

NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT

Dear Adjoining Property Owner / Interested and Affected Party
Date: 20 February 2026

Sir / Madam

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2023, refers:

Application Property Address: Mentoore Estate, Protea Street, Johannesburg

Application Property Number: Erven 226, 227 and 228 Johannesburg. Paarl Rd.

Applicant: TV3 Projects (Pty) Ltd – A. Prinsloo (contact details: 021 861 3800 or email: anton@tv3.co.za).

Owner: Lucacare Pty Ltd- contact details: c/o Mr G. Viljoen – 082 809 4001;

Application Reference: (TP 1338/2025)

Description of Proposed Development:

Application is made in terms of Section 15 of the Stellenbosch Municipal Land Use Planning By-Law on Erven 226, 227 and 228, Johannesburg for the following:

- i) Consolidation in terms of section 15(2)(e) of said bylaw, to consolidate Erven 226, 227 and 228 into one consolidated Erf.
- ii) Subdivision in terms of section 15(2)(d) of said bylaw, to subdivide the proposed consolidated Erf into two Erven equating to $\pm 791\text{m}^2$ and $\pm 804\text{m}^2$.

Notice is hereby given in terms of the provisions of Section 46 of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: [\[https://www.stellenbosch.gov.za/planning_portal/planning-notices/land-use-applications-advertisements\]](https://www.stellenbosch.gov.za/planning_portal/planning-notices/land-use-applications-advertisements). If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw, with the following requirements and particulars. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interests of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follow: **TV3 Projects (Pty) Ltd – A. Prinsloo; email: anton@tv3.co.za; tel. 021-861 3800** By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available for the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **23 March 2026**.

It should be noted that the Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address (anton@tv3.co.za) provided or telephonically at **021 861 3800** during normal office hours.

Yours faithfully



TV3 PROJECTS (PTY) LTD

Date of Notification: 20 February 2026

Closure of Notice Period: 23 March 2026

**KENNISGEWING VAN GROND ONTWIKKELINGSAANSOEK AAN GEINTERESSEERDE EN
GEAFFEKTEERDE PARTYE VIR KOMMENTAAR**

Geagte Aanliggende Grondeienaar / Belanghebbende Party
Datum: 20 Februarie 2026

Meneer / Dame

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2023, verwys:

Adres van aansoek eiendom: Mentoor Estate, Protea Straat, Johannesburg

Aansoek eiendom beskrywing Erwe 226, 227 en 228, Johannesburg, Paarl Rd

Aansoeker: TV3 Projects (Pty) Ltd – A. Prinsloo (kontak besonderhede: 021 861 3800 / epos: anton@tv3.co.za)

Eienaar: Lucacare Pty Ltd- kontak besonderhede: Mr G. Viljoen – 082 809 4001

Aansoek Verwysing: (TP 1338/2025)

Tipe aansoek:

Aansoek word gemaak in terms van Afdeling 15 van die Stellenbosch Munisipaliteit se verordening op Grondgebruikbeplanning (2023) vir die volgende:

- i) Konsolidasie in terme van Afdeling 15(2)(e) van die genoemde Verordening vir die Konsolidering van Erwe 226, 227 en 228, Johannesburg na een gekonsolideerde Erf.
- ii) Die onderverdeling in terme van Afdeling 15(2)(d) van die genoemde Verordening, ten einde die gekonsolideerde Erf in twee afsonderlike erwe van onderskeidelik $\pm 791\text{m}^2$ en $\pm 804\text{m}^2$ te onderverdeel.

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydskuur van die publieke deelname proses by die volgende adres: [\[https://www.stellenbosch.gov.za/planning_portal/planning-notices/land-use-applications-advertisements\]](https://www.stellenbosch.gov.za/planning_portal/planning-notices/land-use-applications-advertisements). Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Geskrewe kommentaar, moet die verwysings nommer van die aansoek, die naam, kontakbesonderhede en fisiese adres van die persoon wat die kommentaar lewer, kan gelewer word aan die Aansoeker per epos gestuur word soos volg: **TV3 Projects(pty)Ltd -A. Prinsloo: epos: anton@tv3.co.za; tel: 021-861 3800** Deur beswaar, kommentaar of verteenwoordiging aan te teken, erken die persoon dat die inligting aan die publiek en die aansoeker bekend gemaak mag word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitingsdatum van **23 Maart 2026**. Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 021 861 3800 gedurende normale kantoor ure.

Die uwe



TV3 PROJECTS (PTY) LTD

Datum van Kennisgewing

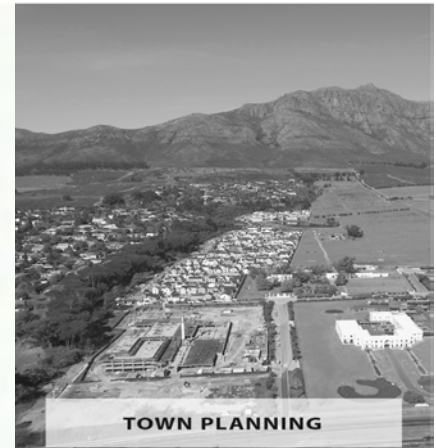
: 20 Februarie 2026

Sluiting van Kennisgewings periode

: 23 Maart 2026

APPLICATION FOR: CONSOLIDATION AND SUBDIVISION

Erven 226, 227 and 228, Johannesburg; Division Paarl



Date: 14 August 2025

Our ref: 4086-P

Enquiries: Mr. A. Prinsloo

APPLICATION FOR:
CONSOLIDATION AND SUBDIVISION

Erven 226, 227 and 228, Johannesburg; Division Paarl

Prepared on behalf of:

Gerhard Viljoen

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SECTION 1

This Section sets out the application made in terms of the relevant Sections of the Stellenbosch Municipality: By-Law on Municipal Land Use Planning (2023).

1. BACKGROUND TO THE APPLICATION

The subject properties are a result of the approved residential development relating to Portion 23 of the Farm 1202, Johannesburg known as *Mentoor Estate*.

The properties were included in the vested Phase 3 [Erf 207] of the above indicated residential development, which respective subdivisions are depicted on General Plan No. 1937/2018 attached hereto as ***Annexure F***.

An application for the amendment of the approved subdivision (*et al*) relating to remainder of Portion 23 of Farm No 1202, Johannesburg with regard to the approved Phases 1 and 2 is currently being assessed by the Stellenbosch Municipality. In this regard, the implication thereof does not have bearing on the subject properties, other than it is included within the greater Mentoor Estate as indicated in the Letter of Approval attached hereto as ***Annexure K***.

2. LAND USE PLANNING APPLICATION

The following land use planning applications are made in respect of Erven 226, 227 and 228, Johannesburg, Paarl Division:

- i) Application is made i.t.o Section 15.2(e) of the Stellenbosch Municipality Planning By-Law (2023) for the **Consolidation** of Erven 226, 227 and 228 to create a single consolidated erf depicted on the **Consolidation Plan No 4.2** attached hereto as Annexure B1.
- ii) Application for the **Cancellation of an existing Services Servitude** in favour of Stellenbosch Municipality which is registered over Erf 228 as indicated on General Plan No 1937/2018.

- iii) Application is made in terms of Section 15(2)(d) of the Stellenbosch Municipality Planning By-Law (2023) for the **Subdivision** of the Consolidated Erf into a Portion 1 ($\pm 804\text{m}^2$) and a Portion 2 ($\pm 791\text{m}^2$) as depicted on the **Subdivision Plan No 5** attached hereto as Annexure B2.
- iv) **Permission in terms of Section 15(2)(g)** of the Stellenbosch Municipality Planning By-Law (2023) for a permission in terms of the Zoning Scheme to permit the Consolidation and Subdivision within the Dwars River Valley Rural Conservation Area (URCO4) as per Section 246(2).

3. LOCAL CONTEXT AND PROPERTY INFORMATION

3.1 Property description, ownership and extent

The application properties consist of Erven 226, 227 and 228 of which the detail thereof are indicated in Table 1 below.



Figure 1: Locality Plan

PROPERTY DESCRIPTION	Erf 226	Erf 227	Erf 228
Registration Division	Paarl RD	Paarl Rd	Paarl RD
Local Authority	Stellenbosch Municipality	Stellenbosch Municipality	Stellenbosch Municipality
Surveyor-General Diagram	General Plan No 1937/2018	General Plan No 1937/2018	General Plan No 1937/2018
Title Deed	T67227/2024	T67228/2024	T43404/2025
Property Extent	536m ²	536m ²	523m ²
Registered Owner	Elabiz Pty Ltd <i>Erven 226 and 227 currently in process of being transferred and registered in the name of Lucacare Pty Ltd</i>	Sacharius Johannes Breedt	Lucacare Pty Ltd
Title Deed Conditions restricting the consolidation and subdivision	None	None	None
Current Land Use	Vacant	Vacant	Vacant
Applicable Zoning Scheme	Stellenbosch Municipal Zoning Scheme By-Law (2024)	Stellenbosch Municipal Zoning Scheme By-Law (2024)	Stellenbosch Municipal Zoning Scheme By-Law (2024)
Current Zoning	Conventional Housing Zone	Conventional Housing Zone	Conventional Housing Zone
Bondholder	None	None	None

Attached hereto as Annexure E, confirmation of Vorster & Brandt Attorneys that they are in process of the transfer of Erven 226 and 227 to Lucacare (Pty)Ltd.

3.2 Mortgage Bonds and Conditions of Title

Vorster & Brandt Incorporated prepared a Conveyancer Certificate for each of the subject properties indicating that the respective Title Deeds do not contain onerous conditions that may impact on the application indicated above. A copy of the Conveyancers Certificate is attached hereto as Annexure G.

The subject properties do not have registered Mortgage Bonds.

vested Phase 3 have taken place, which approved subdivisions are depicted on General Plan No 1937/2018 attached hereto.

- A Land Use application for the Amendment of the approved subdivision relating to remainder Portion 23 of the Farm 1202 is currently being assessed by the Stellenbosch Municipality, in respect of the remainder Phases 1 and 2 [which has not vested], in order to permit the land owner to be in a position to transfer the respective residential erven, and processed under Stellenbosch Municipal Reference LU 17842/TP923/2024].
- Figures 4 and 5 below depict the endorsed Subdivision- and Phasing Plans relating to the residential development on Portion 23 of the Farm 1202, of which the subject properties of this application are located within the vested Phase 3 [Erf 207] component, and depicted on General Plan No 1937/2018.

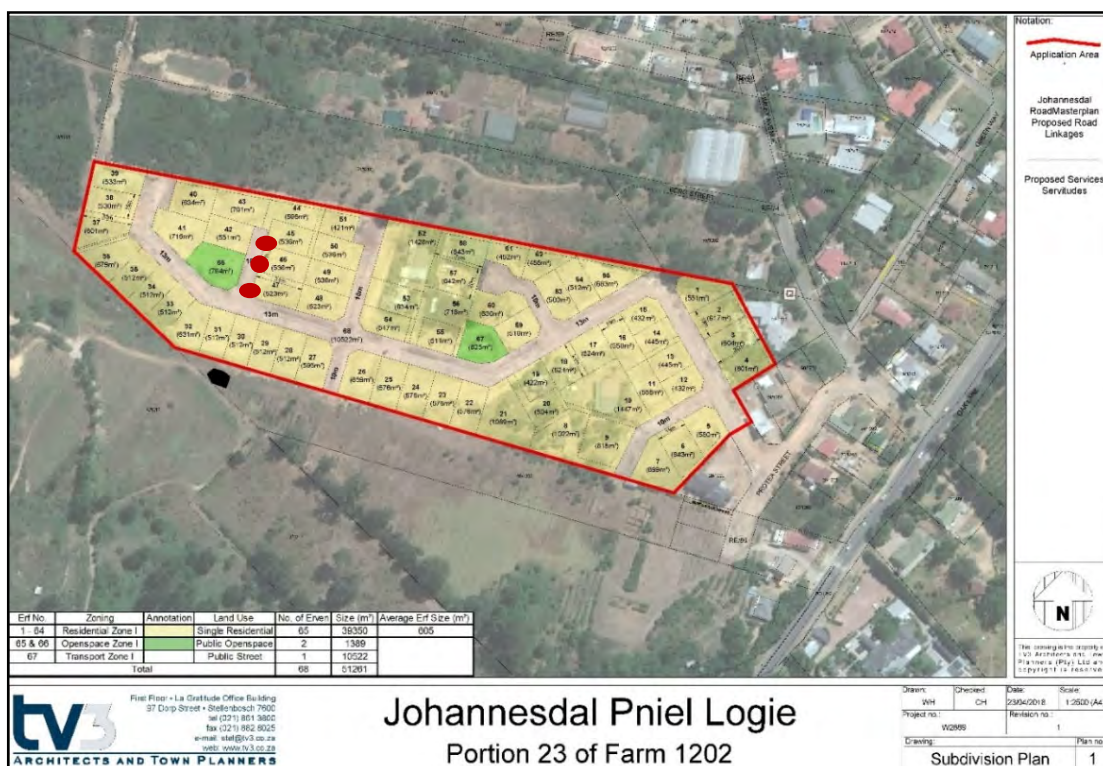


Figure 3: Approved Subdivision Plan [endorsed plan dated 23-4-2018]

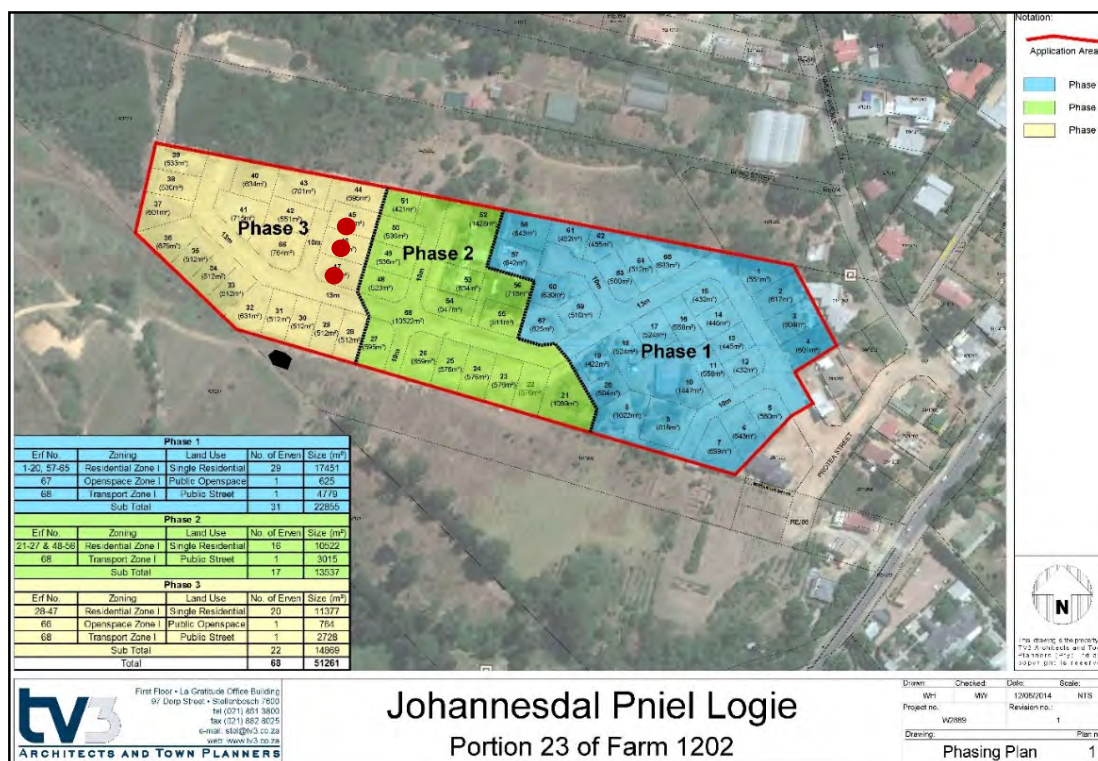


Figure 4 Approved Phasing Plan [endorsed plan dated 12-06-2014]

The complete approved residential estate (Mentoor Estate), as depicted in Figures 4 and 5 consists of:

PHASE 1 [unregistered Erf 157; vide GP No 1935/2018]			
Zoning	Land Use	No of Erven	Size (±m²)
Residential Zone I	Single Residential	29	17451
Open Space Zone I	Public Open Space	1	625
Transport Zone I	Public Street	1	4779
Sub Total		31	22855
PHASE 2 [unregistered Erf 186; vide GP No 1936/2018]			
Zoning	Land Use	No of Erven	Size (±m²)
Residential Zone I	Single Residential	16	10522
Transport Zone I	Public Street	1	3015
Sub Total		17	13537
PHASE 3 [Erf 207- vested: For Subdivisions see GP No. 1937/2018]			
Zoning	Land Use	No of Erven	Size (±m²)
Residential Zone I	Single Residential	20	11377

Open Space Zone I	Public Open Space	1	764
Transport Zone I	Public Street	1	2728
Sub Total		22	14869
TOTAL		68	51261

Table 1: Approved Development – Mentoor Residential Estate

- **Home Owners Association**

As part of the establishment of the Mentoor Residential Estate, a Homeowners Association Constitution for the Mentoor Mountain Estate was prepared and established by the members thereof.

- Attached hereto as Annexure J, the Committee members of the HOA duly indicated there is no objection to the proposal set out above.
- In addition to the above the developer of the Mentoor Mountain View Estate, duly indicated they do not oppose the proposal set out above, a copy of which is attached hereto as Annexure J.

5. DEVELOPMENT PROPOSAL

This application has reference to the registered erven, located within the approved Phase 3 [Erf 207 – and subsequent approved subdivisions thereof] component of the residential estate as follow;

5.1 Consolidation

- The development proposal entails the *Consolidation* of Erven 226, 227 and 228, Johannesburg into a single consolidated Portion equating to approximately 1 595m² in extent.



Figure 5: Proposed Consolidation

- Figure 5 above, as indicated in the *Consolidation Plan No 4.2* attached hereto as Annexure B, indicates Erven 226, 227 and 228 to be consolidated, which respective erven are indicated as follow:
 - Erf 226 represented by figure A,B,b1,a1 equating to $\pm 536\text{m}^2$;
 - Erf 227 represented by figure a1,b1,c1,d1 equating to $\pm 536\text{m}^2$; and
 - Erf 228 represented by figure d1,c1,C,D,E equating to $\pm 532\text{m}^2$.
- The Consolidation of the above properties are indicated on Plan No 4.2 [for approval] which Consolidated Portion equates to $\pm 1\,594\text{m}^2$ in extent, and depicted in the Provisional Surveyor-General Diagram attached hereto as Annexure C, prepared by C.K Rumboll and Partners.

5.2 Subdivision

- Subsequent to the consolidation of the subject properties as depicted on Plan No 4.2, it is proposed that the Consolidated Erf be *subdivided into two (2) erven* as follow:

- o **Subdivided Portion A** equating to $\pm 804\text{m}^2$, which is represented by figure A,B,C,G in the figure below and depicted on the Subdivision Plan No 5 attached hereto as Annexure B;
- o **Subdivided Portion B** equating to $\pm 791\text{m}^2$, which is represented by figure C,D,E,F,G in the figure below and depicted on the Subdivision Plan No 5 attached hereto as Annexure B.



Figure 6: Proposed Subdivision

- The above indicated proposed Subdivided Portions A and B are depicted on the Provisional Surveyor-General Diagrams attached hereto as *Annexure C* as *Portion A* and *Portion B*, Johannesburg respectively.

5.3 Cancellation of Service Servitude

- Application is made for the Cancellation of the 3metre wide services servitude imposed by the Stellenbosch Municipality under Section 42 of Ordinance 15 of 1985 upon approval of the subdivision of Erf 207, Johannesburg.
- The above services servitude is registered as a services servitude (stormwater- and sewer connection) in favour of the Stellenbosch Municipality as indicated on General

Plan No 1937/2018, which was required as part of the original subdivision approval, in order to accommodate the Sewer connection of Erf 227 with the Municipal sewer connection located within the Public Road, to the south of the subject property.

- As a result of this application for the consolidation- and subsequent subdivision of the subject properties into two separate erven, the Services Servitude is not required, as the proposed Subdivided Portion B is located directly abutting the public road, with access to the existing sewer connection service point.

5.4 Access

Access is gained via the completed Public Road that has been constructed and no new access are required.

5.5 Engineering Services

BSI Civil & Structural Engineers were appointed to prepare an Engineering Services report, which Engineering Services connection Plan is attached hereto as Annexure H.

BSI Civil Engineers concluded that the development proposal of two larger erven will have a reduced combined impact on water demand, sewage run-off, solid waste removal and trip generation in comparison with the current scenario. The impact on stormwater run-off will, for all practical purposes be unchanged.

- With the development proposal, the existing services connections will be utilized as indicated on the Engineering Services Drawing No 1150/50 attached hereto as Annexure H.
- The Engineering Impact services report concludes that the development proposal will have an overall reduced impact on service provision, which properties are already serviced, and could be supported from an Engineering services perspective.

According to the above, the proposed Subdivided portions are adequately provided for from the existing services provided.

- As indicated on the Engineering Services Connection plan attached hereto, the proposed subdivided Portions A and B are adequately serviced by means of existing connections to the existing Sewer-, and water connection services within the area.
- The existing sewer servitude is to be cancelled over proposed subdivided Portion B, as the decrease in erven results in that the additional sewer connection is not required.

5.6 Heritage Resources

Me Lize Malan was appointed to confirm whether the proposed application requires the approval from Heritage Western Cape in terms of Section 38(1) of the Heritage Resources Act.

Attached hereto as Annexure I, Heritage Western Cape confirmed that the proposed development does not require the submission of a Notice of Intent to Develop.

6. Motivation for the proposed Consolidation and Subdivision

- The intention of the application is to create two larger erven, in lieu of three erven.
- Table 2 above depicts the complete residential development of which Phase 3 has vested as follow:

PHASE 3 [Erf 207] -EXISTING					
Zoning	Land Use	No of Erven	Size (±m ²)	Average Erf Size	Gross Density
Residential Zone I	Single Residential	20	11377	±569m ²	18u/ha
Open Space Zone I	Public Open Space	1	764		
Transport Zone I	Public Street	1	2728		
Total (nett density = 14u/ha)		22	14869		
PHASE 3 [Erf 207] -PROPOSED					
Zoning	Land Use	No of Erven	Size (±m ²)	Average Erf Size	Gross Density
Residential Zone I	Single Residential	19	11377	±599m ²	17u/ha
Open Space Zone I	Public Open Space	1	764		
Transport Zone I	Public Street	1	2728		
Total (nett density = 13u/ha)		21	14869		

- In order to assess the existing residential density against the proposed development, a comparison table is indicated above which indicates the *gross density* for the established phase 3 component will decrease from 18u/ha to 17u/ha and the nett density decreases from 14u/ha to 13u/ha.
- The above decrease in density is deemed to be compatible within context of the greater context of the densities within the area.
- In addition, the current average erf size equates to $\pm 569\text{m}^2$, which slightly increases to $\pm 599\text{m}^2$, which is deemed to be compatible with the surrounding average erf size.
- There is no increase in residential erven, resulting in no additional demand for engineering services, with the cancellation of the existing services servitude (sewer) that is aligned over proposed subdivided Portion B.
- The existing engineering services could accommodate the proposed consolidation of the three erven and subsequent subdivision thereof into two separate erven.
- No additional access is required, as the development phase component is completed and all services have been installed and Public Roads constructed.
- It is deemed that the application as indicated above will honour existing land use rights and will not impact negatively on the current built and/or natural environment and could be deemed desirable to consider the application positively.

7. Spatial Policy Context

The subject properties are located within Johannesdal, in the Dwars River Valley, and is situated within the delineated urban edge as defined in the Stellenbosch Municipal Spatial Development Framework (2023), and indicated in Figures 1 and 2 below. Figure 2 depicts the locality of the subject properties in relation to the approved Mentoer Residential Estate in context of the Johannesdal village.

The Stellenbosch Municipal Spatial Development Framework supports residential densification and infill development within urban areas, and the protection of agricultural land.

With regard to the existing residential development, it is deemed that the proposed development is aligned with the SMSDF principles with regard to the protection of agricultural resources, and focusing on development within the urban edge [existing development fabric area].

7.1 Urban and Rural Conservation Overlay Zone

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The proposed development will not detract of the character of the area, as it forms part of an existing approved residential development and does not propose additional land uses rights.

Application is made for the permission on terms of the Stellenbosch Zoning Scheme By Law for the landowner, subsequent to the subdivision of the consolidated portion into two portions to proceed with the construction of the dwelling houses as per the primary zoning of the properties.



Figure 8: Dwars River Valley Rural Conservation Area

An extract of the Dwars River Valley Rural Conservation Area in relation to the subject properties is attached hereto as Annexure A.

7.2 Scenic Route Overlay Zone

The subject properties are located within the Urban Edge of the Johannesdal area, at a distance of $\pm 370\text{m}$ from the Helshoogte Road (R310) which is classified as Urban Scenic Route No USR10, as indicated on Plan No SR04 (Scenic Routes Overlay – Stellenbosch Zoning Scheme Regulations).

The above is indicated is indicated the figure below, and attached hereto as Annexure A. In this regard, it is deemed that the subject properties do not impact on the designated Urban Scenic Route, as they do not directly border onto the Helshoogte Main Road.

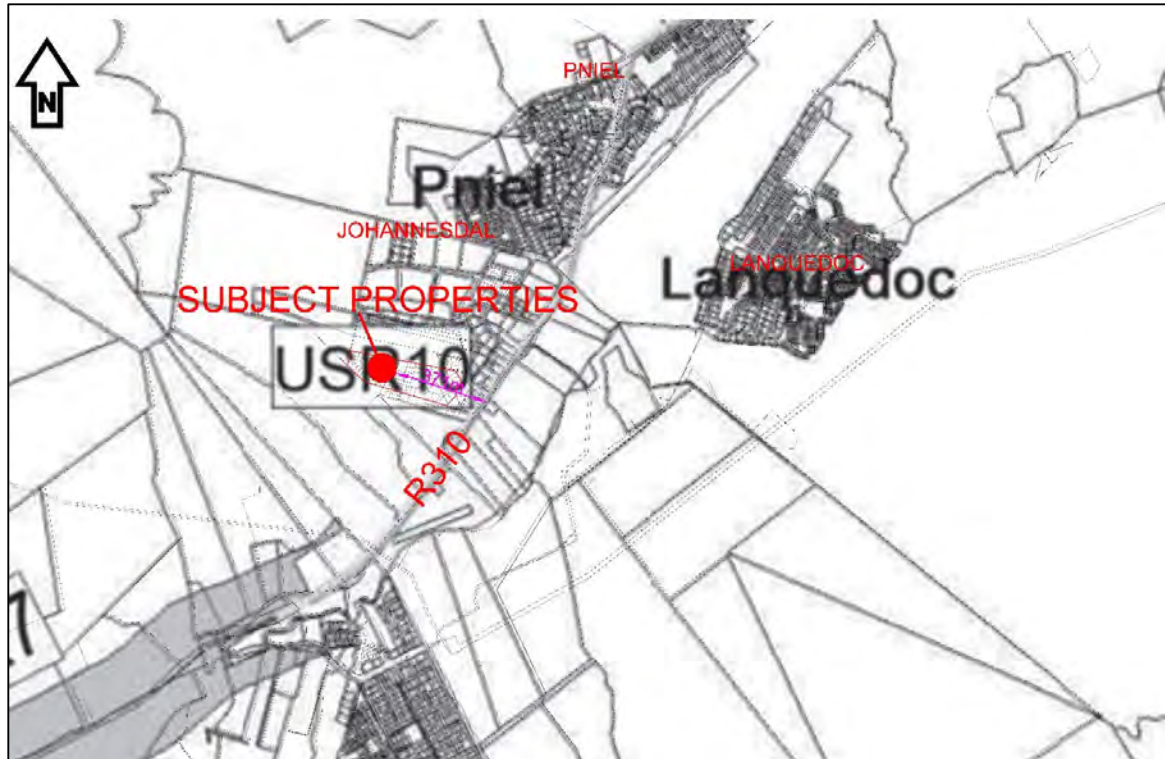


Figure 9: Urban Scenic Route

7.3 Spatial Planning and Land Use Management Act

The application supports the following Spatial Planning and Land Use Management Act (SPLUMA) principles:

- o *Spatial Justice*: The proposal optimizes the use of existing residential erven within an approved residential development.
- o *Spatial Sustainability*: Promotion of efficient land use and does not propose urban sprawl.
- o *Efficiency*: Existing infrastructure and services are utilized.
- o *Spatial Resilience*: the proposed development is compatible with the surrounding land uses and zonings.

- o *Good administration:* The land use application will follow due legal process with stakeholder engagement as per the Land Use Planning By-Law.

7.4 Motivation and Planning Merit

Desirability of Subdivision and Consolidation

The proposed subdivision pattern will respect the surrounding residential character and will maintain compatibility with the surrounding land uses.

No additional land use rights are being applied for, as this application would result in one less property.

Access and Infrastructure

Access will be gained via the existing Public Road and existing road network.

The subject properties are located within a completed and cleared phase of the Mentoer Estate, which erven are serviced and there is sufficient spare capacity in the bulk systems to accommodate the existing scenario, and with the proposed development that proposed one less erf, the existing services connections will be utilized.

Heritage and Environmental Considerations

Heritage Western Cape indicated that the proposed development does not change the character of the site, and therefore Section 38(1)(c)(iii) of the Heritage Resources Act does not apply and no trigger in terms of section 38, therefore a Notice of Intent to Develop submission is not required.

No environmentally sensitive features are affected by the proposed consolidation and subdivision, as it relates to existing serviced and registered properties.

Impact on Safety, Health and Well-being

It is deemed that the proposed development will not negatively affect the safety, health and general well-being of the surrounding community within the residential development and surrounding area.

8. Conclusion

This application represents a logical and desirable land use that:

- Aligns with SPLUMA principles;
- Consistent with the Stellenbosch MSDF and applicable local policies;
- Promotes sustainable urban development;
- Has no significant negative impact on surrounding properties or to the environment.

It is our opinion that the proposed consolidation and subsequent subdivision will not create any additional development rights or erven, nor will it change the underpinning approved zoning.

It is deemed that the impact of the proposed amendment will be negligible and that it will not adversely affect any group or person, and is therefore considered desirable.

The proposed Cancellation of the existing Services Servitude in favour of the Stellenbosch Municipality is deemed to be considerable as the existing Servitude as depicted on General Plan No 1937/2018 is not required as a result of the subdivision of the consolidated portion, which could be accommodated by means of existing available Engineering Service connections.

It is our opinion that the proposed amendment within the context of the existing approval granted will not affect the rights or legitimate expectations of any group or person. Accordingly, the consideration of the proposed amendment can be limited to internal Municipal Departmental circulation and comment only

Yours faithfully

TV3 PROJECTS (PTY) LTD

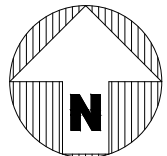
ANNEXURE A

LOCALITY & SUBJECT PROPERTY PLANS:



Notation:

 Subject Properties consisting of: Erven 226, 227 and 228, Johannesburg.



This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved

<div><div>ARCHITECTS TOWN PLANNERS URBAN DESIGNERS</div><div>FIRST FLOOR LA GRATITUDE OFFICE BUILDING 97 DORP STREET STELLENBOSCH 7600 TEL +27 (21) 861 3800 www.tv3.co.za</div></div>	<div>Proposed Consolidation and Subdivision [Erven 226,227 and 228]</div> <div>Property Description: Erven 226 - 228, Johannesburg</div>	Drawing:		Plan no.:		<div>Notation:</div> <div>Cadastral information obtained from Surveys and Mapping (DRDLR).</div> <div>Aerial Photography obtained from Surveys and Mapping (DRDLR).</div> <div>Aerial Photography obtained on Google Earth.</div> <div>* All areas and dimensions are approximate and should be verified by a professional land surveyor.</div> <div>* This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved</div>		
		Regional Locality		1				
		Date:	03/08/2025	Scale:	not to scale			
		Project no.:	4086-P	Drawn:	AP		Checked:	#####
		Property Description:		Erven 226 - 228, Johannesburg				



Notation:

A. Figure F,G,C,N,P,Q represents the approved Phase 3 (Erf 207)-equating to 1.4865ha and subdivisions consisting of:
i. 20 erven
ii. 1 Public Open Space
iii. 1 Public Road

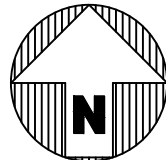
B. Application Area, consisting of Erven 226, 227 and 228 represented by Figure A,B,C,D,E:

1. Erf 226 is represented by Figure A,B,b1,a1 equating to $\pm 536\text{m}^2$.

2. Erf 227 is represented by Figure a1,b1,c1,d1 equating to $\pm 536\text{m}^2$.

3. Erf 228 is represented by Figure d1,c1,C,D,E equating to $\pm 523\text{m}^2$.

* Line C, c1 represents the eastern boundary of a 3m wide Services Servitude over Erf 228.



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Proposed Consolidation and
Subdivision [Erven 226,227 and
228]

Property Description:
Erven 226 - 228, Johannesburg

Drawing:		Plan no.:
Subject Properties		3
Date:	Scale:	
04/08/2025	1:1 000	
Project no.:	Drawn:	Checked:
4086-P	AP	#####

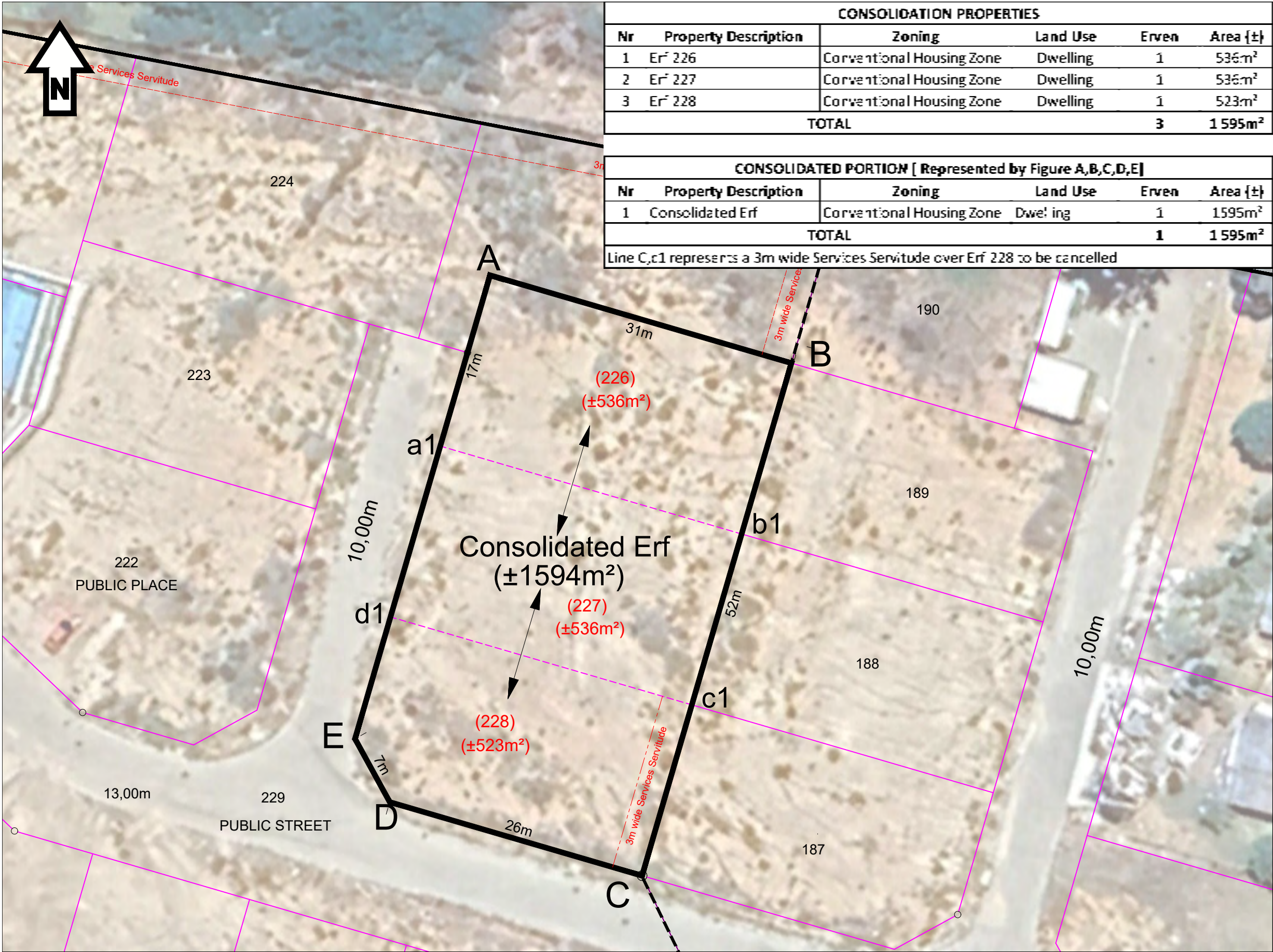
Notation:
Cadastral information obtained from Surveys and Mapping (DRDLR).
Aerial Photography obtained from Surveys and Mapping (DRDLR).
Aerial Photography obtained on Google Earth.

* All areas and dimensions are approximate and should be verified by a professional land surveyor.

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ANNEXURE B1

CONSOLIDATION PLAN



CONSOLIDATION PROPERTIES					
Nr	Property Description	Zoning	Land Use	Erven	Area {±}
1	Erf 226	Conventional Housing Zone	Dwelling	1	536m²
2	Erf 227	Conventional Housing Zone	Dwelling	1	536m²
3	Erf 228	Conventional Housing Zone	Dwelling	1	523m²
TOTAL				3	1 595m²

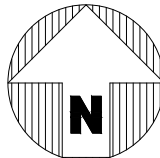
CONSOLIDATED PORTION [Represented by Figure A,B,C,D,E]					
Nr	Property Description	Zoning	Land Use	Erven	Area {±}
1	Consolidated Erf	Conventional Housing Zone	Dwelling	1	1595m²
TOTAL				1	1 595m²
Line C,c1 represents a 3m wide Services Servitude over Erf 228 to be cancelled					

Notation:

Figure A,B,C,D,E represents Consolidated Erf equating to ±1594m².

The Consolidated Erf consists of the Consilidation of the Properties:

1. Erf 226 is represented by Figure A,B,b1,a1 equating to ±536m².
2. Erf 227 is represented by Figure a1,b1,c1,d1 equating to ±536m².
3. Erf 228 is represented by Figure d1,c1,C,D,E equating to ±523m².



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Proposed Consolidation and Subdivision [Erven 226,227 and 228]

Property Description:
Erven 226 - 228, Johannesburg

Drawing:
Consolidation [Erven 226 - 228]

Date:
17/08/2025

Project no.:
4086-P

Plan no.:
4.1

Scale:
1:2 500

Drawn:
AP

Checked:
#####

Notation:

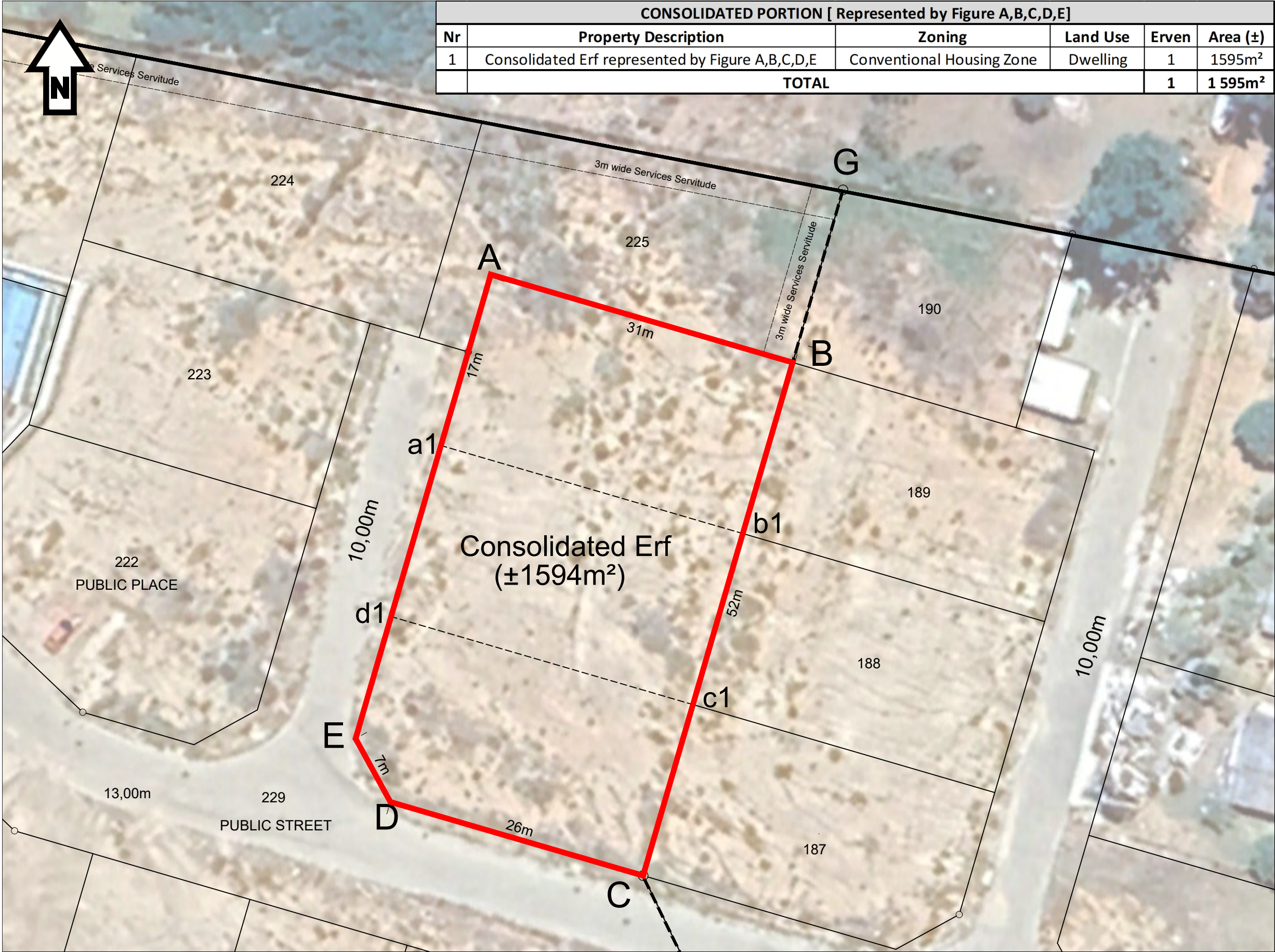
Cadastral information obtained from Surveys and Mapping (DRDLR).

Aerial Photography obtained from Surveys and Mapping (DRDLR).

Aerial Photography obtained on Google Earth.

* All areas and dimensions are approximate and should be verified by a professional land surveyor.

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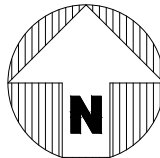
CONSOLIDATED PORTION [Represented by Figure A,B,C,D,E]					
Nr	Property Description	Zoning	Land Use	Erven	Area (±)
1	Consolidated Erf represented by Figure A,B,C,D,E	Conventional Housing Zone	Dwelling	1	1595m²
	TOTAL			1	1 595m²

Notation:

Figure A,B,C,D,E represents Consolidated Erf equating to ±1594m².

The Consolidated Erf consists of the Consolidation of the following Properties:

1. Erf 226 is represented by Figure A,B,b1,a1 equating to ±536m².
2. Erf 227 is represented by Figure a1,b1,c1,d1 equating to ±536m².
3. Erf 228 is represented by Figure d1,c1,C,D,E equating to ±523m².



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Proposed Consolidation and Subdivision [Erven 226,227 and 228]

Property Description:
Erven 226 - 228, Johannesburg

Drawing:
Consolidation Plan

Date:
03/08/2025

Project no.:
4086-P

Plan no.:
4.2

Scale:
1:2 500

Drawn:
AP

Checked:
#####

Notation:

Cadastral information obtained from Surveys and Mapping (DRDLR).

Aerial Photography obtained from Surveys and Mapping (DRDLR).

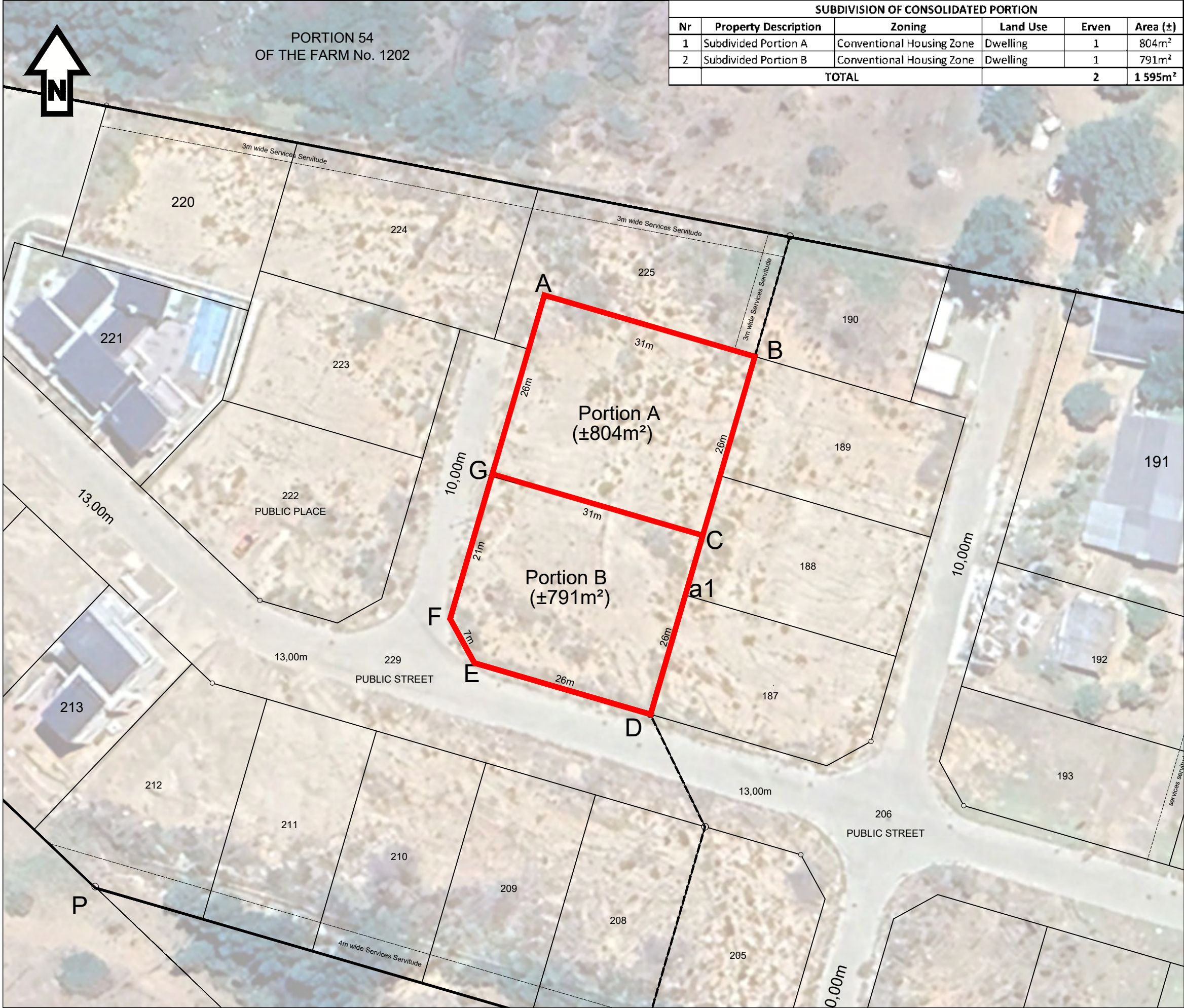
Aerial Photography obtained on Google Earth.

* All areas and dimensions are approximate and should be verified by a professional land surveyor.

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ANNEXURE B2

SUBDIVISION PLAN



SUBDIVISION OF CONSOLIDATED PORTION					
Nr	Property Description	Zoning	Land Use	Erven	Area (±)
1	Subdivided Portion A	Conventional Housing Zone	Dwelling	1	804m²
2	Subdivided Portion B	Conventional Housing Zone	Dwelling	1	791m²
TOTAL				2	1 595m²

- Notation:
- A. Figure A,B,C,D,E,F,G represents Consolidated Erven 226, 227 and 228 equating to ±1594m².
- B. The Consolidated Portion to be Subdivided into 2 separate Portions as Follow:
1. Subdivided Portion A represented by figure A,B,C,G equating to ±804m²;
 2. Subdivided Portion B represented by figure C,D,E,F,G equating to ±791m².

All areas and dimensions are approximate and should be verified by a professional land surveyor.

Drawing: SUBDIVISION		Plan no.: 5
Date: 05/08/2025	Scale: 1:500	
Project no.: P-4086	Drawn: AP	Checked: TW

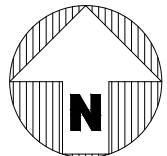
Property Description:
Erven 226, 227 & 228- Johannesburg

Proposed Consolidation and Subdivision [Erven 226 - 228]



Notation:

 Subject Properties consisting of: Erven 226, 227 and 228, Johannesburg.



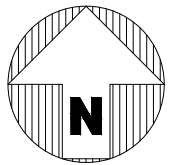
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<div></div> <div>ARCHITECTS TOWN PLANNERS URBAN DESIGNERS</div> <div>FIRST FLOOR LA GRATITUDE OFFICE BUILDING 97 DORP STREET STELLENBOSCH 7600 TEL +27 (21) 861 3800 www.tv3.co.za</div>	<div>Proposed Consolidation and Subdivision [Erven 226,227 and 228]</div> <div>Property Description: Erven 226 - 228, Johannesburg</div>	Drawing:		Plan no.:		Notation:					
		Regional Locality		1							
		Date:		Scale:		Cadastral information obtained from Surveys and Mapping (DRDLR).		* All areas and dimensions are approximate and should be verified by a professional land surveyor.			
		03/08/2025		not to scale							
		Project no.:		Drawn:		Checked:		Aerial Photography obtained from Surveys and Mapping (DRDLR).		* This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved	
		4086-P		AP		#####					
						Aerial Photography obtained on Google Earth.					



Notation:
Figure A,B,C,D,E,F,G represents the Mentoor Residential Estate.

Subject Properties: Erven 226, 227 and 228 [Included as subdivisions of the Vested Erf 207- Phase 3]



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Proposed Consolidation and Subdivision [Erven 226,227 and 228]

Property Description:
Erven 226 - 228, Johannesdal

Drawing:	Locality Plan		Plan no.:	2
Date:	03/07/2025	Scale:	1:2 500	
Project no.:	4086-P	Drawn:	AP	Checked: #####

Notation:

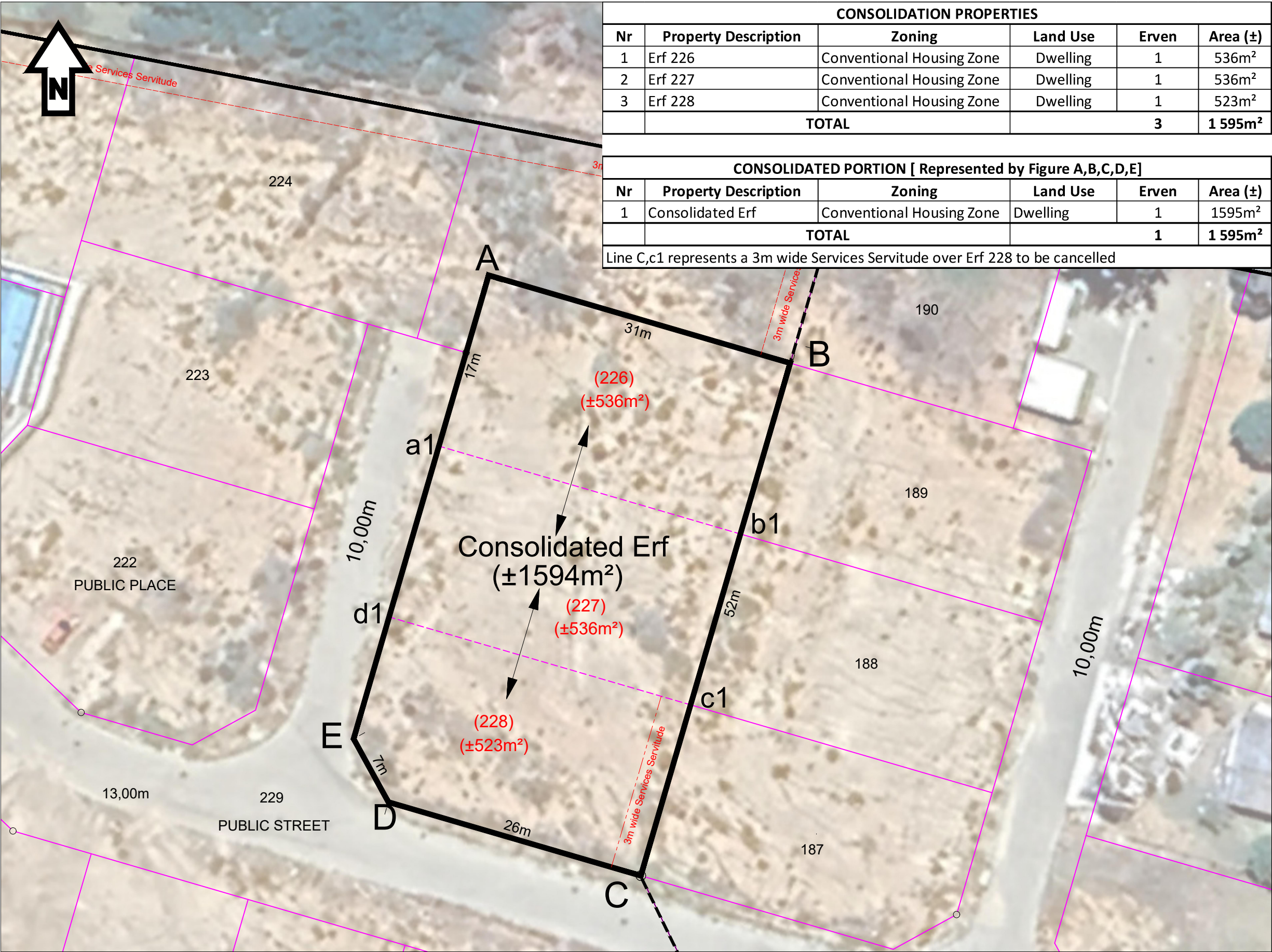
Cadastral information obtained from Surveys and Mapping (DRDLR).
Dimensions and areas are approximate and to be verified by a Professional Land Surveyor.
Aerial Photography obtained on Google Earth.

* All areas and dimensions are approximate and should be verified by a professional land surveyor.

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ANNEXURE B1

CONSOLIDATION PLAN



CONSOLIDATION PROPERTIES					
Nr	Property Description	Zoning	Land Use	Erven	Area (±)
1	Erf 226	Conventional Housing Zone	Dwelling	1	536m ²
2	Erf 227	Conventional Housing Zone	Dwelling	1	536m ²
3	Erf 228	Conventional Housing Zone	Dwelling	1	523m ²
TOTAL				3	1 595m ²

CONSOLIDATED PORTION [Represented by Figure A,B,C,D,E]					
Nr	Property Description	Zoning	Land Use	Erven	Area (±)
1	Consolidated Erf	Conventional Housing Zone	Dwelling	1	1595m ²
TOTAL				1	1 595m ²

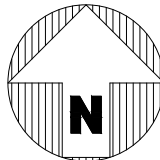
Line C,c1 represents a 3m wide Services Servitude over Erf 228 to be cancelled

Notation:

Figure A,B,C,D,E represents Consolidated Erf equating to ±1594m².

The Consolidated Erf consists of the Consilidation of the Properties:

1. Erf 226 is represented by Figure A,B,b1,a1 equating to ±536m².
2. Erf 227 is represented by Figure a1,b1,c1,d1 equating to ±536m².
3. Erf 228 is represented by Figure d1,c1,C,D,E equating to ±523m².



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Proposed Consolidation and Subdivision [Erven 226,227 and 228]

Property Description:
Erven 226 - 228, Johannesburg

Drawing:
Consolidation [Erven 226 - 228]

Date:
17/08/2025

Project no.:
4086-P

Plan no.:
4.1

Scale:
1:2 500

Drawn:
AP

Checked:
#####

Notation:

Cadastral information obtained from Surveys and Mapping (DRDLR).

Aerial Photography obtained from Surveys and Mapping (DRDLR).

Aerial Photography obtained on Google Earth.

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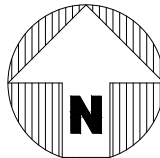
CONSOLIDATED PORTION [Represented by Figure A,B,C,D,E]					
Nr	Property Description	Zoning	Land Use	Erven	Area (±)
1	Consolidated Erf represented by Figure A,B,C,D,E	Conventional Housing Zone	Dwelling	1	1595m²
	TOTAL			1	1 595m²

Notation:

Figure A,B,C,D,E represents Consolidated Erf equating to ±1594m².

The Consolidated Erf consists of the Consolidation of the following Properties:

1. Erf 226 is represented by Figure A,B,b1,a1 equating to ±536m².
2. Erf 227 is represented by Figure a1,b1,c1,d1 equating to ±536m².
3. Erf 228 is represented by Figure d1,c1,C,D,E equating to ±523m².



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Proposed Consolidation and Subdivision [Erven 226,227 and 228]

Property Description:
Erven 226 - 228, Johannesburg

Drawing:
Consolidation Plan

Date:
03/08/2025

Project no.:
4086-P

Plan no.:
4.2

Scale:
1:2 500

Drawn:
AP

Checked:
#####

Notation:

Cadastral information obtained from Surveys and Mapping (DRDLR).

Aerial Photography obtained from Surveys and Mapping (DRDLR).

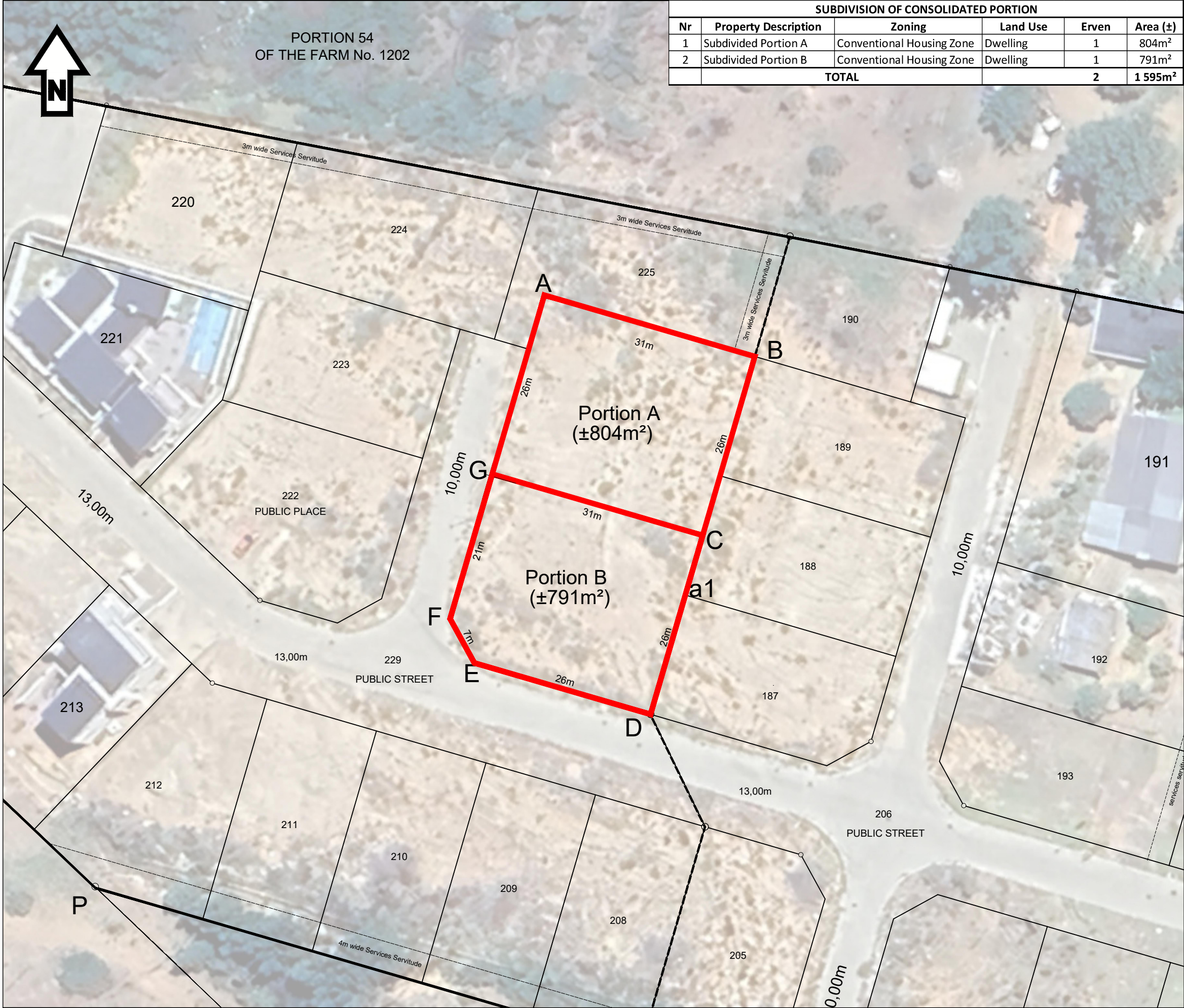
Aerial Photography obtained on Google Earth.

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ANNEXURE B2

SUBDIVISION PLAN



SUBDIVISION OF CONSOLIDATED PORTION					
Nr	Property Description	Zoning	Land Use	Erven	Area (±)
1	Subdivided Portion A	Conventional Housing Zone	Dwelling	1	804m²
2	Subdivided Portion B	Conventional Housing Zone	Dwelling	1	791m²
TOTAL				2	1 595m²

- Notation:
- A. Figure A,B,C,D,E,F,G represents Consolidated Erven 226, 227 and 228 equating to ±1594m².
- B. The Consolidated Portion to be Subdivided into 2 separate Portions as Follow:
1. Subdivided Portion A represented by figure A,B,C,G equating to ±804m²;
 2. Subdivided Portion B represented by figure C,D,E,F,G equating to ±791m².

All areas and dimensions are approximate and should be verified by a professional land surveyor.

Drawing:	Plan no.:	
SUBDIVISION		5
Date:	Scale:	
05/08/2025	1:500	
Project no.:	Drawn:	Checked:
P-4086	AP	TW

Property Description:

Erven 226, 227 & 228- Johannesburg

Proposed Consolidation and Subdivision [Erven 226 - 228]