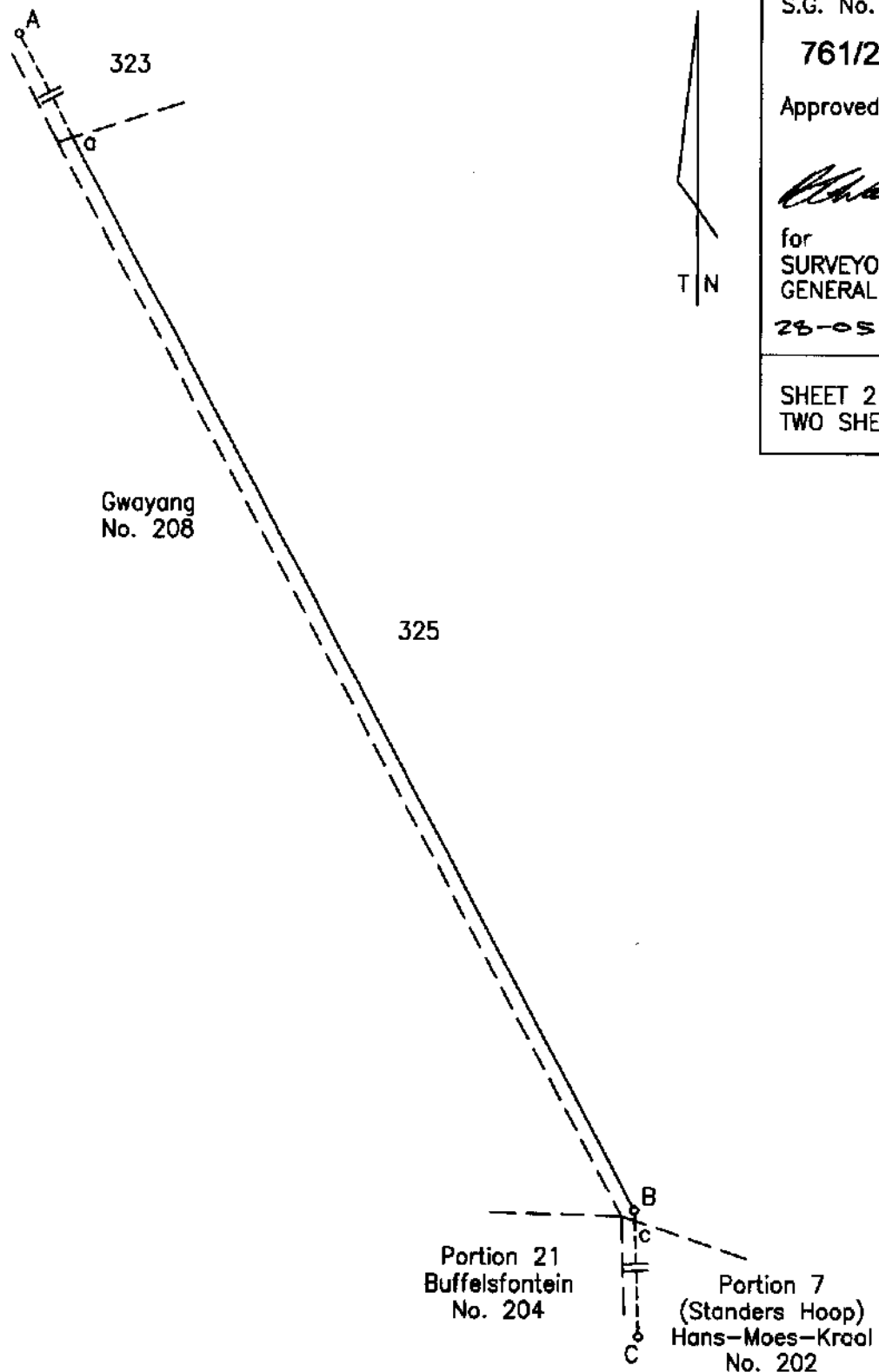
Approved

[Signature]

for
SURVEYOR-
GENERAL

28-05-2019

SHEET 2 OF
TWO SHEETS



Scale: 1/5000

electric power transmission servitude
over the remainder of
ERF 325 PACALTS DORP

situate in the Municipality of George
Administrative District of George
Province of the Western Cape

Surveyed in May 2015 – September 2018 by me

[Signature]
B.H. KRUGER. (PLS 0321)
Professional Land Surveyor

Serv. Dgm. 761/2019