DELPLAN CONSULTING
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044 873 4568 | 79 Victoria Street George 6529 | delplan.co.za
URBAN & REGIONAL PLANNERS

Our Ref.: 1537/GEO/26
Your Ref.: Erf 4518, George

19 October 2026

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

ATTENTION: MR. CLINTON PETERSEN

Dear Mr. Petersen,

PROPOSED SUBDIVISION AND DEPARTURE ON ERF 4518, GEORGE, GEORGE MUNICIPALITY AND DIVISION

1. The above matter refers.

2. Attached hereto find the following:

   - A copy of the required documentation;

3. We hope that you will be able to process the application as soon as possible.

Yours faithfully
DELPLAN Consulting

DELAREY VILJOEN Pr. Pln
https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2026/1537-GEO-26/Korrespondensie/b1.docx

Cc: BERGRIVIER VILLA 4 (PTY) LTD

PROPOSED SUBDIVISION AND DEPARTURE ON ERF 4518, GEORGE, GEORGE MUNICIPALITY AND DIVISION



FOR: BERGRIVIER VILLA 4 (PTY) LTD

DELPLAN CONSULTING

URBAN & REGIONAL PLANNERS

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PROPOSED SUBDIVISION AND DEPARTURE ON ERF 4518, GEORGE, GEORGE MUNICIPALITY AND DIVISION

1. INTRODUCTION

Erf 4518, George is currently developed with a main dwelling and outbuildings. The property owners intend to subdivide the property, and as a result, multiple departures are required. *DELPLAN Consulting* was appointed by the registered owners of Erf 4518, George, hereinafter referred to as the "subject property", to prepare and submit the required land use application. A copy of the Power of Attorney authorising the submission of this land use application is attached as **Annexure 1**.

1.1 Title deed

The subject property is currently registered to *Bergrivier Villa 4 (Pty) Ltd* according to Title Deed T1957/2026, which is attached hereto as **Annexure 2**. According to the title deed, the property is in extent of 2804m². The SG Diagram is attached as **Annexure 3**. The title deed has been examined and there are no restrictive conditions that would prohibit the proposed application. The Conveyancer's Certificate is attached as **Annexure 4**.

1.2 Land Use Application

- **Subdivision:** Application in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023 of Erf 4518, George into a Portion A (±509m²), Portion B (±534m²) and a Remainder (±1761m²).

- **Departure:** Application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 to:

    - relax the southern common boundary building line of the remainder to 0m for the garage and shed exceeding the 12m length for structures over the building line as well as 0m for the bird cage.

2. CONTEXTUAL INFORMATION

2.1 The locality of the subject property

The subject property is situated to the eastern side of Heather Park, within Ward 26, on the corner at 9 Terblanche Street. Figure 1 indicates the location of the subject property in relation to the surrounding area, while Figure 2 provides a closer view of the property and its immediate surroundings. No significant historic buildings, ruins, gravesites, or any other heritage-related

features or objects are evident on or within the vicinity of the subject property. A locality plan is attached hereto as **Annexure 5**.



Figure 1: The location of the subject property in relation to the N9 and the surrounding neighbourhoods.



Figure 2: Satellite imagery extract of the subject property (indicated in red) together

2.2 Existing Land Uses and Character of the Area

Erf 4518, George is currently developed with a main dwelling and outbuildings. The dwelling is located to the southeast side of the property with the outbuildings along the southern boundary. The northern side and western side of the property is vacant containing grass and vegetation, which is why these sections are proposed for subdivision. As can be seen the neighbourhood and immediate surrounding streetscape resemble a moderate amount of vegetation and variation in boundary wall typology as is typical of residential areas.



Figure 3: View north along Terblanche Street



Figure 4: View south along Terblanche Street

As can be seen in figure 5, the surrounding neighbourhood also contains higher density town housing as there are erf sizes even below 500m² abutting the subject erf to the south. Consequently, no precedent will be set by the proposed subdivision of the subject erf, and the character of the area is unchanged.

Unfortunately after the May 2026 storms a lot of mature trees were lost and had to be removed after they were blown over.



Figure 5: Subject erf in relation to surrounding neighbourhood erven

The subject erf can be seen as being one of the largest erven in the area, with majority of the erf laying unused, and is severely underutilised. The smaller erf sizes in the surrounding area can also be seen to correlate to higher density zonings as seen in the following section.

Notable is that the current proposal does not include subdivisions smaller than 500m². It is not foreseen that the proposed subdivision will have any negative impact on the streetscape or the character of the area, as the current development will remain in its current extent with the subdivided portion being added to the back (west from Terblanche Street).

The total length of the garage, bird cage and shed along the south boundary building line exceeds the allowable 12m length, therefore requiring a building line relaxation. There is also a bird cage along this building line thus also requiring a 0m relaxation. There are several water tanks and roofed structures on the property which will not require any additional relaxation.

2.3 Zoning



Figure 6: Zoning for Erf 602, George

The zoning of the subject property according to the George Integrated Zoning Scheme By-Law is "*Single Residential Zone I*". Figure 6 indicates the zoning of the subject property as well as its immediate surroundings. As can be seen there are multiple areas containing General Residential Zone II (group housing) erven of a much higher density than what is proposed.

3. DEVELOPMENT PROPOSAL

3.1 Proposed Development

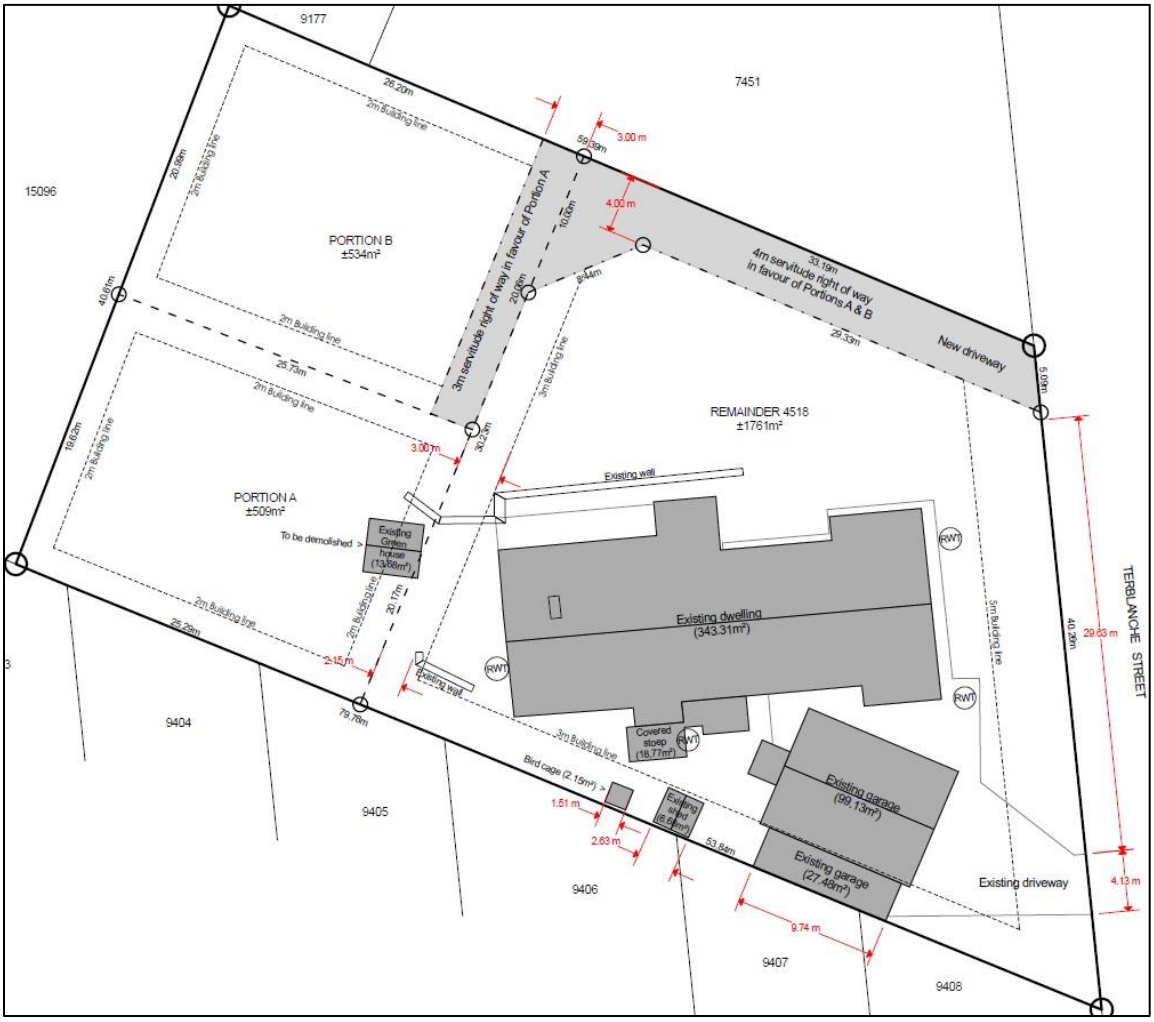


Figure 7: Subdivision Plan for Erf 4518, George

The property owner wishes to subdivide the property into three portions namely, Portion A, B and Remainder of Erf 4518, George as seen in Figure 7 and the Subdivision Plan in **Annexure 7**. This will enable the owners to sell of the subdivided portions and allow further densification in the area by allowing additional housing opportunities. Portion A will measure ±509m², Portion B will measure ±534m² and the Remainder (containing the existing house) will measure ±1761m². The existing dwelling will gain access from its current access point with the second access being moved to become the new panhandle access to the new subdivided portions (further discussed in section 3.2). No additional developments are being proposed but building line relaxations are required for existing structures over the building line to the south.

The southern common boundary building line of the remainder portion will require relaxation as the total length of the garage and shed along the southern boundary building line exceeds the allowable 12m length for outbuildings over common boundary building lines, therefore requiring a building line relaxation to 0m. There is also a bird cage along the southern building line thus also requiring a 0m relaxation. Currently the proposed servitude will require the removal of vegetation (no trees) along a section of the north boundary for the servitude. The subdivision line currently runs through a large tree that was uprooted during a storm (as can be seen in figure 2 and 8. The subdivision line currently does not influence large established trees although smaller vegetation or shrubbery might be slightly affected to the external neighbours as seen in the visual representation of figure 8.



Figure 8: Aerial photograph with approximate subdivision lines on Erf 4518, George



Figure 9: Fence to the west and south with subdivision in red

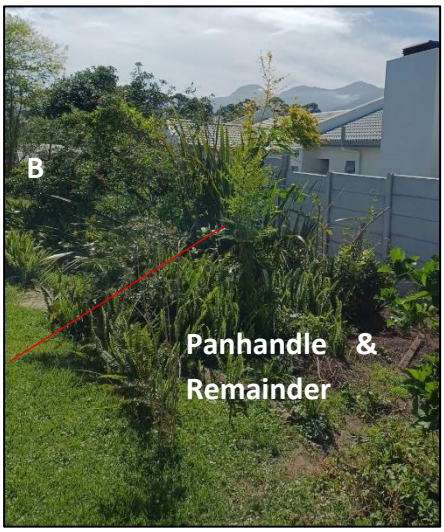


Figure 10: Fence to the north with subdivision in red

3.2 Accessibility and Parking

The existing access points to the garage of the main dwelling will remain unchanged as per figure 11. The second access will be closed and moved more northwards. The new access is not foreseen to have a negative impact on the access of the neighbouring dwelling or the intersection across the street as it is merely a small movement if the existing access.



Figure 11: Access for main dwelling



Figure 12: Access for Portion A & B

Portion B will gain access via a servitude registered over both the Remainder and Portion A as indicated on the subdivision plan.

As the main access point will remain in and the other access only moved slightly north, no impact on pedestrian traffic or otherwise is foreseen in this instance. The relevant Municipal departments will all be afforded time to comment and provide their input.

3.3 Engineering Services

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

4. RELEVANT SPATIAL PLANNING POLICIES

4.1 Exiting Policy Frameworks

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

4.1.1 George Municipal Spatial Development Framework (2023)

The spatial document does not address Erf 4518, George specifically or subdivisions relating to this application. The GMSDF, however, states that densification should be promoted. The following is stated in the above-mentioned document:



Figure 13: MSDF extract

"Restructure settlement patterns through densification of the urban area in George city area in order to reduce land consumption, deliver services and facilities to households more cost-effectively, and establish

the thresholds for viable transport systems."

Densification around transport points is promoted within the MSDF to discourage urban sprawl. As can be seen in figure 13, the erf falls within the densification zone and is within relatively close distance to public transport such as *GoGeorge* bus routes. It is argued that the proposed development is considered to be not in conflict with the SDF.

5. STATUTORY FRAMEWORKS

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

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

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

5.1.1 Development Principles

1) <u>Spatial Justice</u>
   This principle refers to the need for improved access and use of land in order to readdress past spatial - and development imbalances as well as the need for SDF's and relevant planning policies, spatial planning mechanisms, land use management systems and land development procedures to address these imbalances.

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

2) Spatial Sustainability

This principle refers to the need for spatial planning and land use management systems to promote land development that is viable and feasible within a South African context, to ensure the protection of agricultural land and to maintain environmental management mechanisms. It furthermore relates to the need to promote effective/ equitable land markets, whilst considering the cost implications of future development on infrastructure and social services as well as the need to limit urban sprawl and ensure viable communities.

- *This land-use application does not affect prime - or unique agricultural land, nor does it influence any environmental management mechanisms. The property is situated in an already developed area and will not negatively affect the efficient and equitable functioning of land markets.*
- *The proposed development will have a limited impact on the provision of infrastructure and will not require any additional social services outside the development itself. Relevant engineering services will be accounted for.*
- *The subject property is situated within the urban edge and will allow for the optimal utilisation of the subject property.*

3) Spatial Efficiency

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

- *As mentioned above, the proposed development is situated in an already serviced area. The proposed development will therefore utilise the existing resources and infrastructure available whilst promoting the optimal use of an underutilised site.*
- *Capital contributions will also be paid, and it is not anticipated that the proposed application will have negative financial, social, economic or environmental impacts.*

4) Spatial Resilience

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

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

5) Good Administration

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

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

5.1.2 Public Interest

The subdivision is not foreseen to have a negative impact on the surrounding neighbours given that the erf sizes are still large enough and the fact that the area clearly supports much higher density housing such as group housing. The approximate subdivision lines can be seen in figure 14.

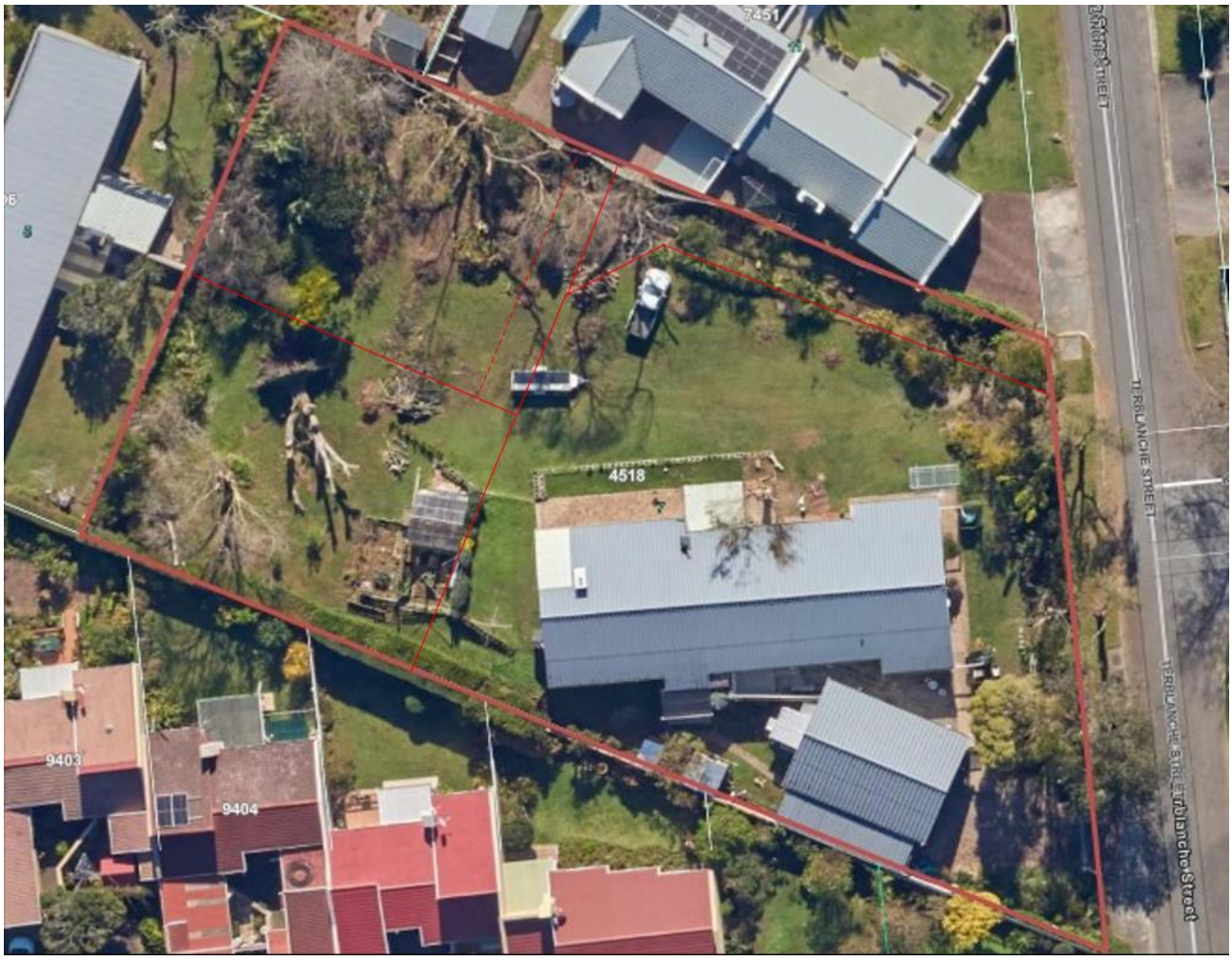


Figure 14: Aerial photograph with approximate subdivision lines on Erf 4518, George





Figure 15: Fence to the west and south with subdivision in red

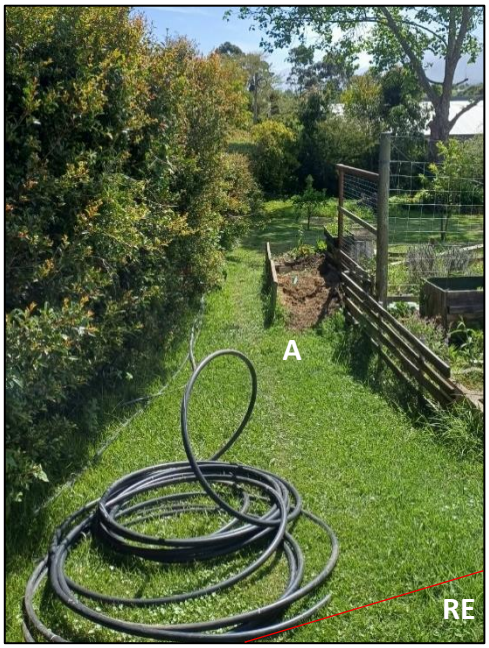


Figure 16: View along the southern fence

The neighbours to the south and west as seen in figure 15 & 16 remain unaffected as there is a high boundary wall with vegetation already in place to block and or mitigate effects of noise or light pollution. As can also be seen in figure 14, all these developments have large backyard areas adjacent to the proposed portions thus the dwellings themselves are sufficiently space with minimal impacts on sunshine and views.



Figure 17: Neighbours to the west

As previously mentioned, the neighbours to the west have a large backyard area next to the proposed subdivided portions and the dwelling is sufficiently spaced. The existing boundary wall and vegetation will also limit and mitigate effects of light and noise pollution.



Figure 18a: Neighbours to the north



Figure 18b: Neighbours to the north

As can be seen in figures 18 a & b there is some vegetation to the northern neighbours such as established shrubbery but no large established trees. A large section of vegetation is also visible the northwest corner. A high vibracrete wall is present in this instance and it is motivated that this wall will assist in limiting the effects of the proposed subdivision. Erf 7451, George to the north has the least vegetation but it can be seen in figure 14 that the dwelling on this erf is located at a sufficient distance from the boundary towards the proposed subdivision and no impact on sunlight is seen in this regard. There is also an access servitude which cannot be built on next to this dwelling therefore adding additional space.

The proposed development on the proposed portions can also be appropriately designed to take into account the effects on views and privacy towards the neighbouring erven. It is also extremely likely that owners of the new subdivided portions will add their own additional landscaping which will further mitigate any negative effects to the neighbours. The neighbours along Terblanche Street will also remain unaffected by the development as two access points will still be utilised with one only being move by a meter or two. Neighbours in this street will likely be unaware of the subdivision to the back of the subject erf. The approval of this application will not just allow the owner to subdivide the property into different portions, but it will create an opportunity to create a new residential erf within the urban edge and the densification zone. As seen in the figures above, the subject property is surrounded by a wall as well as vegetation, which secures privacy between the property and the neighbouring properties.



Figure 19: Neighbours to the north

The garage, shed and bird cage along the southern boundary building line can be seen in figure 19. The garage storage section over the building line only measures to the wall plate height of the garage structure itself. The shed and bird cage are not tall structures and therefore have minimal impacts. These structures also contribute minimal (if at all) light pollution. Noise pollution from the bird cage will not currently be foreseen in its current state, however it could be moved should it be required.

As can also be seen there is sufficient screening as well vegetation along the southern boundary. Again, note that no dwellings are located in close proximity to the relaxations (as in figure 20) and the impacts of the relaxations are therefore seen as minimal



Figure 20: Relaxations along the southern boundary building line in relaxation to the neighbours

5.1.3 Environmental Legislation

No listed activities as contemplated by the National Environmental Management Act, 1998 (as amended) (NEMA) are triggered by this application.

5.2 Land Use Planning Act (LUPA)

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

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

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

5.3 Compliance/Consistency with Spatial Policy Directives

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

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

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

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

6. DESIRABILITY & NEED

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

It is not foreseen that the proposed application will have a negative impact on the surrounding neighbours. The developments on the erven will remain unchanged with only a greenhouse being demolished, the proposed subdivision would therefore not impact the streetscape or the character of the area. Furthermore, it is not anticipated that the approval of the application for subdivision and departures will have any negative impact on the aesthetic appearance of the property from the street view, given that the existing dwelling is already constructed, fits with the residential character and the proposed subdivision is at the back (away from Terblanche Street). As the proposal does not influence the character of the neighbourhood and suits a residential zoning the proposal is therefore seen as ***desirable.***

The development is ***not needed*** in order to realise a specific spatial goal of the SDF, but the SDF does promote densification and given that the subject erf is within the densification zone and close to public transport, it can be promoted. The approval of the application will allow for the creation of a new residential property located within the urban edge and within an area that is already serviced by municipal engineering services, where the application can optimise these services.

7. CONCLUSION

It is believed that the abovementioned principles, considerations, and guidelines for this land use application for the subdivision of Erf 4518, Heather Park, George, satisfy the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



DELAREY VILJOEN Pr. Pln **OCTOBER 2026**

POWER OF ATTORNEY

We, **Belinda Elize De Bruyn & Rudolf Jacobus De Bruyn,** the undersigned and authorised directors of **Bergrivier Villa 4 (Pty) Ltd**, the registered owner of Erf 4518, George, George Municipality and Division hereby instruct Delarey Viljoen of *DELPLAN Consulting* to submit the land use application with the local authority.

BE De Bruyn Date: 14 OCTOBER 2024.

RJ De Bruyn Date: 14 OCTOBER 2024

Witnesses:

1. _____

2. _____

COR39 Certificate issued by the Commissioner of Companies and Intellectual Property Commission on Monday, 13 October 2026 at 12:35

Companies and Intellectual Property Commission
a member of the dtic group

COR39: Director Amendments

Registration Number: **2024/204112/07**

Enterprise Name: **BERGRIVIER VILLA 4 (PTY) LTD**

ENTERPRISE DETAILS

Registration Number:	**2024 / 204112 / 07**
Enterprise Name:	**BERGRIVIER VILLA 4 (PTY) LTD**
Registration Date:	**12/04/2024**
Business Start Date:	**12/04/2024**
Enterprise Type:	**PRIVATE COMPANY**
Enterprise Status:	**IN BUSINESS**
Financial Year End:	**FEBRUARY**
Main Business/Main Object:	**BUSINESS ACTIVITIES NOT RESTRICTED.**
Tax Number:	**9874696181**
Address:	**POSTAL ADDRESS** KOCKSTRAAT 117 VILLA SHALOM 1 POTCHFSTROOM NORTH WEST 2531
	ADDRESS OF REGISTERED OFFICE KOCKSTRAAT 117 VILLA SHALOM 1 POTCHFSTROOM NORTH WEST 2531
Location of Company Records:	KOCKSTRAAT 117 VILLA SHALOM 1 POTCHFSTROOM NORTH WEST 2531

COR39 Certificate issued by the Commissioner of Companies and Intellectual Property Commission on Monday, 13 October 2025 at 12:35

Companies and Intellectual Property Commission
a member of the dtic group

COR39: Director Amendments

Registration Number: **2024/204112/07**

Enterprise Name: **BERGRIVIER VILLA 4 (PTY) LTD**

ACTIVE DIRECTORS/MEMBERS

Full Name	Director Type	ID Number/ Passport Number	Appointment Date	Address
DE BRUYN BELINDA ELIZE	DIRECTOR	5303160106087	26/09/2025	**Postal Address:** 5 RISEDALE STREET,HOOG EN DROOG,PAARL,Western Cape,7646 **Residential Address:** 5 RISEDALE STREET,HOOG EN DROOG,PAARL,Western Cape,7646
DE BRUYN RUDOLF JACOBUS	DIRECTOR	5303165031082	26/09/2025	**Postal Address:** 5 RISEDALE,HOOG EN DROOG,PAARL,Western Cape,7646 **Residential Address:** 5 RISEDALE,HOOG EN DROOG,PAARL,Western Cape,7646

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Contact Cetre (International): +27 12 394 9573

129

ESI ATTORNEYS
Unit 4 Acorn House
East Wing, Old Oak Office Park
1 Edmar Street
Tygervalley
7530

Prepared by me

CONVEYANCER
~~MARI-JANI SWIEGERS (94086)~~
TANIA HANCKE C85956

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 4 795 000,00	R 2 767,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

ESI ATTORNEYS
Unit 4, Acorn House, East Wing
Old Oak Office Park
1 Edmar Street, TYGERVALLEY
P.O. Box 5122 TYGERVALLEY, 7536
Tel: 021 943 5111 Fax: 021 943 5100

COPY

T 000001957 / 2026

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

ANTON LUTHER POSTHUMUS (80715)

appeared before me, REGISTRAR OF DEEDS: WESTERN CAPE at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

1. **KEVIN EDWIN POLDEN**
   Identity Number 850718 5124 08 4
   Married out of community of property

2. **MARLISE DE JAGER POLDEN**
   Identity Number 880103 0004 08 2
   Married out of community of property

DATA / VERIFY
22-01-2026
NOLUVO MTYATYAMBA

which said Power of Attorney was signed at GEORGE on 23 October 2025

And the appearer declared that his/her said principal had, on 19 September 2025, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

BERGRIVIER VILLA 4 PROPRIETARY LIMITED
Registration Number 2024/204112/07

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

REMAINDER ERF 4518 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE WESTERN CAPE

IN EXTENT 2804 (TWO THOUSAND EIGHT HUNDRED AND FOUR) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T38076/1970 with Diagram SG Number 7328/1970 relating thereto and held by Deed of Transfer Number T20528/2024.

A. SUBJECT FURTHER to the special conditions mentioned in-

(i) Deed of Transfer Number T3772/1925 dated 23rd April 1925 in respect of the figure A. B. y. x. D. on the said Diagram Number 7328/1970; and

(ii) Deed of Transfer Number 4026 dated 29th April 1925 in respect of the figure x. y. C. on Diagram Number 7328/1970.

One of which reads as follows:-

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

B. ENTITLED to the benefit of the servitude referred to in the endorsement dated 14th May, 1947 on Deed of Transfer Number T2081/1947 dated 11th February 1947, which endorsement reads as follows: -

"By Notarial Deed Number 145 dd 30/4/1947 the owner of the land held hereunder has acquired the right of way 12 f, wide over the land held by Trf. 6973/37 as marked on diagram Number A3780/1928 annexed to Trf. 13063/1928, subject to conditions as will more fully appear on reference to said Notarial vide copy annexed hereto."

C. SUBJECT FURTHER as contained in Deed of Transfer Number T38076/1970 to the following conditions imposed by the Administrator in terms of Section 9 of Ordinance 33 of 1934, when approving the sub-division, namely:-

COPY
FBI ATTORNEYS
Unit 4, Acorn House, East Wing
Old Oak Office Park
1 Edmar Street, TYGERVALLEY
P.O. Box 5122 TYGERVALLEY, 7536
Tel: 021 943 5111 Fax: 021 943 5100
lexis® Convey 4.0.3.10

(a) The owner of this erf shall without compensation, be obliged to allow electricity cables and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or erven to be conveyed across this erf, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.

(b) The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.

COPY

ESI ATTORNEYS
Unit 4, Acorn House, East Wing
Old Oak Office Park
1 Edmar Street, TYGERVALLEY
P.O. Box 5122 TYGERVALLEY, 7536
Tel: 021 943 5111 Fax: 021 943 5100

WHEREFORE the said Appearer, renouncing all rights and title which the said

1. **KEVIN EDWIN POLDEN, Married as aforesaid**
2. **MARLISE DE JAGER POLDEN, Married as aforesaid**

heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

BERGRIVIER VILLA 4 PROPRIETARY LIMITED
Registration Number 2024/204112/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R4 795 000,00 (FOUR MILLION SEVEN HUNDRED AND NINETY FIVE THOUSAND RAND) .

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS: WESTERN CAPE at CAPE TOWN on 16 JAN 2026

q.q.

In my presence

REGISTRAR OF DEEDS

COPY

ESI ATTORNEYS
Unit 4, Acorn House, East Wing
Old Oak Office Park
1 Edmar Street, TYGERVALLEY
P.O. Box 5122 TYGERVALLEY, 7536
Tel: 021 943 5111 Fax: 021 943 5100

OFFICE COPY

	SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System X
	AB	88.965	293. 6.40	
	BC	45.34	354.23.10	
	CD	109.376	112.30.40	
	DA	40.943	201.10.40	
	DE	198.080	23.54.50	
	CF	118.543	351.20.10	

S.G. No.

E 7328/70

Approved

J. Faure

Surveyor-General

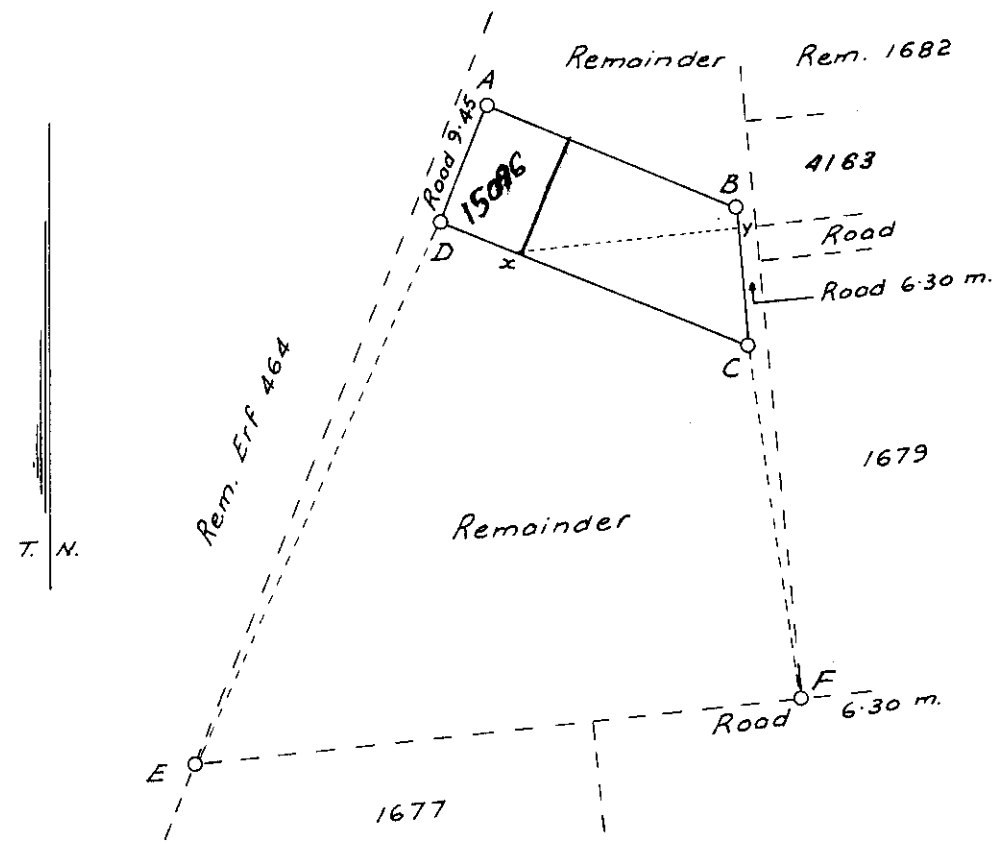
4-11-1970

Beacons

A.B.C.D. 12 mm. Iron Peg

E. Planted Stone

F. Concrete Block 15 cm. x 15 cm. projecting 37 cm.



Scale: 1 : 2500

The figure A. B. C. D.

represents 4006 Square Metres of land, being

ERF 4518 (Portion of Erf 4515) GEORGE

situate in the Municipality and

Administrative District of George Province of Cape of Good Hope.

Surveyed in March 1969 - September 1970.

by me,

Land Surveyor

This diagram is annexed to	The original diagram is	File No. S/8775/56/17
No. D/T 38076/70 dated	No. 7327/1970 annexed to Transfer/Grant	S.R. No. E.1859/70
i.f.o.	No. 1970 - - 38075	Comp. BL-7DD/W2
Registrar of Deeds		

FOR ENDORSEMENTS SEE BACK OF DIAGRAM

GOOSEN, CLOUGH & VENNOTE PARTNERS
LANDMETERS — LAND SURVEYORS
Posbus/P.O. Box 60 George Tel. 3810

10/9/90

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM

SURVEY RECORD	DIAGRAM S.G.	SUBDIVISION	AREA	TRANSFER NO.	INITIALED	REMDR.
E.1898/90	5797/90	Erf 15096	1202 m²	43148/91	EK	

7328/90

Authorized in terms of	Conditions	
	With	Without
Sect. 0 Ord. 33/1934	✓	
Sect. 136 Ord. 15 1952		
Sect. 2/6 Act 88 1967		

Ref. AF. 37/4/1124

Authority

Date ~~4-3-1969~~ 4-9-69 AF

for Surveyor-General

CONVEYANCER'S CERTIFICATE

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

I, DEHAN DU PLESSIS (LPC Membership No: 60788), a duly qualified and admitted conveyancer, practising at Raubenheimers Inc, 60 Cathedral Street, George, Western Cape Province:

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

REMAINDER ERF 4518 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

IN EXTENT 2804 (TWO THOUSAND EIGHT HUNDRED AND FOUR) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T1957/2026
("the Property")

REGISTERED IN THE NAME OF:

BERGRIVIER VILLA 4 PROPRIETARY LIMITED
REGISTRATION NUMBER: 2024/204112/07

2. have been advised that application will be made for the following:

2.1 ***Subdivision*** of the property in terms of Section 15(2)(d) of the Land Use Planning By-law for the George Municipality, 2023 to subdivide the property into 3 (three) portions measuring 595 (five hundred and ninety five); 587 (five hundred and eighty seven) and 1335 (one thousand three hundred and thirty five) square metres respectively and the remaining extent.

2.2 ***Departure*** in terms of Section 15(2)(b) of the Land Use Planning By-law for the George Municipality, 2023, for the relaxation of:

(a) Several building lines along the new eastern common boundary building line to 2 (two) metres, 1,5 (one comma five) metres and 1 (one) metre for the existing dwelling; and

(b) The street building line to 4,5 (four comma five) metres and the south western building line to 0 (zero) metres for the garage.

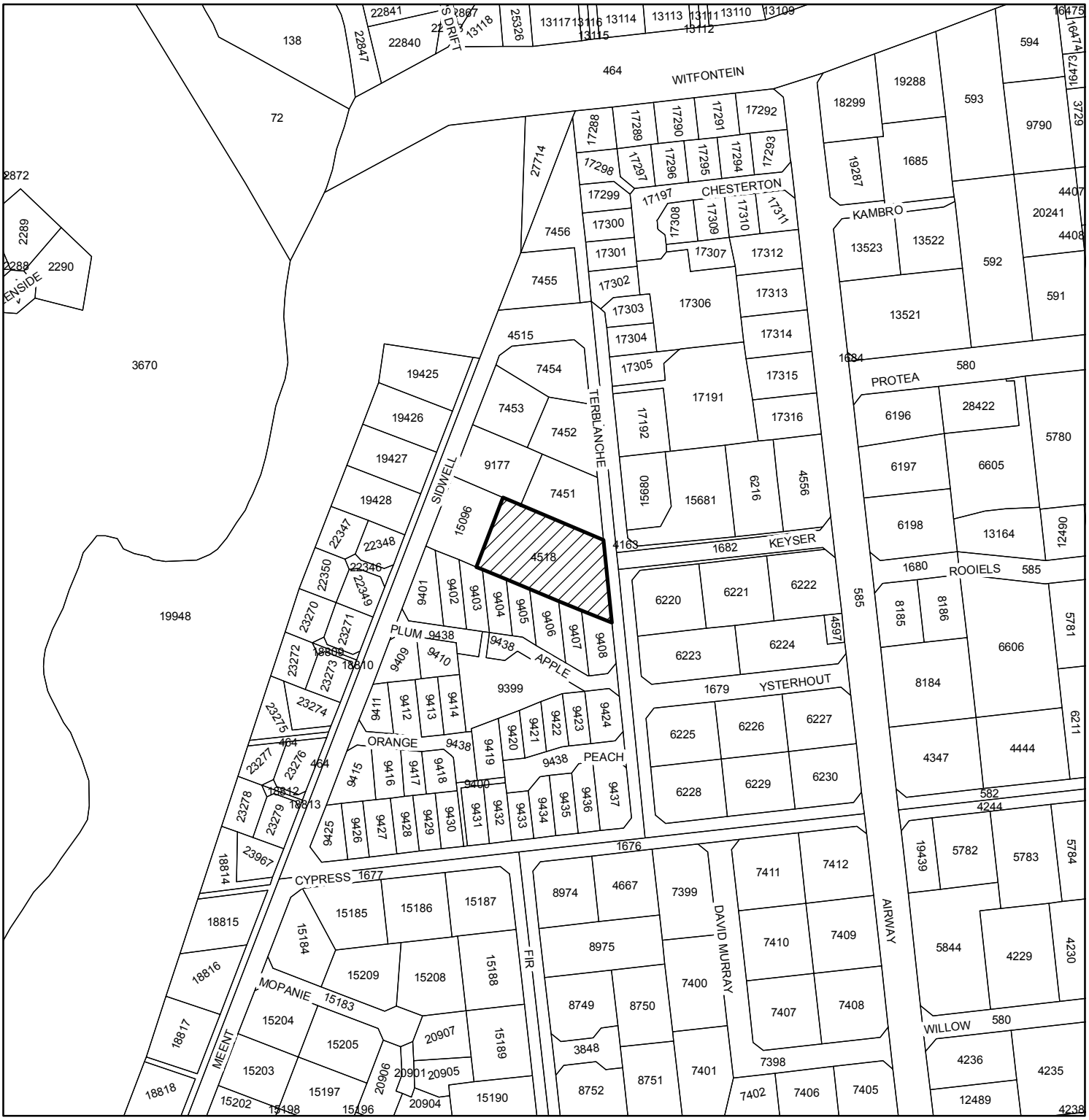
3. hereby confirm that there are no conditions contained in the title deed of the property which restrict the contemplated land uses in terms of the proposed applications.

4. Hereby confirm that there are no mortgage bonds registered over the property.

DATED AT GEORGE ON 19 OCTOBER 2026

DEHAN DU PLESSIS

Dehan du Plessis
LPC Membership No: 60788



LEGEND:

A4 Scale:
1:3,000

PROJECT: **PROJEK:**

Proposed subdivision & departures
Bergrivier Villa 4 (Pty) Ltd

DESCRIPTION: **BESKRYWING:**

Erf 4518, George

TITLE: **TITEL:**

Locality plan

1537/GEO/26/GIS/Ligging

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: OCT 2026
DATUM:

PLAN NO: ANNEXURE
PLAN NR:

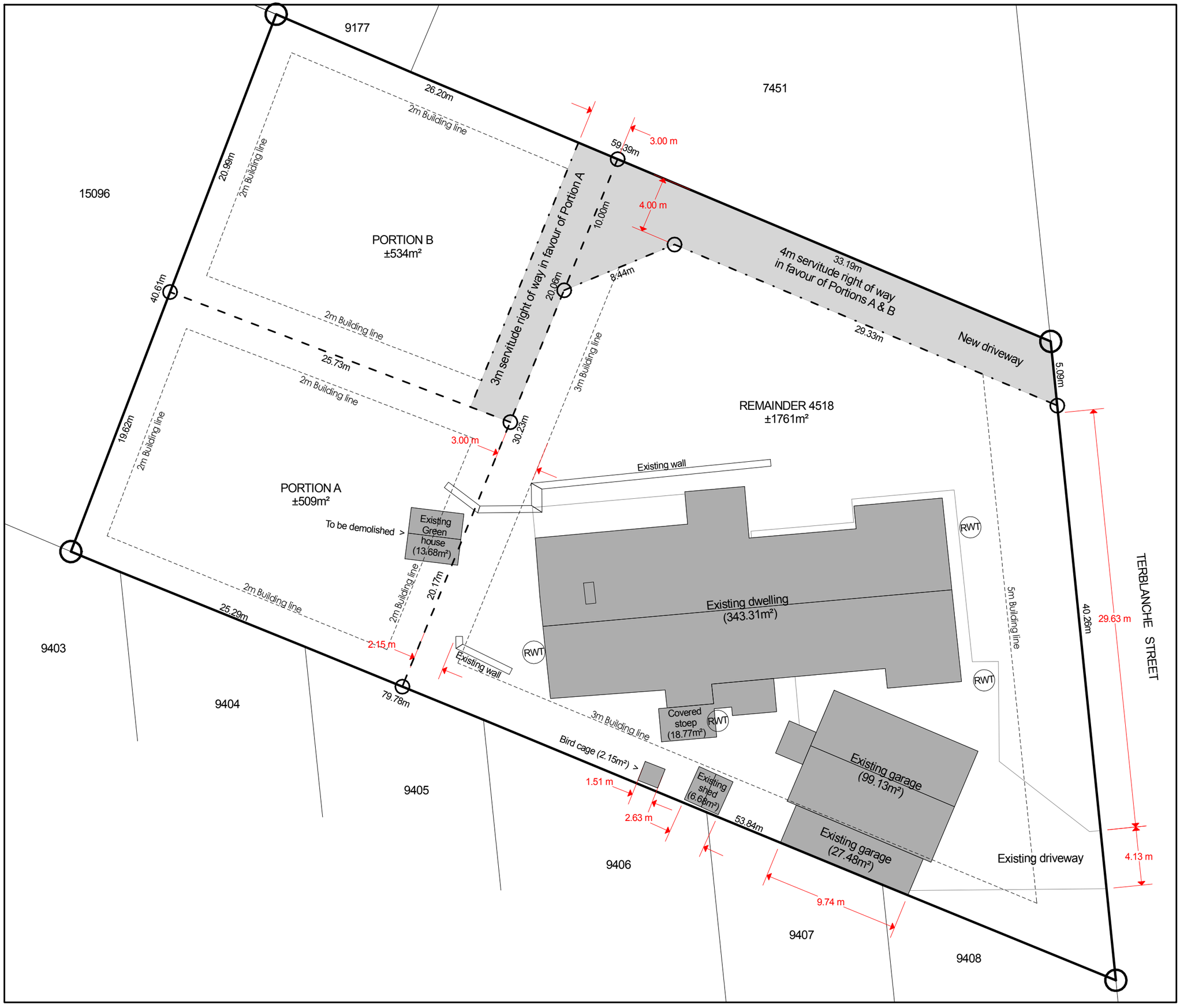
Tel: 044 873 4566, Email: planning@delplan.co.za
www.delplan.co.za

DELPLAN
CONSULTING
URBAN & REGIONAL PLANNERS

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PROJECT: **PROJEK:**

Proposed subdivision & departures
for Bergrivier Villa 4 (Pty) Ltd

DESCRIPTION: **BESKRYWING:**

Erf 4518, George

TITLE: **TITEL:**

Subdivision plan

NOTES: **NOTAS:**

Subdivision of Erf 4518, George (2804m²) onto:

Portion A: ±509m²

Portion B: ± 534m²; and a

Remainder: ±1761m²

Zoned: Single Residential Zone I (Dwelling house)

A3 Scale: 1:250

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

DELPLAN CONSULTING
URBAN & REGIONAL PLANNERS

DESIGNED: DV
DESIGNED:

DRAWN: MV
GETEKEN:

FILE PATH: 1537/GEO/26/Tek/SKF
PLAN NO: SUB1

DATE: OCTOBER 2026
DATUM:

PLAN NAME: ANNEXURE
PLAN NAAM: