Erf 24845 George: Application for subdivision, amendment of land use plan, permanent departure (relaxation of building lines, parking and open space requirement), cancellation of servitude and removal of restrictive condition of title

November 2023

ANNEXURE "K" – SITE PLAN AND DEVELOPMENT PLANS OF THE MEMORY CARE FACILITY



APPROVED BY CLIENT:

APPROVED BY:

APPROVED BY:

APPROVED BY:

Y:\5000 CAD\5011 - Blue Mountain Haven\5011 - HOA - option 2E

HORIZONTAL LEVEL.

10. ALL STEEL TO BE HOT DIPPED GALVANIZED

4. USE PROFILE COLUMNS AT 85mm. CENTRES FOR BRICKWORK EXCEPT WHERE SPECIFIED DIFFERENTLY.

5. A COMPLETE SET OF DRAWINGS TO BE AVAILABLE ON SITE AT ALL TIMES.

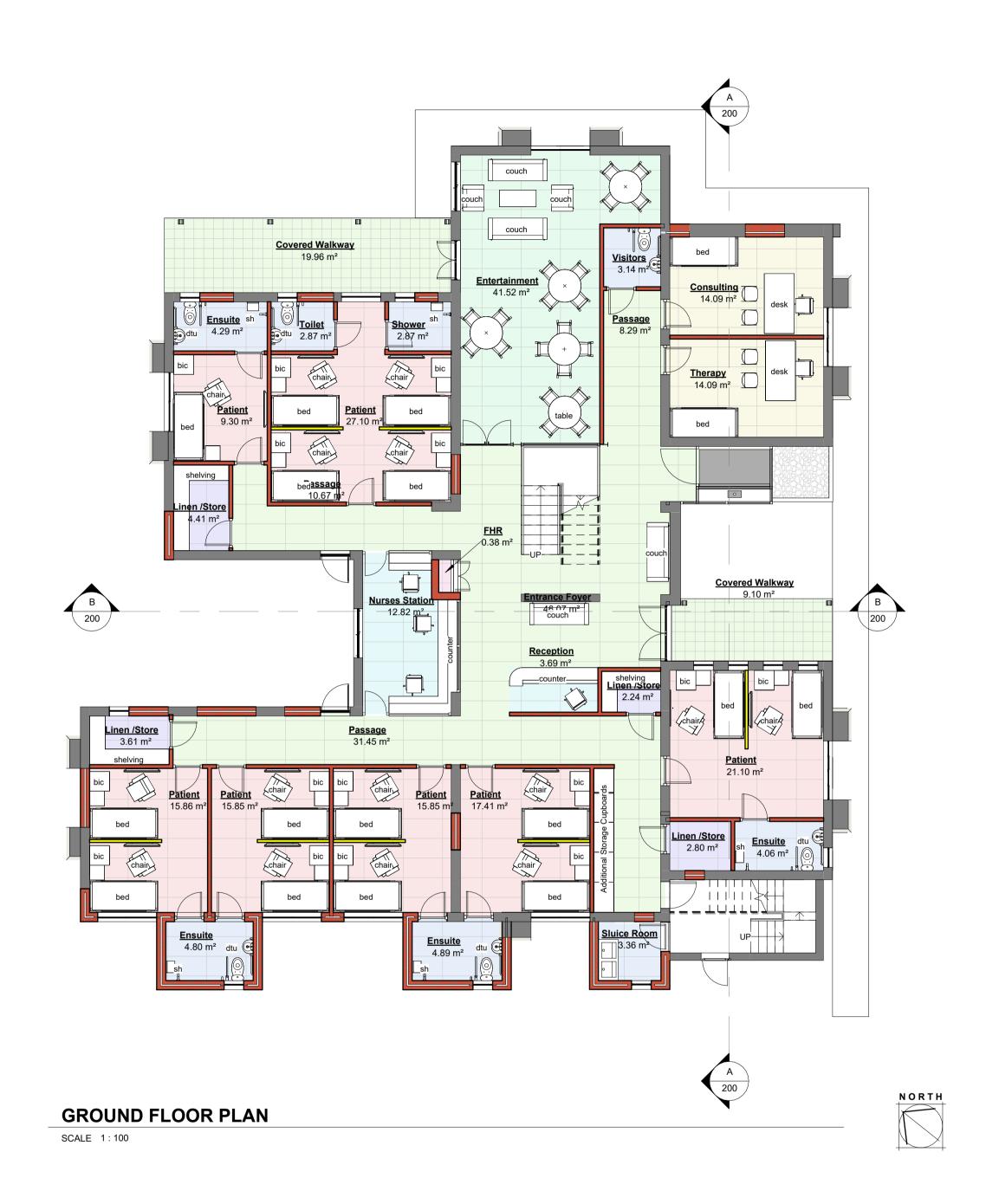
7. THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT LAYOUT OF BUILDINGS ON SITE IN RELATION TO SITE BOUNDARIES AND BUILDING LINES.

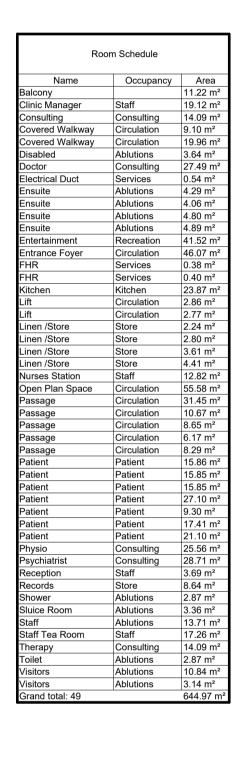
8. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAIL AND DRAWINGS.

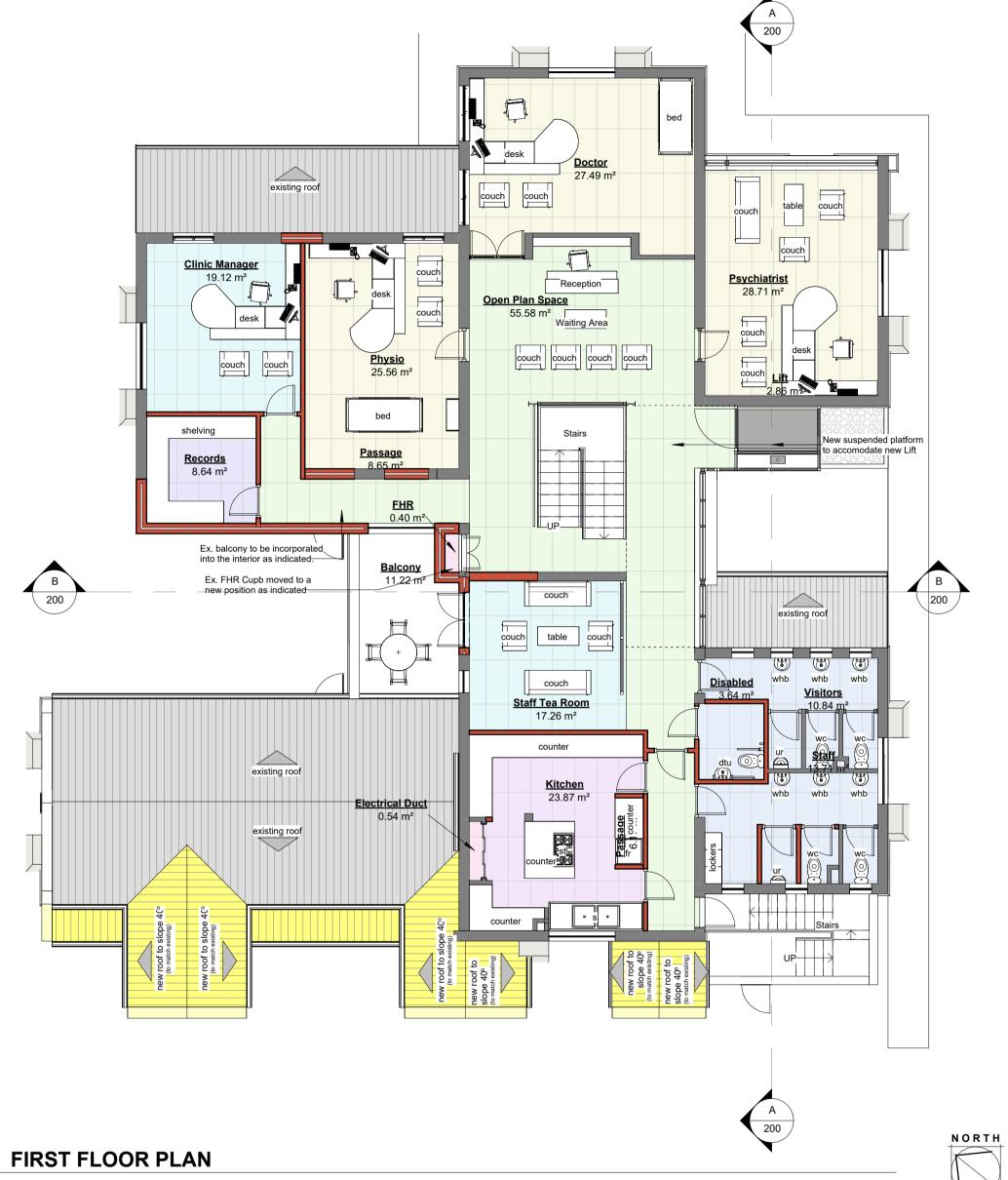
9. FINISHED STRUCTURE TO COMPLY WITH LATEST AMENDMENTS OF SABS 0400

6. ALL DIMENSIONS AS SHOWN ON PLAN TO BE PLOTTED ON SITE AT THE

SCALE As indicated NEW MEMORY CARE FACILITY ON 06/07/23 PORTION 2 OF ERF 24845 RECOMMENDED ARCHITECTS Paul van Gass ISSUED B.B/JdV DRAWN B.B/JdV PROJECT NO : | IKAMVA ARCHITECTS CC | Email paul@i-sa.co.za | Web | ww.i-sa.co.za | Tel | 044 020 0151 | Cell 079 489 8454 | DRAWING/SHEET NO : REVISION NO: Site & Roof plan 001 5011 Blue Mountain Office Park | 149 Park Road | Blue Mountain View | George | 6530







SCALE 1:100

NOTES: REVISIONS	CLIENT: COPYRIGHT	PROJECT	CT TITLE DRA	AWING STATUS	
1. ALL DIMENSIONS AND ALL LEVELS TO BE CHECKED ON SITE AND WHERE APPLICABLE TO MATCH EXISTING STRUCTURE. REV DATE SIGN DESCRIPTION	Blue Mountain HOA			SDP	
2. ANY DISCREPANCY OR CONTRADICTION TO IMMEDIATELY BE REPORTED TO THE ARCHITECT.					
3. DRAWINGS NOT TO BE SCALED.			SCA	ALE 1:100	
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5. A COMPLETE SET OF DRAWINGS TO BE AVAILABLE ON SITE AT ALL TIMES.	APPROVED BY CLIENT:			COMMENDED Paul van Gass	
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Section A-A

SCALE 1:100



Elevation 3 - a

SCALE 1:100



Elevation 4 - a

SCALE 1:100



Section B-B

SCALE 1:100



Elevation 1 - a



Elevation 5 - a

SCALE 1:100

NOTES:	REVISIONS	CLIENT:	COPYRIGHT	PROJECT TITLE	DRAWING STATUS		
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5. A COMPLETE SET OF DRAWINGS TO BE AVAILABLE ON SITE AT ALL TIMES.		APPROVED BY CLIENT:		DODTION 2 OF EDE 24945	RECOMMENDED	Paul van Gass	
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8. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAIL AND DRAWINGS.		APPROVED BY:	IKAMVA ARCHITECTS CC Email paul@i-sa.co.za Web ww.i-sa.co.za	Elevations & Sections	PROJECT NO:	DRAWING/SHEET NO :	REVISION NO:
9. FINISHED STRUCTURE TO COMPLY WITH LATEST AMENDMENTS OF SABS 0400			Tel 044 020 0151 Cell 079 489 8454 Blue Mountain Office Park 149 Park Road Blue Mountain View George 6530		5011	200	_
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GENERAL NOTES:

	REVISIONS:					
REV	DATE	SIGN	DESCRIPTION			

CLIENT:

Blue Mountain HOA

ACCEPTED BY CLIENT

APPROVED BY ARCHITECT

ACCEPTED BY

ACCEPTED BY

DRAWING STATUS

SDP

PROJECT TITLE NEW MEMORY CARE FACILITY ON PORTION 2 OF ERF 24845

DRAWING DESCRIPTION

Rendered Perspectives

SCALE	
DATE	2023/06/13
RECOMMENDED	Paul van Gass
DRAWN	JdV



Email <u>paul@i-sa.co.za</u> | Web <u>ww.i-sa.co.za</u>
Tel 044 020 0151 | Cell 079 489 8454
Blue Mountain Office Park | 149 Park Road | Blue Mountain View | George | 6530

PROJECT NO: DRAWING/SHEET NO : REVISION NO: 700 5011

Erf 24845 George: Application for subdivision, amendment of land use plan, permanent departure (relaxation of building lines, parking and open space requirement), cancellation of servitude and removal of restrictive condition of title

November 2023

ANNEXURE "L" - MOTIVATION RPORT IN SUPPORT OF MEMORY CARE FACILITY

Motivation: Memory Care - Blue Mountain Retirement Community.

Proposed new Memory Care Facility

The developer of the various Blue Mountain Estates is considering turning the existing HOA Offices into a 'MEMORY CARE FACILTY' which will cater for the ever-increasing demand for harbouring dementia & Alzheimer patients.

Blue Mountain Haven who is not really equipped or constructed as a dementia and Alzheimer's facility, is presently caring for 12 patients which should be in a dementia/ Alzheimer facility.

Frequent requests are received by Blue Mountain Haven to accept more dementia/Alzheimer patients from Blue Mountain Retirement Estate, Blue Mountain Village, Blue Mountain Gardens and Blue Mountain Gables as well as the public from George.

The advantages and reason of having a 'Memory Care" facility is:

- A survey conducted in Blue Mountain Village and Blue Mountain Gardens, showed that 127 residents of these estates have family members living with them which are desirous of making use of the medical service provision for the caring of the elderly in Blue Mountain of which some of them with dementia problems.
- If a dementia/ Alzheimer's division can be developed in Blue Mountain, all the different facets of caring for the elderly will be addressed namely home-based care, supportive care, assisted living, frail care, and dementia/ Alzheimer's.
- There is an alarming increase in dementia patients in comparison to Parkinson's and cancer amongst the elderly in South Africa.
- There are very few facilities in George who presently cater for dementia /Alzheimer's patients.
- Caring for dementia / Alzheimer patients is a specialised field which needs qualified professionals in the field with specific care requirements.
- It is a known fact that the behaviour of dementia / Alzheimer patients is upsetting to other patients and need to be separated from the other patients.
- The existing use of the HOA building for offices, does not meet the approval of the municipality and the reasoning behind that is that offices are generally not allowed in Estates.
- An Alzheimer/ dementia facility on the other hand, will supplement the existing facilities already developed in Blue Mountain.
- The developing of an Alzheimer / dementia facility in the existing building was overwhelming approved at the AGM of Blue Mountain Village, Blue Mountain Gardens, Blue Mountain Retirement Estate and Blue Mountain Haven on the respective AGM's held in May 2023.



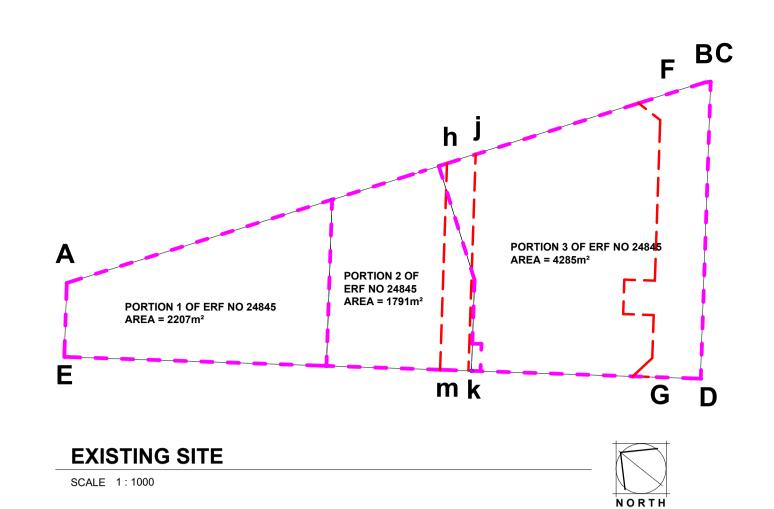
Compiled by CP Steyn: General Manager Blue Mountain Village & Gardens, Blue Mountain Retirement Community consisting of Blue Mountain Retirement Estate, Blue Mountain Haven & Blue Mountain Gables.

C P Steyn.

Erf 24845 George: Application for subdivision, amendment of land use plan, permanent departure (relaxation of building lines, parking and open space requirement), cancellation of servitude and removal of restrictive condition of title

November 2023

ANNEXURE "M" – SITE PLAN AND DEVELOPMENT PLANS OF THE RETIREMENT UNITS

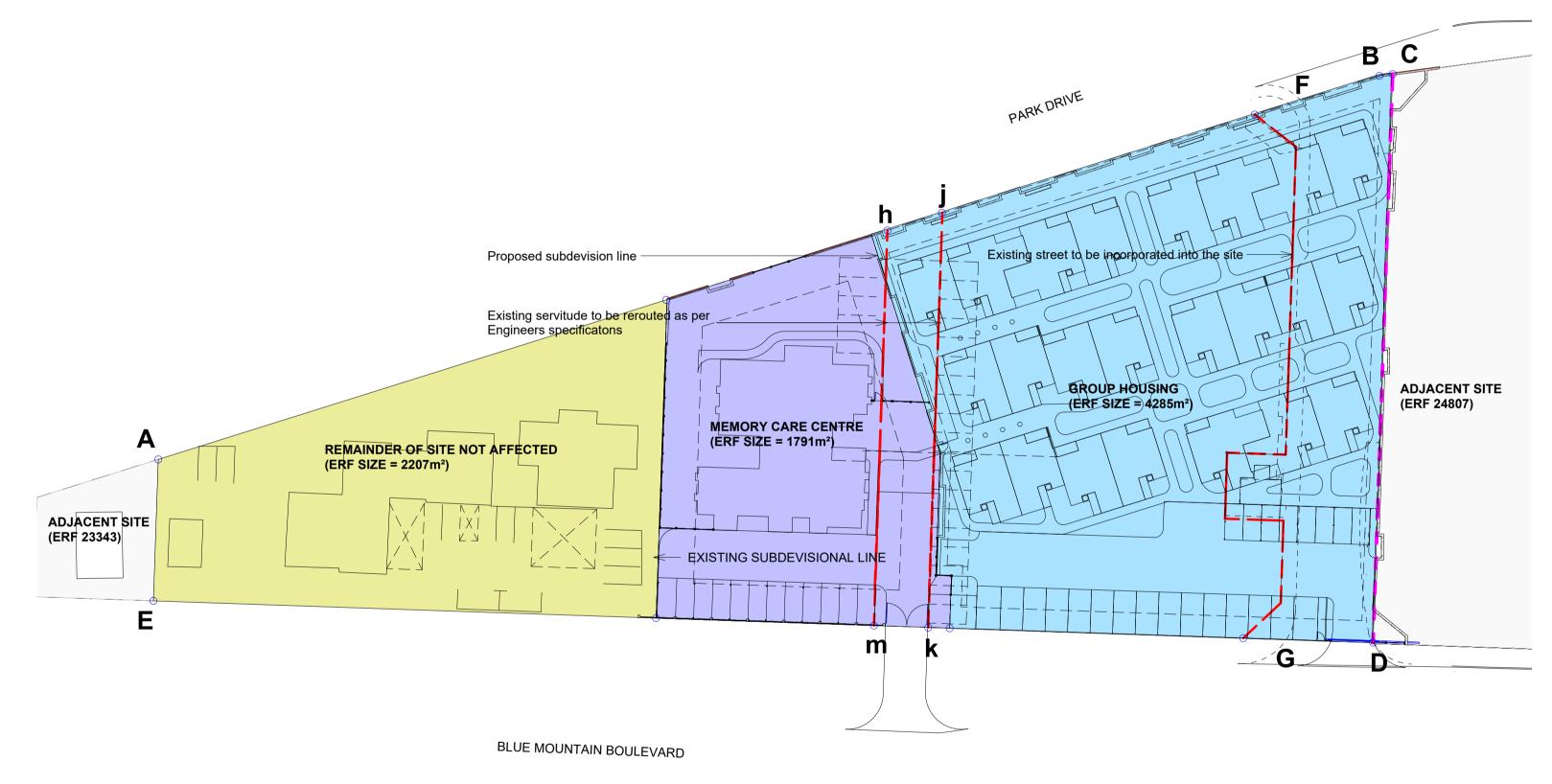


EX. SIDES		
АВ	176,930m	
вс	1,520m	
CD	78,580m	
DE	168,300m	
EA	19,550m	
EX.	SERVITUDE	
BF	12,190m	
FG	74,280m	
GD	13,000m	

ERF NO	SITE AREA	Z		ZONING COVERAGE (m²)			COVERAGE (%)			
				EXISTING	NEW	TOTAL	EXISTING	NEW	TOTAL	
PORTION 1 OF ERF NO 24845	REMAINDER OF SITE NOT AFFECTED EXISTING BUILDINGS	± 2 207 m ²		513.3 m²	-	513.3 m²	23.26%	-	23.26%	
PORTION 2 OF ERF NO 24845	SITE FOR THE NEW MEMORY CARE FACILITY BUILDINGS: CLINIC ALTERATION AND ADDITIONS, EXISTING CARPORTS, NEW PARKING BAYS	± 1 791 m²		856.16m²	61.63m²	917.79 m²	47.80%	3.44%	51.24%	
PORTION 3 OF ERF NO 24845	NEW SITE FOR THE GROUP HOUSING BUIDINGS: 23 GROUP HOUSES, NEW CARPORTS, NEW GARAGES, NEW PARKING BAYS, NEW REFUSE ROOM	± 4 285 m²		-	1984.95 m²	1984.95 m²	-	46.32%	46.32%	
	TOTAL COVERAGE	± 8 283m² (0.83 ha)		1369.46m²	2046.58 m ²	3416.06 m ²	16.53%	24.71%	41.24%	

ERF NO	PARKING PROVIDED			
		CARPORT	GARAGES	PARKING
PORTION 2 OF ERF NO 24845	SITE FOR THE NEW MEMORY CARE FACILITY	12	0	3
PORTION 3 OF ERF NO 24845	NEW SITE FOR THE GROUP HOUSING	8	15	5
	TOTAL	20	15	8





AERIAL PHOTOGRAPH

9. FINISHED STRUCTURE TO COMPLY WITH LATEST AMENDMENTS OF SABS 0400

10. ALL STEEL TO BE HOT DIPPED GALVANIZED

SCALE 1:2000



SITE DEVELOPMENT PLAN

SCALE 1:500

APPROVED BY:

COPYRIGHT	PROJECT TITLE	DRAWING STATUS		
			SDP	
		SCALE	As indicated	
	Subdivision and rezoning of Erf 24845	DATE	06/08/23	
	George	RECOMMENDED	Paul van Gass	
ARCHITECTS	200190	ISSUED	Paul van Gass	
ARCHILLES	DRAWING DESCRIPTION	DRAWN	ВВ	
IKAMVA ARCHITECTS CC Email paul@i-sa.co.za Web ww.i-sa.co.za	CITE DEVELOPMENT DI ANI	PROJECT NO:	DRAWING/SHEET NO :	REVISION NO :
Blue Mountain Office Park 149 Park Road Blue Mountain View George 6530	SITE DEVELOPMENT PLAN	5011	000	

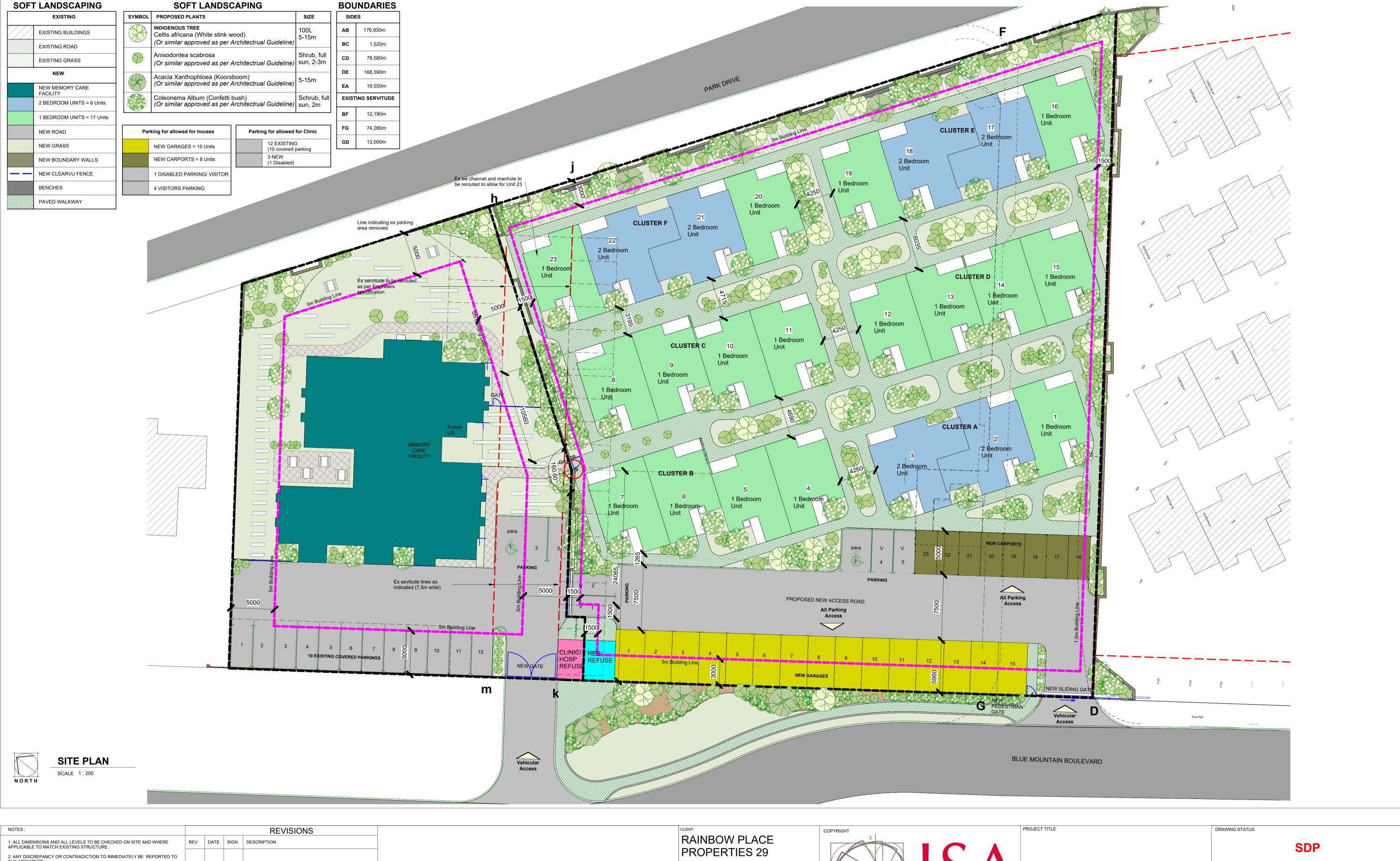
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RAINBOW PLACE PROPERTIES 29

APPROVED BY CLIENT: APPROVED BY: APPROVED BY:

Blue Mountain Office Park | 149 Park Road | Blue Mountain View | George | 6530



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10. ALL STEEL TO BE HOT DIPPED GALVANIZED

RAINBOW PLACE
PROPERTIES 29

APPROVED BY CLIENT:

APPROVED BY:

APPROVED BY:



Subdivision and rezoning of Erf 24845
George

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SITE PLAN





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GENERAL NOTES:

	REVISIONS:					
REV	DATE	SIGN	DESCRIPTION			

CLIENT:

RAINBOW PLACE PROPERTIES 29

ACCEPTED BY CLIENT

APPROVED BY ARCHITECT

ACCEPTED BY

ACCEPTED BY

DRAWING STATUS FOR DISCUSSION

Subdivision and rezoning of Erf **24845 George**

DRAWING DESCRIPTION

Rendered Perspectives 1

SCALE	
DATE	16/03/2023
RECOMMENDED	Paul van Gass
DRAWN	JdV



Email <u>paul@i-sa.co.za</u> | Web <u>ww.i-sa.co.za</u>
Tel 044 020 0151 | Cell 079 489 8454
Blue Mountain Office Park | 149 Park Road | Blue Mountain View | George | 6530

PROJECT NO : DRAWING/SHEET NO : REVISION NO : 701 5011





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GENERAL NOTES:

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REV	DATE	SIGN	DESCRIPTION		

CLIENT:

RAINBOW PLACE PROPERTIES 29

ACCEPTED BY CLIENT APPROVED BY ARCHITECT ACCEPTED BY ACCEPTED BY

DRAWING STATUS

FOR DISCUSSION

Subdivision and rezoning of Erf **24845 George**

DRAWING DESCRIPTION

Rendered Perspectives 2

SCALE	
DATE	16/03/2023
RECOMMENDED	Paul van Gass
DRAWN	JdV



Email paul@i-sa.co.za | Web ww.i-sa.co.za | Tel 044 020 0151 | Cell 079 489 8454 |
Blue Mountain Office Park | 149 Park Road | Blue Mountain View | George | 6530

PROJECT NO : DRAWING/SHEET NO : REVISION NO : 702 5011













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	REVISIONS:			
REV	DATE	SIGN	DESCRIPTION	

CLIENT:

RAINBOW PLACE PROPERTIES 29

ACCEPTED BY CLIENT

APPROVED BY ARCHITECT

ACCEPTED BY

ACCEPTED BY

DRAWING STATUS

FOR DISCUSSION

Subdivision and rezoning of Erf **24845 George**

DRAWING DESCRIPTION

Rendered Perspectives of Houses

SCALE	
DATE	16/03/2023
RECOMMENDED	Paul van Gass
DRAWN	JdV



Email paul@i-sa.co.za | Web ww.i-sa.co.za | Tel 044 020 0151 | Cell 079 489 8454 |
Blue Mountain Office Park | 149 Park Road | Blue Mountain View | George | 6530

PROJECT NO : DRAWING/SHEET NO : REVISION NO : 703 5011













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GENERAL NOTES:

	REVISIONS:				
REV	DATE	SIGN	DESCRIPTION		

CLIENT:

RAINBOW PLACE PROPERTIES 29

ACCEPTED BY CLIENT

APPROVED BY ARCHITECT

ACCEPTED BY

DRAWING STATUS

ACCEPTED BY

SDP

Subdivision and rezoning of Erf 24845 George

DRAWING DESCRIPTION

Proposed Landscaping at Garages

SCALE	1:200	
DATE	16/03/2023	
RECOMMENDED	Paul van Gass	
DRAWN	JdV	



Email <u>paul@i-sa.co.za</u> | Web <u>ww.i-sa.co.za</u>
Tel 044 020 0151 | Cell 079 489 8454
Blue Mountain Office Park | 149 Park Road | Blue Mountain View | George | 6530

PROJECT NO : DRAWING/SHEET NO : 704 5011

REVISION NO:

November 2023

ANNEXURE "N" – MINUTES OF THE 16TH ANNUAL GENERAL MEETING (AGM) OF THE BLUE MOUNTAIN VILLAGE HOME OWNERS' ASSOCIATION DATED 17 MAY 2023



HOA Office Park -. Blue Mountain Boulevard - George, 6529 P O Box 12167 • Garden Route Mall • George • 6546

MINUTES OF THE 16TH ANNUAL GENERAL MEETING (AGM) HELD AT 17H30 ON WEDNESDAY, 17th MAY 2023, AT EDEN GEMEENTE, GEORGE.

Directors Present:

Fahdiel Manuel (FM)

Kallie Harmse (KH) Frikkie Wepener (FW) Chairman

Director Director

Wessie vd Westhuizen (JW)

Catherine Fourie (CF)

Director Director

In Attendance:

Christo Stevn (CS)

Clarissa van Schalkwyk (CVS) Francois Redelinghuys (FR) Armand Le Grange (AG)

Estate Manager Finance Manager Clearwire Comms

Marize Nunns (MN) LIGHTVISION Audit Inc

Selene van Niekerk (SN) Hennie Jordaan (HJ)

Admin Assistant Ops Manager Raubenheimers

Madelein de Wet (MW) LIGHTVISION Audit Inc

Members as recorded in the attendance register in person and/or proxy.

Welcome / Notice / Constitution

Notices were sent out timeously (21/04/2023) and a quorum (132) being present, the meeting was declared open by the Estate Manager, and could proceed.

In attendance as per register: 93 Proxies as per register: 39

Mr Christo Steyn (CS) welcomed all the members to the AGM and introduced Mr Gerhard de Jager who opened with prayer.

Mr Steyn read out the general rules of conduct for an AGM.

2 **Apologies**

Apologies received from: Mr & Mrs Knoesen, Mr & Mrs van Zyl, Ms Maria Skarba, Mr Ron Newham, Ms Irene Aerts & Mr Gerald Anderson, Mr Piet Gelderblom, Mr Lorenzo Frantz, Mr Hannes van Greunen, Mr Charles MacDonald, Mr Pierre Durand, and Mr & Mrs Stutz.

Approval of the Annual Financial Statements for the year ending 28 February 2023

LIGHTVISION Audit Incorporated: Armand le Grange (AG), Madelein de Wet (MW)

PROPOSED: W. van der Westhuizen (JW)

SECONDED: F. Wepener (FW)

Mr Armand le Grange (AG) apologised on behalf of Ms Marizanne Botes (MB) who was unable to attend the meeting. He presented the Annual Financial Statements as an "unqualified audit report" as no information came to their attention, that indicated that the statements were materially misstated.

AG presented the Financial Statements and highlighted the replacement of old cameras with new cameras (with the old cameras being written off) and the sale of the golf cart for R17 000.



Cash and cash equivalents - at year end had an increase, and was R1,8m more than the previous year. The Reserve Fund's balance at yearend was R5,532,115 - and only R160 was paid from the account for bank costs.

Building deposits received, showed a decrease of approximately R250K, which indicates that we are at the end of the building period.

A new addition to the HOA's income is the building levy penalties in the Village, where the development period ended, and building has not yet been completed.

We have showed profit from scrutiny fees, tags, and penalties.

In total – the garden maintenance was only approximately R21K over budget for the year, which included the new garden supervisor's salary.

Security had additional costs for scanners, data, phone calls, but stayed within budget.

Repairs and maintenance - most of the expenses went towards road repairs.

Another expense that was not budgeted for the year was generator costs due to the persistent load shedding from Eskom.

Taxation is partly exempted, and R139 461 tax was paid this year.

The Audited Financial Statements were approved.

4 Appointment of Auditors

PROPOSED: A. Zandberg (AZ) SECONDED: D. Fouche (DF)

Mrs Catherine Fourie (CF) discussed that the current auditors LIGHTVISION Audit Incorporated, was still within their rights and legislation to remain BMVHOA auditors, and that the board proposed that they remain auditors.

All was in favour of LIGHTVISION Audit Incorporated remaining BMVHOA auditors.

5 Approval of the Minutes from the Annual General Meeting on 27th May 2022

The Minutes of the 15th Annual General Meeting held on 27th May 2022 were circulated and taken as read.

Page 3 of the Minutes (page 8 in the booklet) had a mistake on, which was corrected from stating R70 to R700.

The minutes was declared a true reflection of the proceedings and approved.

PROPOSED; K. Harmse (KH) SECONDED: J. du Toit (JT)

6 Matters arising from Minutes from the Annual General Meeting on 27th May 2022.

Item 6.1: Mr Keith Muller (KM) – requested feedback on two issues, one being the sewage smell and the other, the erecting of speed humps. Mr Christo Steyn (CS) confirmed that the sewage smell is unfortunately an ongoing situation. Various meetings were held with the municipality in this regard. In April 2023 we had a visit from Ms Khayisa Shoto an Environmental Health Practitioner from the District Garden Route Municipality, who is committed to reporting the problem as a matter of urgency. The Meul Sewage Pump Station is one of the main sewer lines in George, which is currently being upgraded, and unfortunately it runs through Blue Mountain Village. Unfortunately, with all the loadshedding, and the Meul Sewage Pump Station being dependent on municipal electricity, sewage is not being pumped away during these four-hour loadshedding sessions, resulting in the terrible smell.

Mr Hennie Jordaan (HJ), Operations Manager for the estate, had a meeting with the municipality and suggested a possible short-term solution that pressure values should be added onto the exhaust systems/breather pipes of the mainline running through our estate, as this may bring some much-



needed relief to our residents, and we are awaiting feedback from the municipality on the matter. Mr Christo Steyn (CS) confirmed that we strive to keep residents up to date, with regular electronic communication being sent out.

Mr Keith Muller (KM) asked whether the 3-way stop on Geelbos/Kougaberg is earmarked for speedhumps, as it is a very risky intersection, with residents speeding, and not stopping. CS and HJ confirmed that it is high on the priority list, and that a speedhump will be installed at the stop street soonest.

CS confirmed that we have received positive feedback from residents on the recent installation of other speedhumps in the estate, as well as that we are actively monitoring the situation where residents and contractors are speeding and ignoring stop streets; with access tags blocked, and fines being issued.

7 Chairman's Report: Mr Fahdiel Manuel

The Chairman presented his report, which was circulated to all homeowners with the notice of the meeting and taken as read. He highlighted that the 2023 AGM was the 16th Annual General Meeting which was a big milestone for the estate. He also thanked Mr Christo Steyn and the HOA staff for their hard work during the year, and also reported that the estate is showing a healthy bank balance.

He highlighted the following:

"Finances

During the 2022/2023 financial year, we billed **levy income** of R 9 881 253 with the total **other income** being R694 325 (Other income & investment interest). The Association was fully funded and the net income after expenses stands at R 279 339 (After reserve funds transfer and Capital Expenses). The Capital Reserve contribution for the year was R 1 183 966 and the reserve fund stands at R 5 532 115 at the end of February 2023.

Mr Fahdiel Manuel (FM) said that new challenges will arise in the new financial year, such as renewable energy and strategies to manage the current climate of high inflation rates, which require spending outside of the ordinary to maintain expected service levels. But that said, grateful as we survived the current economic client.

Development and building period

The development period of the Village has now come to an end and the Gardens will follow suit in March 2024. As a Board, we have taken all factors into consideration to alleviate the financial impact of penalties and to assist in the completion of houses within the prescribed period as per the Memorandum of Incorporation (MOI). During the financial year, 38 new occupation certificates were issued, seven in the Village and thirty-one in the Gardens.

We would like to thank all owners for their willingness and support to abide by the required rules and time periods. Those who paid for the brunt of the consequences must please note that we do not intend to inconvenience you, but we are committed to enforcing the rules and regulations.

FM thanked his fellow Directors who sacrificed their time and energy as well as intellectual input, to make Blue Mountain Village a better community for all who live here.

Security

The year had its ups and downs with regards to security. Since the new company Santorini, took over early in the new financial year, no serious incidents have been reported. Security and safety of all our residents are high on the priority list and a continuous improvement process is driven by a Security committee represented by board members, management, and representatives of the Security Company. We are committed to empowering the security officers to police after-hour situations and to increase their role in day-to-day processes of speed control, traffic violations and general misconduct in the Estate. The security fence was upgraded in various areas, and several new cameras were installed to keep up with the latest technology, such as analytics and movement detection. The perimeter fence was maintained in accordance with the health and safety plan. In Geelbos Street and the Retirement Estate as well as in other areas where risk factors were identified, upgrades were made. A number of risk areas have been identified during the year, with a particular emphasis on the entrance gate and service companies that visit our estate that can affect our risk management. These strategies are



managed in weekly and monthly meetings to act in a preventative manner. Security and risk factors were communicated to all residents to create awareness.

Dam and Water Management

The new management team has made huge strides with regards to the section 24G of the National Environmental Management plan. Two inspections took place during the year and no problematic areas or failures by management were reported. The reporting was done in accordance with the required approval, and further management processes were implemented based on advice from Ms Melissa Mackay of Cape Environmental Assessment Practitioners, Dr Jackie Dabrowski of Confluent Aquatic Consulting & Research, and Mr Dion Grebe of VGC Raadgewende Ingenieurs.

Amalgamation of Blue Mountain Village and Gardens

During the 2022 AGM, the Board proposed the formation of an Amalgamation Committee to consider and make recommendations in respect of an amalgamation process of Blue Mountain Village and Gardens as well as the broader governance structure of the entities within the perimeter wall of the Village. The committee was duly formed, and the Board will elaborate on this matter during the AGM.

Communication

The new management team places a high priority on open communication lines and timely reporting. Feedback from various residents was positive and the team will continue to improve communication with all residents. We trust that this will add value and establish a community that is informed. All modern platforms are used, such as web-based pages, social media, and electronic newsletters.

Conclusion:

Thank you to all our members who continue to pay their levies and support all structures to improve the Estate. We would also like to thank all the members who adhere to the rules and regulations to make our home a safe haven. Lastly, thank you to our directors, Kallie Harmse, Catherine Fourie, Wessie van der Westhuizen, Frikkie Wepener, Martin Stephens and Danny Biermann for your continuous support and efforts and to the leadership of Christo Steyn and his staff."

8 Consideration and approval of the Budget for the Financial Year 2023/2024

Mrs Catherine Fourie (CF) thanked Mrs Clarissa van Schalkwyk (CVS) for taking great care of the budget and thanked the directors for holding them accountable for it. The budget was circulated, and the team asked that questions were to be submitted by the 12th of May 2023. No queries on the budget were received.

Mrs Catherine Fourie discussed the budget for the upcoming year, confirmed that the expenses are stable and that increases are all about 8% so in line with inflation. The association's finances are stable, but the matter of load shedding was a huge challenge for us. R46 500 was budgeted for diesel 2022/2023 but the HOA ended up spending R230 000 for it and diesel costs also went up, which was not helping. For 2023/2024 we budgeted R432 000 for diesel from the operational budget. With the constant stage 6 load shedding quotations for inverters, batteries and solar at the main gate as well as inverters and batteries for the HOA Office, was obtained. With this being installed and paid for, the HOA should not run into those excessive diesel costs again.

Building levies decreased with R100 000 in the past financial year, as the development period came to an end in the village.

Levies increased with 13% and will therefore be R1198.70 in the Village & Gardens, and R862.10 in Lifestyle for duets from 1 June 2023.

With their being no queries, the 2023/2024 budget was approved.

PROPOSED: A. Bergh (AB) SECONDED: W. van der Westhuizen (JW)



9 Amalgamation of Blue Mountain Village and Blue Mountain Gardens HOA: Catherine Fourie

Mrs Catherine Fourie did a presentation on amalgamation, with the Board of directors proposing the following resolution for adoption by the AGM: The process of amalgamation of Blue Mountain Village and Blue Mountain Gardens should proceed, to be voted upon by Special Meetings of BMV and BMG respectively, within 30 days of 28 March 2024, namely the conclusion of the development period of Blue Mountain Gardens. Following the amalgamation, an AGM of the amalgamated Home-Owners Association will be held.

The Amalgamation agreement, new Memorandum of Incorporation and proposed resolutions are to be prepared by the BMVHOA attorneys and should be available for inspection 60 days prior to the Special General Meeting.

She further recommended that a unified name is considered, as finances, entrances, common ground and leadership are shared. As the development periods do not end at the same time, and the Village and Gardens have different MOI's, suggested that members wait until the end of the development period to ensure no special clauses are needed. The Board of Directors were tasked to form a committee, feedback/submissions for membership were received and deliberated on, and an Amalgamation Committee was formed. Owners have vested rights in the Gardens for example, with duets having a different levy and it is important that attorneys ensure those rights are entrenched in the new MOI and agreement. She also discussed that attorneys have been consulted, and that only the common ground of BM Gardens needs to be moved with approximately R9,764 each per transfer. There will also be a cost for preparing documents, and directors are managing it carefully. The resolution was adopted by members.

Overarching Governance structure:

The Board of directors proposed the following resolution for adoption by the AGM. That the current governance structure (status quo) is retained, to be revisited following the conclusion of the amalgamation process.

Questions from Members:

Mrs Ann Ellis (AE) stated that she is a homeowner in the Village, and asked whether the Villagers could share the Clubhouse of the Retirement Village. CF confirmed that all common areas between the Blue Mountain Village and Gardens are shared but that the Retirement Village is a separate association. Mr Christo Steyn (CS) confirmed that the Clubhouse is for Retirement Village residents, and this matter will need to be raised with members there.

CS further said that Blue Mountain Village will most likely be the proposed name after amalgamation, as the registered name of the company is Blue Mountain Village.

CF also confirmed that there are 1x Gardens Director, 1x Gardens Developer, appointed director, 3x Village Directors, 1x Retirement Estate Director, 1x Haven/Gables Director. The Board of Directors are all in favour of amalgamation.

VOTING: 126 members are in favour of amalgamation and 5 members are against it.

10 HOA Buying vs Renting & Roads Maintenance - Catherine Fourie

Mrs Catherine Fourie (CF) did a presentation, and asked members to make a good decision that will be in their best interest long-term. She discussed that the HOA office is being rented from the developer and that he expressed interest in selling the building to the HOA. CF mentioned the importance of having the HOA building, being a large association with cameras, security, an administrative- and operational team, etc. And should the decision be in favour of purchasing the building, it will be incorporated and become part of the HOA.

She further discussed the current cost of renting the building, how it can be purchased, the actual costs should the building belong to the HOA per month and how we funds will be replenished that was used for the purchase.

She confirmed that the Board of Directors are in favour of purchasing the building with funds from the general reserve and that an amount of R3.2 million is a reasonable number for the building, which will include the legal fees. The HOA will then continue to take the cost saving of not paying rent, to repay the reserve fund, and have it replenished within a period of 10 years.



She also mentioned that members will need to vote in favour of buying or renting, and if in favour, the BOD will commit to go ahead with an offer to purchase the building. The property will either be free-standing or sectional title, depending on municipal approval, and the HOA will then become the owners of it.

Mrs Catherine Fourie (CF) did a presentation on road maintenance with the Estate Manager and discussed that the development period for the village is now over and that the development period for Gardens is ending early next year and that the time has come to pay attention to roads with the village first in line for repairs. She confirmed that a roads committee was formed, consisting of directors, management, and a roads expert. A detailed roads report was done, the committee proposed a test case process, quotations was received, and a service provider appointed. Directors are allowed to borrow 10% of the general reserve fund and less than 10% was allocated to start the project. She further explained that there are two options available to members, with the rejuvenating coat seal as the one option, and a slurry seal as the more expensive, but longer-lasting option. She further discussed the importance of having the origin of the roads problem fixed, which is the issue of subsurface drainage.

CF mentioned that if members choose the rejuvenating coat seal, there is enough money in the general reserve available to cover the cost. Should we decide on the more expensive slurry seal, the general reserve may not cover it. CF did very careful calculations on how a more expensive option can be funded and after careful consideration suggested that we get an overdraft facility to have in place, if needed, and then replenish the general reserve over time.

The presentation covered the technical details of surface patching with a rejuvenating coat seal, and that the seal is there to prevent water damage on the surface; and as it is not a road with high-speed travel, the stones on the road should stay in place. A slurry seal with a 10-year life expectancy, results in a smoother road surface. Mr Dave O'Neill, resident and roads expert, confirmed that water damage is causing most of the road's damage and that in order to prevent water from going into the base of the road, sub-surface drains should be added.

Mr Robert Vos (RV) asked a question as to who the road in the estate belongs to. CS confirmed that roads in both the Village and Gardens belong to the HOA, and that maintenance thereof is HOA responsibility.

RV also asked whether the roads contractor provides a warranty on their work and CS confirmed that due to various elements (weather, earthquakes, road movement or anything like that), there cannot be a physical guarantee on the roads, but he confirmed that it is a large company with an extensive work portfolio in the Southern Cape.

RV asked if members were to purchase the building, and choose the more expensive slurry seal as option, whether they will need to do a special levy on top of the monthly levy? CF confirmed that we would prefer not to go the route of a special levy, as this is the purpose of having the general reserve. She further confirmed that the association has a healthy cash balance, and if needed, will not borrow a large sum and that the general reserve gets topped up with entry levies regularly.

CF stated that it is very unlikely that borrowing will be large or sustained for a long period of time. It will not be ideal to go the special levy road as this is the purpose of the general reserve and there are constantly more entry levies coming into it. If necessary, directors could be forced to charge a special levy, but it will be the Board's preference not to.

Mr George Brittnell (GB) – stated that he could see that CF thoroughly investigated the buying vs renting, as well as the roads project, but that he thought that members were very far from making any decision on whether this could take place. He further asked whether CF considered expenses such as short-term insurance, rates and taxes, and whether Clearwire will become HOA tenants.

CF clarified that all was very carefully considered on the financial side, including rates and taxes, insurance, repairs, etc., and that members will be buying the building where the administrative and operational team sits, that the developer needs to sub-divide the erf and that Clearwire will not be a tenant of the HOA. She further explained that members are currently renting the building at R34 000, 00 per month.

GB further asked whether the HOA has solar, inverter and batteries. CF confirmed that the HOA has an inverter/battery, but no solar yet as members don't own the building. GB further said that the Developer



must not bully us with rent increases and that as we are good tenants, we should be in a position to negotiate for a smaller rate. CS confirmed that there is a generator on-site that provides electricity to four erven when we are off municipal power for longer than 4 hours. It is used as an emergency back-up. CF confirmed that we installed the inverter at the HOA Office, as well as an inverter with solar panels at the main gate to save on diesel costs. CF further mentioned that the matter of solar and inverters is not an agenda item.

Mr Kallie Harmse (KH) suggested that Mr George Brittnell (GB) utilises his voting form, in which he could voice his opinion of yes or no for renting or buying. CF further confirmed that no written submissions were received from GB and that to unpack specifics were creating a delay at the AGM. She further confirmed that the matter was placed before members who could then vote on it and that should the answer be no, it would be tabled at a next meeting for members. CS also confirmed that GB's point was noted. Mr Wessie van der Westhuizen (JW) said that GB had a right to vote. Notices were sent out timeously for the meeting, with a closing date of 12th May 2023 for submissions, and that the presenters respect questions for clarity and that we take note of what GB said.

Mrs Cindy Kershaw (CK) said that the matter of buying or renting is premature and there are questions regarding the erf the HOA stands on. According to her, two different members of the George Planning Department said that it is standard practice that when open spaces, roads, recreational areas transfer to the HOA, the erf must also transfer to the HOA. However, this erf was transferred to Applewood Trading. She asked for independent specialist legal advice on the matter.

CK further asked whether the members can choose which lawyer is used, as they need an attorney that will be acting in the members' best interest. She had someone in mind that can be used who is a housing specialist.

CS confirmed that there have been several municipal meetings with the chairman of the BOD present, and that the rights on the HOA building, are specifically to be used as an admin-support building. The second storey building was linked to the Haven for medical provision. Raubenheimer Attorneys have assisted the HOA and all is subject to municipal approval. All legal implications are covered, and the HOA will not purchase something that is not legal. The Letter of Intent that was prepared by the attorneys has been based on the fact that all needs to be clarified by the willing seller.

CF was concerned that these questions by CK were not submitted by the 12th of May, she further said that if members do not want to move forward, they can vote no, as we have been considering all matter raised and will continue to be transparent and keep members posted every step of the way. CF said that we resolve that all matters raised are taken back to the BOD and that she asks for submissions from members. She further confirmed that there will be no purchase until a responsible decision is made.

KH also asked the Chairperson whether having a new independent attorney on the matter will make any impact on what the municipality decides, and CS stated that it won't, as all is subject to municipal approval.

GB raised an objection, to wording used by a director and requested an appointment with the BOD.

The question was asked by a gentleman (not identified), what will happen if the members vote yes. CF said the independent attorney and matter of rights are valid points, and all will be resolved before the Letter of Intent is signed. It is important for the BOD that members in agreement as it is their money. CF is fully in favour of transparency and asked whether members could proceed with voting and that the purchase of the building was subject to the satisfactory resolution by the Board.

VOTING:

BUYING: 110 members in favour RENTING - 18 members in favour

SLURREY SEAL - 103 in favour COAT SEAL - 27 in favour

11 New Development / Medical Support: Christo Steyn

CS discussed the growing need for having medical provision services, as the Southern Cape is a haven for retirees where many areas have great success, such as Groenkloof. He further explained that the BMRC would like to provide the Village and Gardens residents with such a service, a "value

added service" and if they were to, they needed to obtain an additional licence from the Department of Social Development. This would be based on a monthly cost contribution, in order to have medical service provision at home as needed. This will further entail the use of a registered nurse and care workers, as needed.

CS also discussed that the double storey building next to the contractor's gate belongs to the developer and that it was offered to the BMRC at a reduced price, and that the idea is to have it converted into a memory care facility with 15 beds for patients with Alzheimer's disease and Dementia. The need for such a facility is incredibly high and although they are currently accommodating people in the Haven, the need far out-weighs supply.

This discussion was for noting purpose only and the proposal was received positively, with the majority of members in favour of such a development by raising their hands.

12 Contractors Gate: Christo Steyn

Members were informed of the proposed new development for the third phase of Gables, and a memory care facility on the vacant stand where the contractor's gate is. The proposal from the developer is to erect a new gate on the corner of Rooibos and Geelbos Street near SARS. A Quantity Surveyor provided an estimate of approximately R1.145 million which leaves a surplus of approximately R55 000 for moving of technology / turn-style gate etc. Architectural design images were shown to members and pros and cons' where discussed. On voting by showing hands, most members were in favour of moving the gate. The condition from members is that there are no additional costs for the HOA.

13 Wildlife - Report from Cape Nature: Christo Steyn

CS discussed a recommendation from Cape Nature that the Springbuck are not in a natural habitat, and that their lambing season changed, leaving us with little lambs in the estate in winter etc. Cape Nature thus no longer recommending having the buck in the estate. CS further confirmed that he is in the process of applying for the new annual permit to keep wildlife in the estate and that should we fail to get approval from Cape Nature, members / the HOA, will no longer be in a position to keep Springbuck on the estate. He asked for a show of hands, of all in favour of not having the buck on the estate, and it was not met enthusiastically.

14 Election of Directors: Nominations Received (No Vote Necessary)

Nominations received for:

Catherine Fourie (BM Village)
Frikkie Wepener (BM Village)
Wessie van der Westhuizen (BM Village)
Heinrich Becker (BM Gardens)
Fahdiel Manuel (BM Gardens Developer)

Five nominations were received so there was no vote necessary.

The following Directors were elected for Blue Mountain Village, to serve with directors representing the Blue Mountain Carenet Retirement Estate and Blue Mountain Carenet Haven as required by the Memorandum of Incorporation:

Mr Fahdiel Manuel will serve as the Developer appointed Director of Blue Mountain Gardens, with Mr Heinrich Becker.

15 New Matters

16.1 Building period completion (Mr Peter Njuguпа)

Following a question by Mr Njuguna as to when building is completed, it was confirmed that this is following the issue of a municipal occupation certificate.



16.2 Rules and Regulations (Mr Anton Bergh)

CS explained that this is effectively being done on transfer of the property and on signature of the lease agreement.

16.3 Pets (Mrs Helene Beisheim)

CS discussed that new municipal bylaws are out, and if there are anything noteworthy in there, we will adjust our rules with regards to pets. He also explained the complaints process should there be nuisance pets on the estate.

16.4 Water feature in front of main gate (Mr Wim Morkel)

Mr Wim Morkel mentioned that a couple of AGMs ago, he made the comment that first impressions last and was wondering whether this feature could perhaps be made into a flower box or water feature. CS apologised as it has only been painted, with no further action taken. He will obtain some quotations, and discuss it at the BOD, and will provide Mr Morkel with feedback thereafter.

16.5 George Ratepayers Association (Mrs Ann Ellis)

CS mentioned that as an HOA, we could not make decisions on behalf of others, but we can make information available to others. He said that he will keep Mrs Ann Ellis (AE) posted on the process but was wondering whether management should attend such a meeting or nominate someone to attend such meetings.

16 Closing

Mr Kallie Harmse was thanked for his hard work as Director on the estate during 2022/2023. CS asked members to please make written submissions where needed. He further thanked Clarissa van Schalkwyk for organising of the AGM. He thanked all members for attending and declared the meeting closed.

DATE: 23 06 2023

SIGNED

November 2023

ANNEXURE "O" - COMPANY REGISTRATION DOCUMENT



Lexis® WinDeed



SEARCH CRITERIA				
Search Date	2020/05/05 14:33	Registration Number	2008/002408/07	
Reference	-	Information Source	COMPANIES AND INTELLECTUAL PROPERTY COMMISSION	
Report Print Date	2020/05/05 14:34			

This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Companies and Intellectual Property Commission (CIPC).

COMPANY SUMMARY				
Name APPLEWOOD TRADING 128 Status IN BUSINESS				
Registration Number	2008/002408/07	Registration Date	2008/02/01	

DIRECTORS AND OTHER SUMMARY (7)				
ACTIVE				
Name	ID/Reg. Number	Туре	Status	
BOTMA, JAKOB JACOBUS	5807205116083	DIRECTOR	ACTIVE	
JACOBS, PETRUS JOHANNES FRANCOIS	5206035071081	DIRECTOR	ACTIVE	
ROODT, CHRISTIAAN JOHANNES THEUNIS	4904255046087	DIRECTOR	ACTIVE	
ROODT, CHRISTIAN JOHANNES THEUNIS	5108315086088	DIRECTOR	ACTIVE	
INACTIVE				
Name	ID/Reg. Number	Туре	Status	
BOSHOFF, WILLEM HENDRIK	6308085243088	DIRECTOR	DECEASED	
ENSLINS VREDE FINANSIËLE DIENSTE, -		SECRETARY (COMPANIES AND CCS)	RESIGNED	
GOUWS, CHRISTIAN	5908285147087	DIRECTOR	RESIGNED	

AUDITOR SUMMARY (4)
ENSLINS SUID-KAAP INGELYF
KSE AND ASSOCIATES INC.
LSG INTEGRATED
LUMENROCK ACCOUNTANTS AND CONSULTANTS INC

COMPANY INFORMATION				
Enterprise Name	APPLEWOOD TRADING 128	Status	IN BUSINESS	
Registration Number	2008/002408/07	Enterprise Type	PRIVATE COMPANY	
Tax Number	9228810165	Business Start Date	2008/02/01	

DISCLAIMER



Short Name	-	Registration Date	2008/02/01
Translated Name	-	Financial Year End	2
Old Registration Number	-	Financial Effective Date	2008/02/01
Conv. Enterprise Number	-	CK Date Received	-
Region	WESTERN CAPE	CK Date	-
Country	-	Date of Type	2008/02/01
Country of Origin	-		
Issued Shares	100		
Issued Capital	100		
Authorized Shares	1 000		
Authorized Capital	1 000		
Industry Code	62		
Industry RETAIL TRADE, EXCEPT OF MO AND HOUSEHOLD GOODS		OTORVEHICLES AND MOTOR CY	CLES; REPAIR OF PERSONAL
Principal Business	GENERAL TRADING IN ALL AS	PECTS	
Registered Address	BLUE MOUNTAIN OFFICE PARK 149 PARK ROAD BLUE MOUNTAIN VIEW GEORGE 6530	Postal Address	PO BOX 10485 GEORGE 6529

DIRECTORS AND OTHER (6)				
BOSHOFF, WILLEM HENDRIK 1 of 6 Director				
Name	WILLEM HENDRIK	Status	DECEASED	
Surname	BOSHOFF	Туре	DIRECTOR	
Initials	WH	Appointment Date	2012/12/11	
ID/Passport Number	6308085243088	Resignation Date	-	
Date of Birth	1963/08/08	Member Size (%)	-	
Profession	-	Member Contribution (R)	-	
Country of Residence	SOUTH AFRICA			
Residential Address	72 DEALE DRIVE DAN PIENAAR BLOEMFONTEIN FREE STATE 9310			
Postal Address	PO BOX 28879 DAN PIENAAR DAN PIENAAR FREE STATE 9310			
BOTMA, JAKOB JACOBUS 2 of 6 Director				
Name	JAKOB JACOBUS	Status	ACTIVE	
Surname	ВОТМА	Туре	DIRECTOR	
Initials	J	Appointment Date	2012/12/11	



ID/Passport Number	5807205116083	Resignation Date	-
Date of Birth	1958/07/20	Member Size (%)	-
Profession	-	Member Contribution (R)	-
Country of Residence	SOUTH AFRICA		
Residential Address	21 QUEENSWAY HADISON PARK KIMBERLEY NORTHERN CAPE 8301		
Postal Address	PO BOX 294 KIMBERLEY KIMBERLEY NORTHERN CAPE 8300		
GOUWS, CHRISTIAN			3 of 6 Directors
Name	CHRISTIAN	Status	RESIGNED
Surname	GOUWS	Туре	DIRECTOR
Initials	С	Appointment Date	2008/02/01
ID/Passport Number	5908285147087	Resignation Date	-
Date of Birth	1959/08/28	Member Size (%)	-
Profession	ATTORNEY	Member Contribution (R)	-
Country of Residence	-		
Residential Address	329 ANCHELLA STREET FAERIE GLEN 0043		
Postal Address	P O BOX 35465 MENLO PARK 0102		
JACOBS, PETRUS JOHANN	IES FRANCOIS		4 of 6 Directors
Name	PETRUS JOHANNES FRANCOIS	Status	ACTIVE
Surname	JACOBS	Type	DIRECTOR
Initials	PJF	Appointment Date	2012/12/11
ID/Passport Number	5206035071081	Resignation Date	-
Date of Birth	1952/06/03	Member Size (%)	-
Profession	-	Member Contribution (R)	-
Country of Residence	SOUTH AFRICA		
Residential Address	31 PLETTENBERG STREET WELGEMOED WELGEMOED WESTERN CAPE 7530		
Postal Address	31 PLETTENBERG STREET WELGEMOED WELGEMOED WESTERN CAPE 7530		



ROODT, CHRISTIAAN JOH	IANNES THEUNIS		5 of 6 Directors
Name	CHRISTIAAN JOHANNES THEUNIS	Status	ACTIVE
Surname	ROODT	Туре	DIRECTOR
Initials	CJT	Appointment Date	2008/02/11
ID/Passport Number	4904255046087	Resignation Date	-
Date of Birth	1949/04/25	Member Size (%)	-
Profession	-	Member Contribution (R)	-
Country of Residence	SOUTH AFRICA		
Residential Address	29 DUIKER CRESCENT OUTENIQUASTRAND GEORGE WESTERN CAPE 6525		
Postal Address	PO BOX 4628 GEORGE-EAST GEORGE-EAST WESTERN CAPE 6539		
ROODT, CHRISTIAN JOHA	NNES THEUNIS		6 of 6 Directors
Name	CHRISTIAN JOHANNES THEUNIS	Status	ACTIVE
Surname	ROODT	Туре	DIRECTOR
Initials	С	Appointment Date	2012/12/11
ID/Passport Number	5108315086088	Resignation Date	-
Date of Birth	1951/08/31	Member Size (%)	-
Profession	-	Member Contribution (R)	-
Country of Residence	SOUTH AFRICA		
Residential Address	FARM KROMVLEI ZWARTKOPPIES ALBERTON GAUTENG 1400		
Postal Address	PO BOX 5397 MEYERDAL MEYERDAL GAUTENG 1447		

SECRETARY COMPANIES AND CCS (1)			
ENSLINS VREDE FINANSIËLE D	IENSTE, -		1 of 1 Persons
Initials	-	Status	RESIGNED
ID/Passport Number	-	Туре	SECRETARY (COMPANIES AND CCS)



Date of Birth	-	Appointment Date	2008/02/11
Profession	-	Resignation Date	2017/02/08
Country of Residence	SOUTH AFRICA	Member Size (%)	-
Residential Address	42 VICTORIA STREET GEORGE 6529	Member Contribution (R)	-
Postal Address	PO BOX 10485 GEORGE 6530		

COMPANY SECRETARY NATURAL PERSONS

No company secretary natural persons to display

BOTH DIRECTOR / OFFICERS

No both director / officers to display

ALTERNATIVE DIRECTORS

No alternative directors to display

OFFICERS

No officers to display

LOCAL MANAGERS

No local managers to display

TRUSTS

No trusts to display

AUDITORS (4)			
ENSLINS SUID-KAAP INGELYF 1 of 4 Auditors			
Profession Code	CA	Postal address	PO BOX 10485 GEORGE 6530
Profession Number	901095	Status	RESIGN
Registration entry date	2008/02/11	Profession	AUDITOR
Expiry date	-	Start date	2008/02/11
Reference number	-	End date	2010/03/01
Fine letter	-	CM31 completed	2008/02/11
Business address	42 VICTORIA STREET GEORGE 6529	CM31 received	2008/02/11
KSE AND ASSOCIATES INC. 2 of 4 Auditors			
Profession Code	CA	Postal address	PO BOX 10485 GEORGE 6530

DISCLAIMER



Profession Number	901340	Status	NAME CHANGE
Registration entry date	2010/07/06	Profession	AUDITOR
Expiry date	-	Start date	2010/03/01
Reference number	-	End date	-
Fine letter	-	CM31 completed	2010/07/06
Business address	1ST FLOOR JOUBERT PLAZA II CNR OF MEADE AND MARKET STREET GEORGE 6529	CM31 received	2010/07/06
LSG INTEGRATED	·	·	3 of 4 Auditors
Profession Code	CA	Postal address	P O BOX 457 RIVONIA 2128
Profession Number	00	Status	RESIGN
Registration entry date	-	Profession	AUDITOR
Expiry date	-	Start date	-
Reference number	-	End date	2008/02/11
Fine letter	-	CM31 completed	-
Business address	318 RIVONIA BOULEVARD RIVONIA 2128	CM31 received	-
LUMENROCK ACCOUNTAN	NTS AND CONSULTANTS INC		4 of 4 Auditors
Profession Code	THE SOUTH AFRICAN INSTITUTE OF CHARTERED ACCOUNTANTS	Postal address	P O BOX 10485 GEORGE 6530
Profession Number	901340	Status	CURRENT
Registration entry date	-	Profession	AUDITOR
Expiry date	-	Start date	-
Reference number	-	End date	-
Fine letter	-	CM31 completed	-
Business address	BLUE MOUNTAIN OFFICE PARK 149 PARK ROAD BLUE MOUNTAIN VIEW GEORGE 6529	CM31 received	-

CAPITAL INFORMATION (2)				
Туре	No of Shares	Parri Value	Capital Amount (R)	Capital Premium
AUTHORIZED ORDINARY	1 000	-	1	-
ISSUED ORDINARY	1 000	-	1	-

HISTORY (38)	
Effective Date	Change Type



2020/02/18	CO/CC ANNUAL RETURN
	(COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5229511852)
2019/02/25	CO/CC ANNUAL RETURN
	(COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5166031962)
2018/03/07	CO/CC ANNUAL RETURN
	(COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5107542291)
2017/05/03	CO/CC ANNUAL RETURN
	(COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 570701370)
2017/02/13	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER
	(CHANGE RECORDCOMPANY NAME = ENSLINS VREDE FINANSIËLE DIENSTEFIRST NAMES = STATUS = RESIGNED)
2017/02/10	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER
	(DIRECTOR CHRISTIAAN JOHANNES THEUNIS ROODT DETAILS WAS CHANGED)
2017/02/10	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER
	(DIRECTOR PETRUS JOHANNES FRANCOIS JACOBS DETAILS WAS CHANGED)
2017/02/10	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER
	(DIRECTOR WILLEM HENDRIK BOSHOFF DETAILS WAS CHANGED)
2017/02/10	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER
	(DIRECTOR CHRISTIAN JOHANNES THEUNIS ROODT DETAILS WAS CHANGED)
2017/02/10	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER
	(DIRECTOR JAKOB JACOBUS BOTMA DETAILS WAS CHANGED)
2016/02/19	CO/CC ANNUAL RETURN
	(COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 532539835)
2015/03/29	CO/CC ANNUAL RETURN
	(COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 525397205)
2014/10/27	CO/CC ANNUAL RETURN
	(COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 57328300)
2013/09/30	CO/CC ANNUAL RETURN
	(COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 56619800)
2013/02/15	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER
	(UNLOCK PASSWORDUNLOCKED BYMLB39PASSWORD SUCCESSFULLY SENT TO



	BRENDA@LUMENROCK.CO.ZA)
2013/02/14	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER
	(AUTHORISING DIRECTOR DETAILSDIRECTOR FULL FORENAMES=CHRISTIAAN JOHANNES THEUNISSURNAME=ROODTID NUMBER=4904255046087CUSTOMER DETAILS DIRECTOR FULL FORENAMES=JEREMY ROBERTSURNAME=MULLERID NUMBER=7212175102080)
2013/02/11	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER
	(AUTHORISING DIRECTOR DETAILSDIRECTOR FULL FORENAMES=CHRISTIAAN JOHANNES THEUNISSURNAME=ROODTID NUMBER=4904255046087CUSTOMER DETAILS DIRECTOR FULL FORENAMES=JEREMY ROBERTSURNAME=MULLERID NUMBER=7212175102080)
2013/02/11	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER
	(UNLOCK PASSWORDUNLOCKED BYVUY39PASSWORD SUCCESSFULLY SENT TO BRENDA@LUMENROCK.CO.ZA)
2013/01/17	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER
	(AUTHORISING DIRECTOR DETAILSDIRECTOR FULL FORENAMES=CHRISTIAAN JOHANNES THEUNISSURNAME=ROODTID NUMBER=4904255046087CUSTOMER DETAILS DIRECTOR FULL FORENAMES=JEREMY ROBERTSURNAME=MULLERID NUMBER=7212175102080)
2012/12/11	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER
	(FULL FORENAMES=PETRUS JOHANNES FRANCOISSURNAME=JACOBSAPPOINTMENTDATE=11/12/2012STATUS=A)
2012/12/11	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER
	(FULL FORENAMES=WILLEM HENDRIKSURNAME=BOSHOFFAPPOINTMENTDATE=11/12/2012STATUS=A)
2012/12/11	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER
	(FULL FORENAMES=CHRISTIAN JOHANNES THEUNISSURNAME=ROODTAPPOINTMENTDATE=11/12/2012STATUS=A)
2012/12/11	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER
	(FULL FORENAMES=JAKOB JACOBUSSURNAME=BOTMAAPPOINTMENTDATE=11/12/2012STATUS=A)
2012/08/24	POSTAL ADDRESS CHANGE
	(PO BOX 10485GEORGE6530)
2012/08/24	REGISTERED ADDRESS CHANGE
	(1ST FLOOR JOUBERT PLAZA IICNR OF MEADE AND MARKET STREETGEORGE6529)
2012/08/24	AUDITOR/ACC OFFICER CHANGE
	(CHANGE RECORDNAME : = KSE AND ASSOCIATES INC.STATUS : = NAME CHANGE)
2012/08/24	AUDITOR/ACC OFFICER CHANGE
	(ADD RECORDNAME : = LUMENROCK ACCOUNTANTS AND CONSULTANTS INCSTATU



	: = CURRENT)
2010/07/27	REGISTERED ADDRESS CHANGE
	(1ST FLOOR JOUBERT PLAZA IICNR OF MEADE AND MARKET STREETGEORGE 6529)
2010/07/27	POSTAL ADDRESS CHANGE
	(PO BOX 10485GEORGE 6530)
2010/03/01	AUDITOR/ACC OFFICER CHANGE
	(KSE AND ASSOCIATES INC.1ST FLOOR JOUBERT PLAZA IICNR OF MEADE AND MARKET STREETGEORGE6529PO BOX 10485GEORGE6530STATUS : ADDRESS CHANGE)
2010/03/01	AUDITOR/ACC OFFICER CHANGE
	(NO INFORMATION TO DISPLAY)
2008/03/03	REGISTERED ADDRESS CHANGE
	(42 VICTORIA STREETGEORGE6529)
2008/03/03	POSTAL ADDRESS CHANGE
	(PO BOX 10485GEORGE6530)
2008/02/11	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER
	(SURNAME=ENSLINS VREDE FINANSIËLE DIENSTEFULL FORENAMES=REGISTRATION NO=199400159207NATIONALITY=SOUTH AFRICARSA RESIDENT=0DATE OF APPOINTMENT=11 FEBRUARY 2008PROFESSION=DESIGNATION=SECRETARY (COMPANIES AND CC'S)RESIDENTIAL ADDRESS42 VICTORIA STREETGEORGE6529BUSINESS ADDRESS42 VICTORIA STREETGEORGE6529POSTAL ADDRESSPO BOX 10485GEORGE6530NATURE OF CHANGE=APPOINTMENTSTATUS :ACTIVE)
2008/02/11	AUDITOR/ACC OFFICER CHANGE
	(PO BOX 10485GEORGE6530STATUS : ADDRESS CHANGE)
2008/02/11	AUDITOR/ACC OFFICER CHANGE
	(NO INFORMATION TO DISPLAY)
2008/02/11	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER
	(SURNAME=GOUWSFULL FORENAMES=CHRISTIANID NO=5908285147087STATUS :RESIGNEDNATURE OF CHANGE=RESIGNATION)
2008/02/11	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER
	(SURNAME=ROODTFULL FORENAMES=CHRISTIAAN JOHANNES THEUNISID NO=4904255046087STATUS :ACTIVENATURE OF CHANGE=NEW APPOINTMENT)



November 2023

ANNEXURE "P" - COMPANY RESOLUTION

RESOLUTION TAKEN AT A MEETING OF THE DIRECTORS OF APPLEWOOD TRADING 128 (PTY) LTD REGISTRATION NUMBER NO 2008/002408/07 HELD ON 3 OCTOBER 2023 AT GEORGE

RESOLVED THAT

Christiaan Johannes Theunis Roodt in his capacity as a Director of Applewood Trading 128 (Pty) Ltd Registration Number No 2008/002408/07 is authorized to appoint Jan Vrolijk Town Town Stadsbeplanner to prepare, sign and submit the following applications to the George Municipality:

- An application for the rectification of the land use of Erf 24845 George from Single Residential
 Zone II (Private Open Space) to Single Residential Zone II (Administrative offices of the HOA
 and facilities ancillary to the functioning of the estate).
- An application in terms of section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 for the cancelation of the 13 metre right of way servitude registered over Erf 28485 George.
- An application in terms of section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 for the subdivision of Erf 24845 George into a Portion A (± 2 207m²), Portion B (± 1 775m²) and a Portion C (± 4 301m²).
- An application in terms of section 15(2)(d) of the By-law on Land Use Planning for George Municipality, 2015 for the registration of
 - stormwater and sewer line servitudes in general terms over Portion B and Portion C in favour of Portion A;
 - stormwater and sewer line servitudes in general terms over Portion C in favour of Portion B; and
 - a stormwater line servitude in general terms over Portion A in favour of Portion B.
- An application in terms of section 15(2)(h) of the Land Use Planning By-law for George Municipality, 2023 for amendment of the land use of
 - Portion B as per the "Land Use Plan for Blue Mountain Village" from Single Residential Zone II (Administrative offices of the HOA and facilities ancillary to the functioning of the estate) to Single Residential Zone II (Institutional use – Memory Care Facility).

- Portion C as per the "Land Use for Blue Mountain Village" from Single Residential Zone II (Administrative offices of the HOA and facilities ancillary to the functioning of the estate) to Single Residential Zone II (Group housing - Retirement units).
- An application in terms of section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for the relaxation of the
 - Blue Mountain Boulevard street boundary building line on Portion C from 3.0 metres to
 0.0 metres to allow for the construction of garages.
 - southeastern lateral boundary building line on Portion C from 1.5 metres to 1.0 metres to allow for the construction of units 1, 15 and 16.
- An application in terms of section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for the relaxation of the parking requirements applicable to the retirement units from 1.75 parking bays per retirement unit to 1.2 parking bays per retirement unit.

SIGNATURE OF DIRECTORS

JAKOB JACOBUS BOTMA

PETRUS JOHANNES FRANCOIS JACOBS,

CHRISTIAAN JOHANNES THEUNIS ROODT

CHRISTIAN JOHANNES THEUNIS ROODT

PJ.F. Jacobs.

ANNEXURE "Q" - POWER OF ATTORNEY

POWER OF ATTORNEY

I, the undersigned

Christiaan Johannes Theunis Roodt

as the authorized Director of

Applewood Trading 128 (Pty) Ltd Registration Number No 2008/002408/07

the registered owner of

Erf 24845 George

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

- An application for the rectification of the land use of Erf 24845 George from Single Residential Zone II (Private Open Space) to Single Residential Zone II (Administrative offices of the HOA and facilities ancillary to the functioning of the estate).
- An application in terms of section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 for the cancelation of the 13 metre right of way servitude registered over Erf 28485 George.
- An application in terms of section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 for the subdivision of Erf 24845 George into a Portion A (± 2 207m²), Portion B (± 1 775m²) and a Portion C (± 4 301m²).
- An application in terms of section 15(2)(d) of the By-law on Land Use Planning for George Municipality, 2015 for the registration of
 - stormwater and sewer line servitudes in general terms over Portion B and Portion C in favour of Portion A;

- stormwater and sewer line servitudes in general terms over Portion C in favour of Portion B; and
- a stormwater line servitude in general terms over Portion A in favour of Portion B.
- An application in terms of section 15(2)(h) of the Land Use Planning By-law for George Municipality, 2023 for amendment of the land use of
 - Portion B as per the "Land Use Plan for Blue Mountain Village" from Single Residential Zone II (Administrative offices of the HOA and facilities ancillary to the functioning of the estate) to Single Residential Zone II (Institutional use – Memory Care Facility).
 - Portion C as per the "Land Use for Blue Mountain Village" from Single Residential Zone
 II (Administrative offices of the HOA and facilities ancillary to the functioning of the estate) to Single Residential Zone II (Group housing Retirement units).
- An application in terms of section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for the relaxation of the
 - Blue Mountain Boulevard street boundary building line on Portion C from 3.0 metres to 0.0 metres to allow for the construction of garages.
 - southeastern lateral boundary building line on Portion C from 1.5 metres to 1.0 metres to allow for the construction of units 1, 15 and 16.
- An application in terms of section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for the relaxation of the parking requirements applicable to the retirement units from 1.75 parking bays per retirement unit to 1.2 parking bays per retirement unit.

Signed at George on 3 October 2023.

Christiaan Johannes Theunis Roodt

ANNEXURE "R" - BONDHOLDER'S PERMISSION



Port Elizabeth

Investec Specialist Bank

Waterfront Business Park Pommern Street Humerail Port Elizabeth 6001 PO Box 13434 Humewood 6013South Africa

T +27 (0) 41 396 6700 F +27 (0) 41 363 1667 www.investec.co.za

Applewood Trading 128 (Pty) Ltd

Att: Chris Roodt

E-mail: cjtroodt@gmail.com

15 September 2023

Dear Sirs

OUR CLIENT: APPLEWOOD TRADING 128 (PTY) LTD ('the Borrower")

CLIENT NUMBER: 289993/001

ERF 24845 GEORGE

RE: LETTER OF CONSENT - SUBDIVISION

We confirm that we have bonds registered over Erf 24845 George in the name of the Borrower for a total amount of R8,600,000.00 (Eight Million Six Hundred Thousand Rand).

We hereby consent to your application for the following:

The subdivision of Erf 24845 George in accordance with the proposed plan as set out on Annexure
A attached hereto, subject to Erf 24845 George being substituted by the subdivided properties on
the mortgage bonds registered in our favour over Erf 24845 George.

We trust that the above is in order. Please do not hesitate to contact Jacques Wessels on (+27) 41 396 6768 or jacques.wessels@investec.co.za

Yours Sincerely

Investec Specialist Bank

Sandra Lottering

SLottering

LEGAL RISK

Britt Botha LEGAL RISK

ANNEXURE "S" - CONVEYANCER CERTIFICATE

CONVEYANCER'S CERTIFICATE

I, the undersigned

ZENARIAH POOLE (96698)

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED Unit 2, 4th Floor, Earlgo Building, 2A Park Road, Gardens, Cape Town

do hereby certify as follows:

1. I have perused the following Title Deed/s:

Deed of Transfer No. T 76532/2012; Deed of Transfer No. T 10120/1919;

Certificate of Amended Grant dated 23 April 1913, George Quitrants Vol. 15 No. 11.

In respect of:

ERF 24845 GEORGE
In the Municipality and Division of GEORGE
WESTERN CAPE PROVINCE

In Extent 8283 (Eight Thousand Two Hundred and Eighty Three) Square Metres

REGISTERED in the name of

APPLEWOOD TRADING 128 PROPRIETARY LIMITED Registration Number 2008/002408/07

- 2. Deed of Transfer No. **T 76532/2012** contains the following restrictive conditions:
 - "B. SUBJECT FURTHER to the special condition contained in Amended Grant dated 23rd April 1913 (George Quitrents Vol. 15 No. 11), which condition reads as follows:

"That the said land (Kraai Bosch) shall be subject to all such duties and regulations as either are already or shall in future be established respecting lands held on similar tenure."



C. SUBJECT FURTHER to the terms of the servitude referred to in the endorsement dated 16th November 1944 on Deed of Transfer No. T6136/1941 which endorsement reads as follows:

"By Notarial Deed No. 348 dated 30 October 1944, the owner and his successors in title of the land held under paragraphs 3 to 6 hereof has given and signified his consent to the construction of certain waterworks over the said properties by the Mun. of George affecting the riparian rights of the land held under the said paragraphs of this deed subject to conditions as will more fully appear on reference to the said Notarial Deed vide copy annexed hereto."

- D. BY Servitude No. K493/77S the within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District No...) dated 3.6.77 as will more fully appear on reference to the copy of said Order annexed to Servitude No. K493/1977S.
- E. BY servitude No. 15/1972 the within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District Cape) dated 26.5.1971 as will more fully appear on reference to the copy of said Order annexed to Servitude No. 15/72.
- F. SUBECT FURTHER as contained in Certificate of Consolidated Title No. T 1662/2009 to a servitude right of way 13 metres wide in favour of the General Public a is depicted by the figure F B C D G on Diagram SG No. 2570/2008.
- 3. The Title Deed/s, as referred to in paragraph 1 hereof contain no further restrictive conditions.

SIGNED at CAPE TOWN on this 19TH day of SEPTEMBER 2023

Z POOLE (96698)

CONVEYANCER

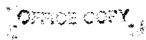
ANNEXURE "T" - LOCALITY PLAN

GEORGE

Erf 24845 George - Locality plan



ANNEXURE "U" - SURVEYOR GENERAL DIAGRAM



	-GEUNGE							
	DES tres	ANGLES OF DIRECTION	NGLES OF CO-ORDINATES DIRECTION Y System WG23 ° X			S.G. No. 2570/2008		
		Constants		+	0, 00	+3 70	00 000,00	23/4/2000
AB BC	176, 93 1, 52	303 45 00 313 30 00	A B	++	46 743, 00 46 595, 89	+ (61 66 6, 62 61 76 4, 91	Approved
CD	78, 58	53 09 00	C	+			61 76 5, 96	
DE	168, 39 19, 55	143 09 00 233 09 00	D E	+	46 657, 67 46 758, 65		61 813,08 61 678,34	Surveyor-General
. –	itude Dai		_	,	40 700,00	` `	01 0,0,0	2008.06.05
BF	12, 19	123 45 00						Sheet 1 of 2 Sheets
FG		53 09 00			46 606, 03		61 758, 14	
GD	13, 00	323 09 00 1	G	+	46 665, 46	+	61 802, 68	
		△ (108) 8ERG △ (163) OUD			38 503, 70 56 651, 97		55 512, 87 52 235, 65	

Components:

- 1. The figure A j k E represents ERF 23344, GEORGE Vide General Plan No.6314/2006
- 1. The figure $j \ B \ C \ D \ k$ represents Remainder ERF 23794, GEORGE Vide Diagram No.717/2007

Servitude notes:

- b. The figure FBCDG represents a SERVITUDE Right of Way 13m wide.

The figure A B C D E represents 8283 square metres of land being

ERF 24845, GEORGE comprising 1. and 2. above situate in the Municipality and Administrative District of George Province Western Cape Surveyed in December 2006 - April 2008

Jam.

by me	A.LOUW (PLS0356) Pr	ofessional Land Surveyor
This diagram is annexed to No. Tubbel 2009 Dated i.f.o. Registrar of Deeds	The original diagrams are as scheduled above	File No. Geor.195 V.5 S.R. No. 1178/2008 Comp.BL-7DD/Y5 (1759) LPI CO270002

R

CFFICE COPY

S.G. No.

ERF 24845, GEORGE

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

2570/2008

Approved

Surveyor-General 2008.06.05

Sheet 2 of 2 Sheets

BEACONS:

12mm hole in wall В 12mm hole in paving C, D, F, G 12mm iron peg Ε corner of wall

PARK FOAD EXTENSION General Plan Gathlone

24807

Scale 1: 2000

Surveyed in December 2006 - April 2008

by me

A.LOUW (PLS0356) Professional Land Surveyor

10.

N.

ANNEXURE "V" - CIVIL SERVICES REPORT

VGC Raadgewende Ingenieurs Kaap

Our Ref: 23.07 28 September 2023

Applewood Trading 128 (Pty) Ltd George 6539

BLUE MOUNTAIN, Erf 24825 GEORGE: SUBDIVISION INTO PORTIONS A, B and C SERVICES REPORT: CIVIL INFRASTRUCTURE

1. BACKGROUND

The administrative offices for the Blue Mountain Village Master Property Home Owners Association and facilities ancillary to the HOA for the functioning of the Estate has been developed on Erf 24825, Blue Mountain.

It is the intention of the developer to subdivide Erf 24825 into portions A, B and C.

Only portions B and C is considered under this report.

2. PROPOSED NEW DEVELOPMENT ON PORTIONS B AND C

- 2.1 **Portion B**: This subdivision will have a size of $1775m^2$. The existing administrative building of $607m^2$ will be enlarged to $645m^2$ and converted into a 15 bed Memory Care Centre.
- 2.2 **Portion C**: There is a service road and access gate on a 13m registered right of way on the southern boundary of the site. The rest of the site is undeveloped.

Portion C will have an area of 4 301m² and will have 17 one bedroom and 6 two bedroom retirement units with parking and garages.

3. BULK SERVICES

The proposed development forms part of the existing Blue Mountain Village township and all existing bulk services were approved by the George Municipality for the original development. See attached the "As Buildt Drawings" of the services.

GLS Consulting, responsible for the Water and Sewer Master Planning for George Munisipality, was consulted as to the demands to apply for the water and sewage.

3.1 ACCESS

Portion B has an existing access from Blue Mountain Boulevard. **Portion C** will have a seperate access from Blue Mountain Boulevard.



GROOT BRAKRIVIER

Duikersirkel 31 Outeniqua Strand GROOT BRAKRIVIER 6525

Posbus 1190 GROOT BRAKRIVIER 6525

grebe@internet-sa.co.za Tel: (082 4566514

IN ASSOSIASIE MET:

ILIFA Africa Engineers (Pty)
Ltd

Kantore te:

Dundee Empangeni Harrismith Krugersdorp Midrand Pretoria Richardsbaai Sasolburg Vanderbijlpark

Vennote:

DK Grebe Pr Ing B Ing (Siv) (Stell) Gev PB (Sert) (Pret)

Spesialis Raadgewers:

3.2 WATER

Portion B has an existing water connection and the new AADD will be approximately $3,3k\ell/day$ (220 ℓ/bed) compared to the existing use of approximately $2,5k\ell/d(400\ell/100m^2)$, which is a negligible increase load on the the bulk water network.

Portion C will get a new erf connection from the existing pipeline on the boundary in Blue Mountain Boulevard.

The Average annual daily demand (AADD) as per GLS Consulting Table was applied. See table below:

4 1	B C	D E	F	G	н	. 1	J	K	L	М	N	0	P	Q
1	able:	Summary of the design standards for average annual daily	demand & s	ewer ou	tflow figu	res	П							
		Water Loss = 10%												
8														
Item		Land use / Zoning	Density (up to) #' units/ha	Stand size (up to) #' m ²	Unit of measure	Water Den (excl. Lo: (AADD		Loss	ss) Demand		Sewer flow (PDDWF) (excl. Infiltration)			
ii.				470	For 100m ²	Dom	88	garder	1 =	Total	Total	Ratio	Total	Unit
					see #2				kt/unit/d kt/unit/d		# % AADD	kt/unit/d	Hydrograph Type	
		Α-	SINGLE RESI	DENTIAL	<u> </u>	i.			- 0					tr - 1516-
4 A	2	Residential (George & Wilderness)				T	П		П					
5 A	2.01	Very High density, small sized Residential stands	32.0	250	unit	0.38	4	0.07	=	0.450	0.500	85%	0.425	UH10
6 A	2.02	High density, small sized Residential stands	16.0	500	unit	0.40	+	0.10	=	0.500	0.556	80%	0.444	UH4
7 A	2.03	Medium density, medium sized Residential stands	8.0	1000	unit	0.46	+	0.20	=	0.650	0.722	70%	0.506	UH3
8 A	2.04	Low density, large sized Residential stands	5.3	1500	unit	0.45	+	0.30	=	0.750	0.833	60%	0.500	UH2
9 A	2.05	Very Low density, extra large sized Residential stands	4.0	2000	unit	0.50	+	0.41	Ξ	0.900	1.000	55%	0.550	UH1
2 B	1	Group Housing (George & Wilderness)							Ш					
3 B	1.01	Very High density Group Housing units	60.0	133	unit	0.24	+	0.01	2	0.250	0.278	95%	0.264	UH12
4 B	1.02	High density Group Housing units	40.0	200	unit	0.27	+	0.03	=	0.300	0.333	90%	0.300	UH11
5 B	1.03	Medium density Group Housing units	30.0	267	unit	0.31	+	0.06	=	0.367	0.407	85%	0.346	UH10
6 8	1.04	Low density Group Housing units	20.0	400	unit	0.40	+	0.10	=	0.500	0.556	80%	0.444	UH4
2 B	3	Flats (George & Wilderness)											- Children	
3 B	3.01	Very High density Flat units up to 50 m ² (Footprint=0.6 and Storeys=2)	100.0	80	unit	0.14	+	0.01	Ξ	0.150	0.167	95%	0.158	UH12
4 B	3.02	High density Flat units up to 50 m² (Footprint=0.6 and Storeys=1)	80.0	100	unit	0.19	+	0.01	=	0.200	0.222	95%	0.211	UH12
5 B	3.03	Medium density Flat units up to 50 m ² (Footprint=0.6 and Storeys=1)	60.0	133	unit	0.24	+	0.01	Ξ	0.250	0.278	95%	0.264	UH12
6 B	3.04	Low density Flat unitsup to 50 m2 (Footprint=0.6 and Storeys=1)	40.0	200	unit	0.27	+	0.03	=	0.300	0.333	90%	0.300	UH11

Only water wise gardening will be implimented.

The Annual Average Daily Demand will be:

 $17 \times 333\ell/u/d$ one bedroom units = 5,66 6 x $407\ell/u/d$ two bedroom units = 2,44

= 8,10 ke/day

The peak flow will be appriximately **0,42%**.

The water use for Portions A, B and C is in line with the initial design parameters and the bulk network can accommodate the flows.

3.3 SEWER

Portion B has an existing connection to the bulk sewer on Park Drive.

The addisional AADD for the new Memory Care centre will be a negligible **0,008%** (**0,68 k%**/**day**).

The internal sewer reticulation of **Portion C** will be connected to the existing bulk sewer line in Park Drive at manhole N13.

The AADD for the retirement units will be:

 $17 \times 333 \times 0.80$ one bedroom units = 4.81

6 x 407 x 0,80 two bedroom units = 2,07

= 6,88 ke/day

The peak flow of the combined additional sewer discharge for portions B and C, with a peak factor of 4, is **0,245%**. The existing bulk sewer reticulation can accommodate this small additional flow.

3.4 STORMWATER

No additional stormwater will be generated at **Portion B** and the existing subsurface drainage is connected to the bulk stormwater network in Park Drive.

An existing stormwater kerb inlet/connection for **Portion C** is available in the south-eastern corner of the site. The internal subsurface drainage system for the retirement development will connect to the bulk stormwater system at that point.

3.5 WASTE DISPOSAL

The proposed development forms part of the existing Blue Mountain Village which is already serviced by the municipal waste infrastructure.

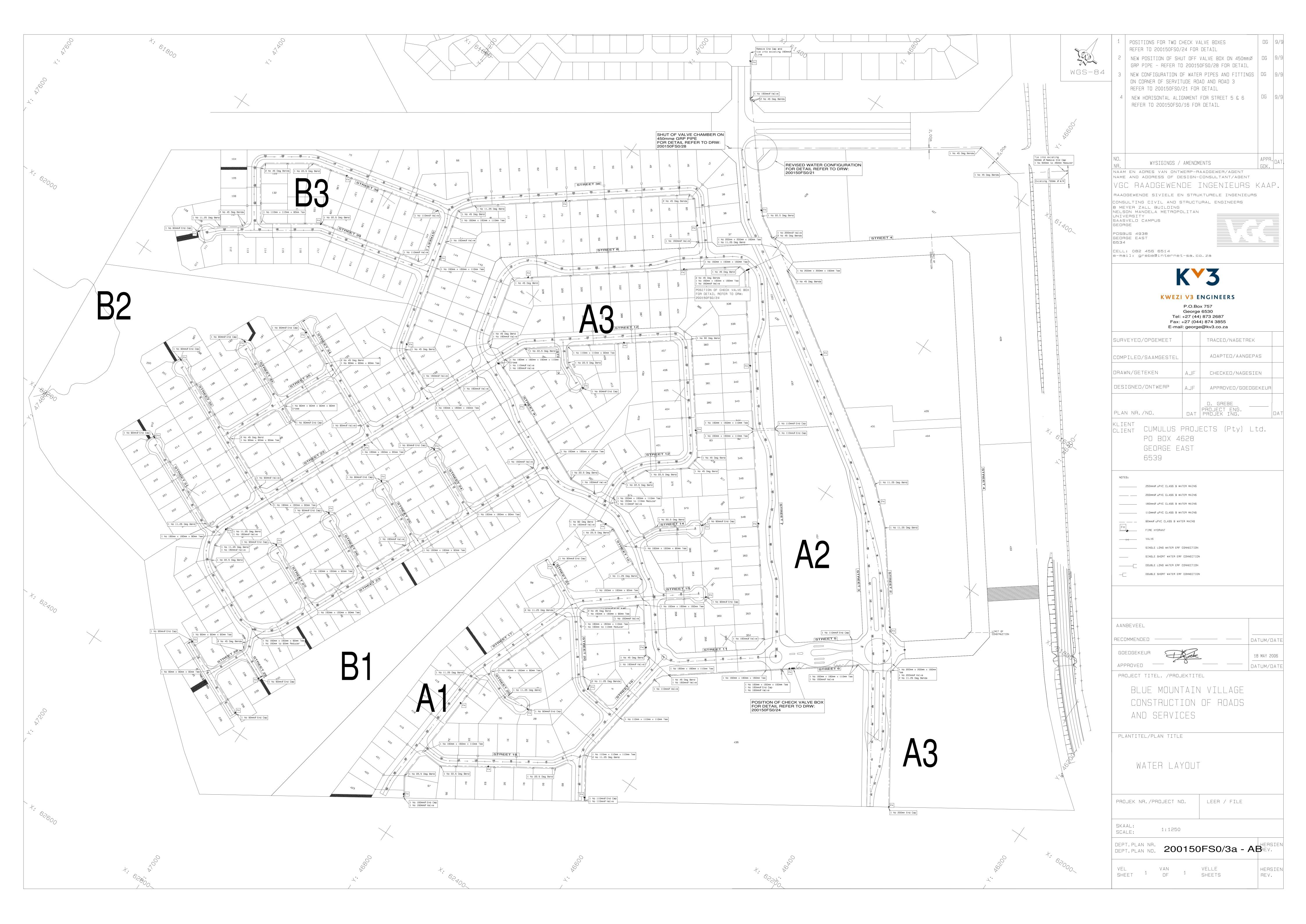
Medical waste at **Portion B** will be incorporated with that of the existing Frail Care Facility at Blue Mountain Haven. All other waste will be serviced as at present.

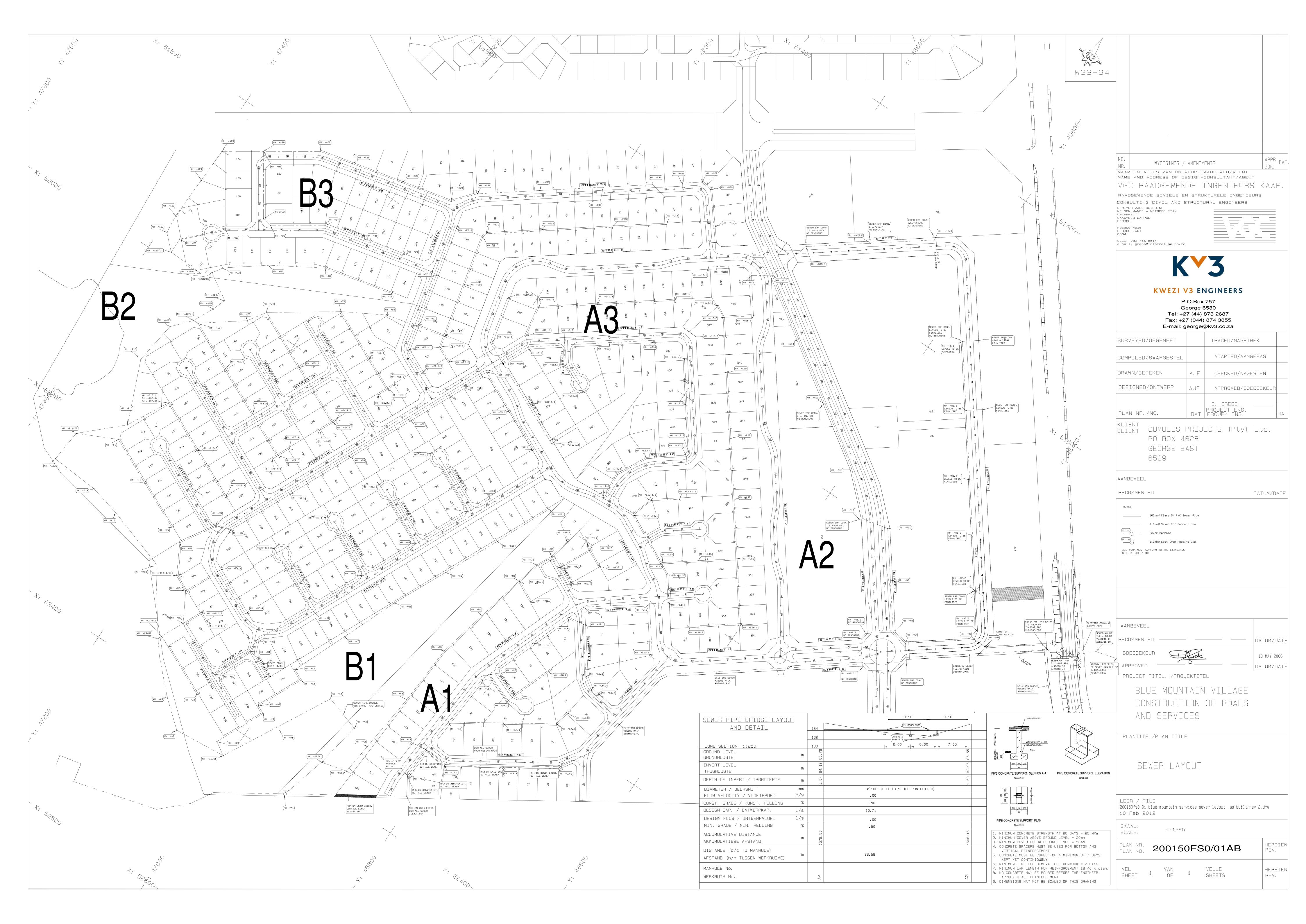
The waste generated at Portion C at 2kg/person will be at average about $23 \times 2p/u \times 2kg = 92kg/day$.

4. We are available to provide futher information that may be required.

Dion K Grebe Pr. Eng







ANNEXURE "W" - ELECTRICAL ENGINEERING SERVICES REPORT



FOR

ELECTRICAL ENGINEERING SERVICES

PROJECT NAME: BLUE MOUNTAIN GABLES ON ERF 24845 PORTION C

DATE: OCTOBER 2023

Compiled for :

Applewood Trading128 (PTY) Ltd

Compiled by :



REPORT DETAILS:				
Lyners Reference No:				
Client:	Applewood Trading128 (PTY) Ltd			
Report prepared by:	Jacques van Zyl			
Client representative:	Chris Roodt			

Revision record and date:

Keywords:

Date	Revision	Status	Format	Issued to:
18/10/2023	0		PDF	C Roodt

<u>Disclaimer, Confidentiality and Copyright:</u>

This report was prepared for the Client based on information obtained from the Client including existing services information, water meter readings of historical water consumption, data of equipment installed, sub metering information, water re-use quantities and related information as part of the project.

Lyners, its members and staff accept no responsibility for :

- Correctness of the information provided.
- Any matters outside the agreed scope of work.

The contents of this report is confidential. Any third party which uses or considers any information, calculations or statement in this report does so at their own risk.

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2.	SUPPLY OF ELECTRICAL SERVICES	4
2.1	Electrical Demand	4
2.2	Internal Electrical Services	4
2.3	External Electrical Services	4
2.4	Contributions and other requirements by supply authority	5



EXECUTIVE SUMMARY

Applewood Trading128 (PTY) Ltd appointed Neil Lyners and Associates (RF)(Pty) Ltd to compile an engineering services report for The Gables on Erf 24845 Portion C, George.

This report will deal with the following matters:

- The availability of engineering services.
- Planning of the services.

The development will consist of the following land uses:

• Residential Zone 2 (Retirement Units)

1. AVAILABLE INFORMATION AND INVESTIGATIONS

1.1 Land Development

The proposed Site Development Plan (SDP), indicating the proposed zoning and number of units to be developed, was provided by ISA Architects from George.

Portion C is a portion of Erf 24845 which is not developed yet.

Portion A and B are already developed into office buildings during previous developments.

2. SUPPLY OF ELECTRICAL SERVICES

2.1 Electrical Demand

The peak demand for this development is calculated based on the information provided in the SDP and the average ADMD values used within the George area. These ADMD values are in line with the values published NRS 069, Code of Practice for the Recovery of Capital Costs for Distribution Systems. The total estimated load is calculated as follows:

Zoning	Units	ADMD (kVA)	Total Load (kVA)
Single Res Zone II	23	2.8	64.4
Site Lighting			1
Garages			2.2
TOTAL			67.6

2.2 Internal Electrical Services

The internal network will consist of consumer distribution units and all other necessary low voltage and site lighting networks.

The internal network installed inside the development, will be constructed according to the George Municipality's guidelines, but will remain private property.

2.3 External Electrical Services

M/S Blue Mountain 1 is installed next to Erf 24845.

A new supply circuit breaker will be installed inside M/S Blue Mountain 1 with a new Metering Kiosk next to the minisub. From the Metering Kiosk, the supply will be taken into the erf.

2.4 Contributions and other requirements by supply authority

The Directorate: Electrotechnical Services, at the George Municipality, also requested the following, amongst others, as development requirements:

- Capital contributions to be paid towards the George Municipality for the additional supply.
- Connection Deposit to be paid towards the George Municipality for the additional supply.

We trust that this report meets with your approval and will gladly provide any further information that may be required.

Signed:

J VAN ZYL Pr Techni Eng

for LYNERS

ANNEXURE "X" - MUNICIPAL APPROVAL DATED 6 MARCH 2020



Marisa Arries Administrator, Planning Department Planning and Development E-mail: marries@george.gov.za

Tel: +27 (044) 801 9473

Reference number: Erf 24807, George

Date: 13/05/2020

Enquiries: Marisa Arries

JV TOWN PLANNER PO BOX 710 **GEORGE** 6530

janvrolijk@vodamail.co.za

APPLICATION FOR DEPARTURE AND AMENDMENT OF THE SITE DEVELOPMENT PLAN: ERF 24807, GEORGE

Abovementioned application as well as the municipality's decision letter dated 06 March 2020 (copy attached) in this regard refers.

No appeal against the above decision has been received. The application is thus regarded as finalized and can be implemented as per abovementioned letter.

Yours faithfully

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Marisa Arries Administrator, Planning Department Planning and Development E-mail: marries@george.gov.za Tel: +27 (044) 801 9473

Reference number: 24807, George

Date: 06/03/2020

Enquiries: Marisa Arries

JV TOWN PLANNER PO BOX 710 GEORGE 6530

janvrolijk@vodamail.co.za

APPLICATION FOR DEPARTURE AND AMENDMENT OF THE SITE DEVELOPMENT PLAN: ERF 24807, GEORGE

Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, W.1.33 of 29 July 2015 decided that the following applications applicable to Erf 24807, George:

- 1. Permanent Departure in terms of of Section 15(2)(b) of the Land-Use Planning By-Law for George Municipality, 2015 for the following building line departures on Erf 24807. George:
 - Street building line, South eastern boundary, from 5m to 4.9m for dwelling units and 0.8m, 0.9m and 1.0m respectively for carports along this boundary;
 - Street building line, south western boundary, from 5m to 3.8m and 3.9m respectively for existing dwelling units, 1.0m, 1.1m and 0m respectively for carports along this boundary;
 - Building line, western boundary, from 5m to 3.5m, 3.6m and 3.7mrespectively for dwelling units along this boundary:
- 2. Permanent Departure in terms of of Section 15(2)(b) of the Land-Use Planning By-Law for George Municipality, 2015 for the relaxation of the parking requirements for a retirement village on Erf 24807, George from 2.25 parking bays per dwelling unit to 1 parking bay per dwelling unit:
- 3. Amendment of the approved SDP in terms of Section 15(2)(I) of the Land-Use Planning By-Law for George Municipality, 2015 for existing and proposed development on Erf 24807, George;

BE APPROVED in terms of Section 60 of said By-law for the following reasons:

REASONS FOR DECISION:

The proposed development will result in 20 fewer units being provided on site (a reduction from 47 units to 27 units)









b) The proposed parking ratio (1 parking bay per dwelling unit) complies with the initial ratio as previously approved on the SDP;

The building line relaxations will not have a negative influence on the surrounding built C)

d) The bulk of the development is less than what was previously approved;

The proposed development will have less impact on the surrounding built regime;

CONDITIONS:

That in terms of the Land Use Planning By-law for the George Municipality, 2015, the SDP will lapse within a period of five (5) years from the date of approval;

This approval shall be taken to cover only the application applied for (street building line relaxations, amended SDP and parking relaxation) as indicated on the Plan no. 261-400 dated 7 May 2019 attached as "Annexure A" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision;

3. Building plans be submitted for approval in accordance with the National Building

Regulations (NBR):

Subject to conditions in initial approval letter dated 3 February 2015.

The above approval will be considered as implemented on the issuing of an occupation certificate.

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee, in terms of Section 79(2) of the George Municipality's By-law on Municipal Land Use Planning.

· A detailed motivated appeal with reasons should be directed to and received by the Appeal Authority, P O Box 19, George on or before 27 MARCH 2020.

 An appeal that is not lodged within the set date or that does not comply with Section. 80 of the George Municipality's By-law on Municipal Land Use Planning will be deemed invalid.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Kindly note that in terms of Section 80(14) of the George Municipality's By-law on Municipal Land Use Planning, the above decision is suspended until such time as the period for lodging an appeal has lapsed, any appeal has been finalised and you have been advised accordingly.

Yours, faithfully

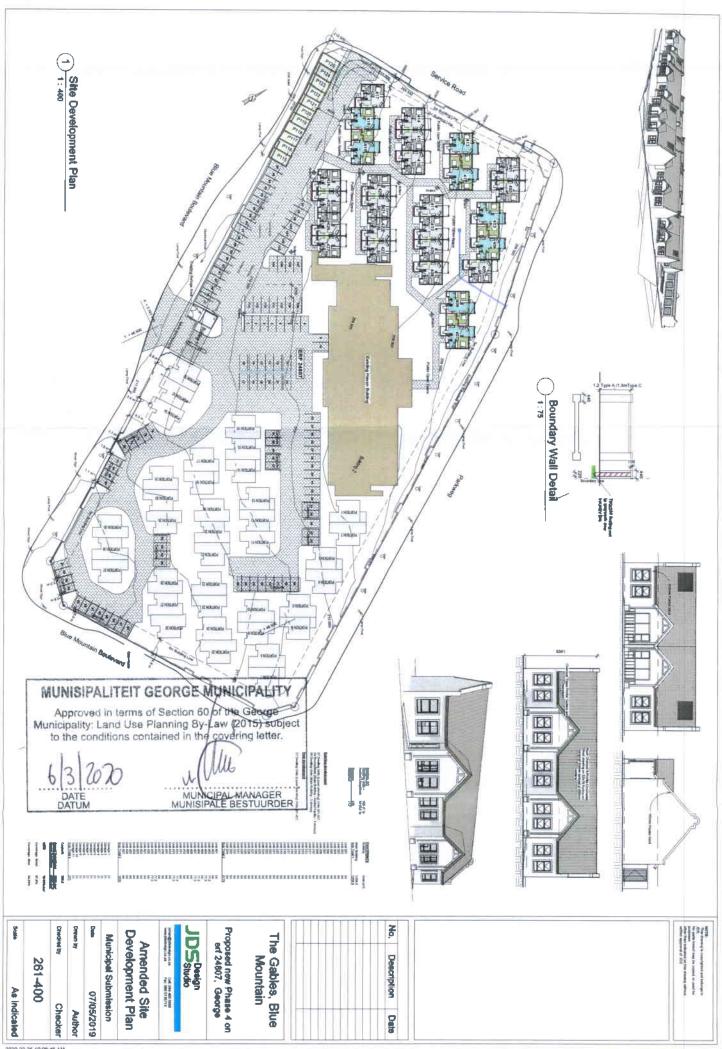
MUNICIPAL MANAGER

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ANNEXURE "Y" – MUNICIPAL APPROVAL DATED 28 JULY 2023



Marisa Arries
Administrator, Planning Department
Planning and Development
E-mail: marries@george.gov.za

Tel: +27 (044) 8019473

Menslike Nedersettings, Beplanning en Ontwikkeling Human Settlements, Planning and Development

Collaborator No.:

2564497

Reference / Verwysing:

Erf 24807, George

Date / Datum:

28 July 2023

Enquiries / Navrae:

Marisa Arries

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER PO BOX 710 GEORGE 6530

APPLICATION FOR DEPARTURE (BUILDING LINE RELAXATION) AND SITE DEVELOPMENT PLAN: ERF 24807, GEORGE

Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, 4.16.18.1 of 30 June 2023 decided that the following applications applicable to Erf 24807, George:

- 1. Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023, for the relaxation of the south western street boundary (Blue Mountain Boulevard) building line from 5.0 metres to 0.0 metres to allow for the construction of a further 5 garages on Erf 24807, George;
- 2. Amendment of the approved SDP in terms of Sections 15(2)(I) of the Land Use Planning By-law for George Municipality, 2023 for the existing and proposed development on Erf 24807, George;

BE APPROVED in terms of Section 60 of said By-law for the following reasons:

REASONS FOR DECISION:

- (i). The proposed development will not have a negative influence on the surrounding built regime.
- (ii). The proposed development will not have an adverse impact on the surrounding area and neighbouring properties.
- (iii). The proposed amended SDP meets the requirements in terms of Section 65 of the Land Use Planning Bylaw for George Municipality, 2023.
- (iv). The proposed development was approved by the Blue Mountain Body Corporate Haven and no objections were received during the public participation process.

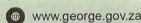
CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT:

General

1. That in terms of the provisions of the Land Use Planning By-law for the George Municipality, 2023, the approval shall lapse if not implemented within a period of five (5) years from the date it come into operation.









- 2. This approval shall be taken to cover only the applications applied for (street boundary building line relaxation & amended SDP for an additional 5 garages) as indicated on the Site Plan, Plan no. 261-GP(P89-93)-01 & 261-GP(P89-93)-02 dated 03/10/2022 Drawn by "JS Architecture" (2 plans) attached as "Annexure A" which bears Council's stamp and shall not be construed as to depart from any other Council Requirement or legal provision.
- 3. The above approval will be considered implemented on the issuing of an occupation certificate for the approved structures.

Notes:

- a) The conditions in the initial approval letters dated 7 November 2006, 3 February 2015 & 6 June 2020 are still applicable.
- Building plans must be submitted for approval in accordance with the National Building Regulations (NBR).

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee, in terms of Section 79(2) of the George Municipality's By-law on Municipal Land Use Planning.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director Planning and Development, P O Box 19, George, 6530 or Directorate: Planning, 5th floor, Civic Centre, York Street, George on or before 18 August 2023 and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. Please also note that the appeal must be e-mailed to the administrative officer mentioned above.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Kindly note that in terms of Section 80(14) of the George Municipality's By-law on Municipal Land Use Planning, the above decision is suspended until such time as the period for lodging an appeal has lapsed, any appeal has been finalised and you have been advised accordingly.

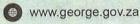
Yours faithfully

C. PETERSEN

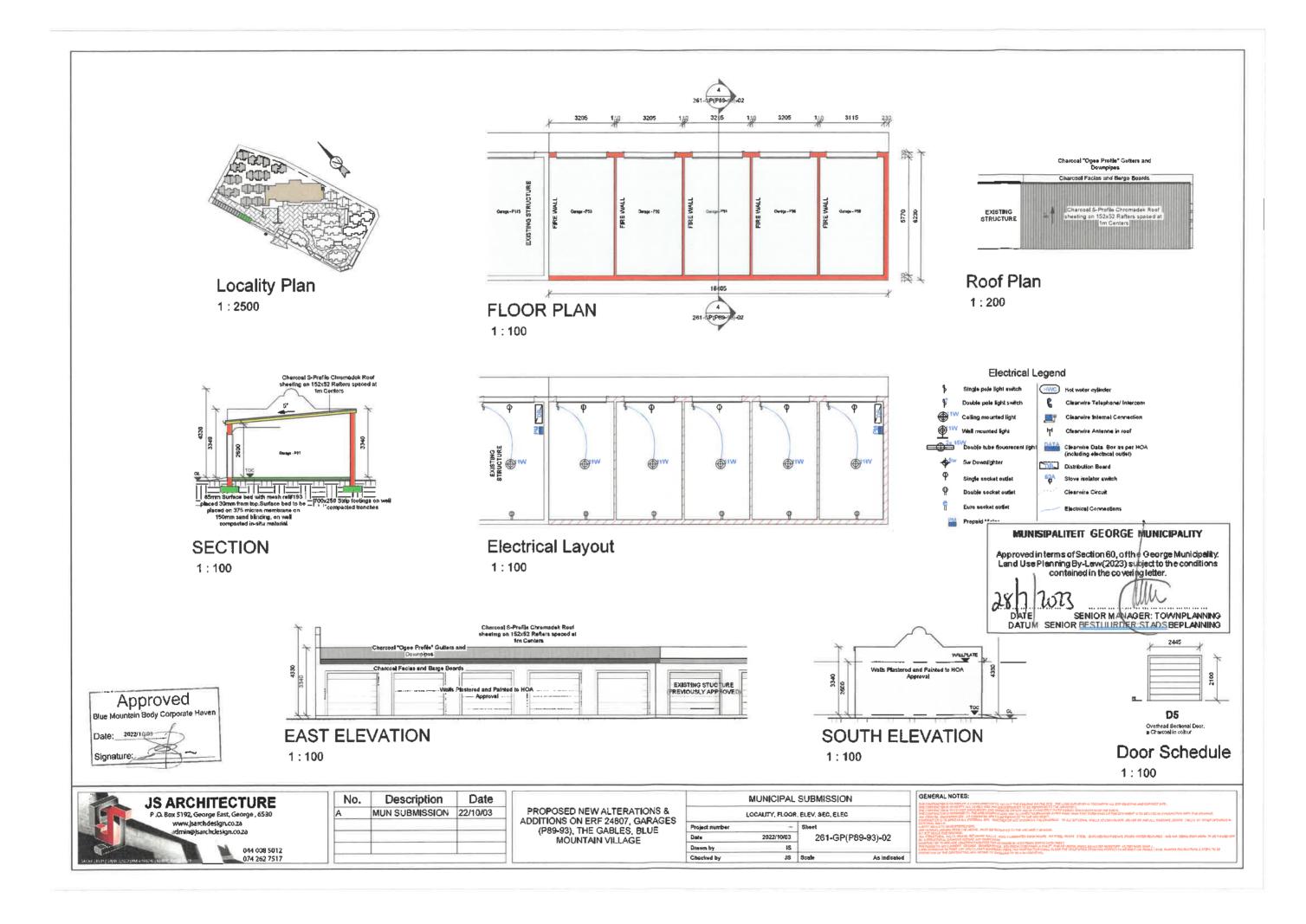
SENIOR MANAGER: TOWN PLANNING

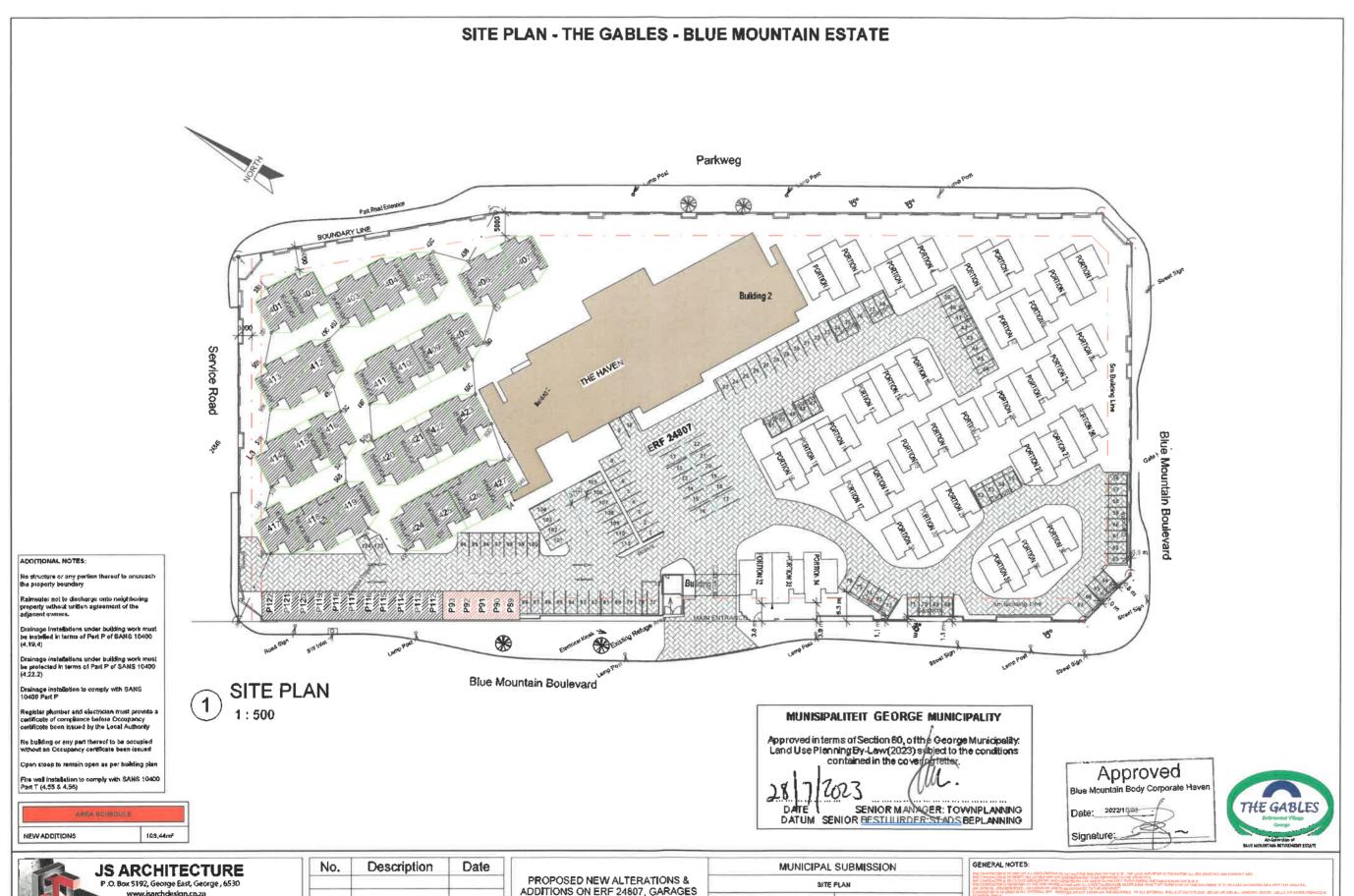
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	P.O. Box 5192, George East, G www.jsarchdesign.co admin@jsarchdesign.c	eorge , 6530 za
Strate; NEXT (MANAGEMENT)	A LE	044 008 5012 074 262 7517

No.	Description	Date

PROPOSED NEW ALTERATIONS & ADDITIONS ON ERF 24807, GARAGES (P89-93), THE GABLES, BLUE MOUNTAIN VILLAGE

,	MUNICIPAL SUBMISSION								
		SITE PLAN							
	Project number	-	Sheet						
	Date	2022/10/03	261-GF	P(P89-93)-01					
	Drawn by	IS		· ,					
	Checked by	JS	Scale	As indicated					

GENERAL NOTES:
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Marisa Arries Administrative Officer

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Department: Planning

E-mail: marries@george.gov.za

Tel: +27 (0)44-801 9473

Menslike Nedersettings, Beplanning en Ontwikkeling Human Settlements, Planning and Development

Collaborator No.:

2564497

Reference / Verwysing:

Erf 24807, George 21 August 2023

Date / Datum: Enquiries / Navrae:

Marisa Arries

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER PO BOX 710 GEORGE 6530

APPLICATION FOR DEPARTURE (BUILDING LINE RELAXATION) AND SITE DEVELOPMENT PLAN: ERF 24807, GEORGE

Abovementioned application as well as the municipality's decision letter dated 28 July 2023 (copy attached) in this regard refers.

No appleal against the above decision has been received. The application is thus regarded as finalized and can be implemented as per abovementioned letter.

Yoursifaithfully

C. PETERSEN

SENIOR MANAGER: TOWNPLANNING

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