



The Municipal Manager
P. O. Box 19
George
6530

Reference: Ptn 11 of 260

16 November 2023

Sir

**APPLICATION FOR CONSENT USE AND PERMANENT DEPARTURE: PORTION 11
OF THE FARM DWARSWEG 260**

Attached hereto, please find an application in terms of

- Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 for a consent use for an “Additional dwelling unit”, to accommodate the conversion of the agricultural worker’s accommodation on Portion 11 of the Farm Dwarsweg 260 into an additional dwelling unit of 121m².
- Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for permanent departures on Portion 11 of the Farm Dwarsweg 260 for relaxation of the eastern side boundary building line to accommodate the conversion of the agricultural worker’s accommodation into an additional dwelling unit and the southern side boundary building line to accommodate the addition to the existing farm store.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

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**MOTIVATION REPORT:
APPLICATION FOR CONSENT USE AND PERMANENT DEPARTURE:
PORTION 11 OF THE FARM DWARSWEG 260**

16 November 2023



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MOTIVATION REPORT:
APPLICATION FOR CONSENT USE (ADDITIONAL DWELLING UNIT) AND
PERMANENT DEPARTURE (RELAXATION OF BUILDING LINES)
PORTION 11 OF THE FARM DWARSWEG 260

1. APPLICATION

- Application is made in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 for a consent use for an “*Additional dwelling unit*”, to accommodate the conversion of the agricultural worker’s accommodation on Portion 11 of the Farm Dwarsweg 260 into an additional dwelling unit of 121m².
- Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for a permanent departure for the relaxation of the following building lines on Portion 11 of the Farm Dwarsweg 260:
 - ⇒ the eastern side boundary building line from 30.0 metres to 9.214 metres to accommodate the conversion of the agricultural worker’s accommodation into an additional dwelling unit; and
 - ⇒ the southern boundary building line from 30.0 metres to 0.0 meters to accommodate the addition to the existing farm store.

The completed application form for the consent use and permanent departure is attached hereto as **Annexure “A”**.

2. DEVELOPMENT PROPOSAL

The improvements on Portion 11 of the Farm Dwarsweg 260 consist of a primary dwelling house, a foreman’s dwelling house, a large farm store, an old dwelling house and an agricultural worker’s dwelling house. The foreman’s dwelling house was extended and converted into a second dwelling unit of 129m², the large farm store was extended towards the east, the old dwelling house was extended and converted into a feed store and the agricultural worker’s

dwelling was extended and converted into an additional dwelling unit. The agricultural worker's dwelling and the large farm store are situated within the 30.0 metres boundary building line.

The following photo shows the north-east elevation of the converted agricultural worker's dwelling house with the property boundary in the background.



The following photo shows the east elevation of the addition to the farm store, with the property boundary in the background.



The purpose of this application is to obtain approval for the proposed consent use to accommodate the conversion of the agricultural worker's dwelling house into an additional dwelling unit, as well as for the permanent departure for the relaxation of the eastern and southern side boundary building lines in respect of the additional dwelling unit and large farm store, to enable the submission of building plans in respect of the mentioned extension and conversions.

A copy of the site plan and building plans for the mentioned extension and conversions is attached hereto as Annexure "B".

3. PRE-APPLICATION CONSULTATION

A pre-application consultation was not requested as the proposal entails a consent use in respect of an additional dwelling unit and a permanent departure for the relaxation of certain building lines, to accommodate the improvements on the property. This is in line with the e-mailed directive in this regard to various consultants by the Municipal Town Planners, which was issued by e-mail dated 10 May 2022.

4. GENERAL INFORMATION REGARDING PORTION 11 OF THE FARM DWARSWEG 260

4.1 Locality

The application property is situated on the western boundary of the George Municipal area. The locality of Portion 11 of the Farm Dwarsweg is indicated on the aerial photo which is attached hereto as **Annexure "C"**.

4.2 Existing land use

The primary use of Portion 11 of the Farm Dwarsweg 260 is currently cattle farming.

4.3 Extent

Portion 11 of the Farm Dwarsweg is 14.4183 hectares in extent.

4.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023, the zoning of Portion 11 of the Farm Dwarsweg 260 is Agricultural Zone I.

4.5 Surveyor General Diagram

A copy of the Surveyor General Diagram of Portion 11 of the Farm Dwarsweg 260 is attached hereto as **Annexure “D”**.

4.6 Title Deed

Portion 11 of the Farm Dwarsweg 260 is registered in the names of Frans Joseph Crause and Adam Gerhardus Crause. In terms of an endorsement dated 1973, the share of Frans Joseph Crause was transferred to Adam Gerhardus Crause (Jnr). In terms of a further endorsement dated 1977 in terms of Section 45 of Act 47 of 1937, the Estate of Adam Gerhardus Crause is entitled to deal with the property. The Title Deed of the application property is attached hereto as **Annexure “E”**.

4.7 Power of Attorney

A General Power of Attorney certifying that André Marius Krause, is nominated, empowered and appointed by Adam Gerhardus Krause, the registered owner of Portion 11 of the Farm Dwarsweg 260, as his proxy, to deal with all the functions of an executor in his stead, is attached hereto as **Annexure “F”**.

A Power of Attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by André Marius Krause, the nominated proxy of Adam Gerhardus Krause, the registered owner of Portion 11 of the Farm Dwarsweg 260, to prepare the application referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “G”**.

4.8 Bondholder's Consent

The application property is not encumbered by a bond.

4.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Portion 11 of the Farm Dwarsweg 260 is attached hereto as **Annexure "H"**. The Conveyancer Certificate confirms that there are no conditions in the Title Deed of the application property which restrict the development of the property as proposed in this application.

5. DESIRABILITY OF THE APPLICATION FOR CONSENT USE IN RESPECT OF PORTION 11 OF THE FARM DWARSWEG 260

5.1 Introduction

The term "desirability" in the land use planning context, may be defined as the degree of acceptability of the land uses on the land unit concerned. The desirability of the intended consent uses shall be discussed with reference to the aspects listed below.

- Physical characteristics of the site.
- The proposed land uses.
- The compatibility of the proposal with existing planning documentation, spatial frameworks, legislation and policies.
- The compatibility of the proposal with the character of the surrounding area.
- Potential of the site.
- Accessibility of site.

It will be indicated in the following paragraphs that the proposal can be regarded as being desirable as far as the mentioned aspects are concerned.

5.2 Physical characteristics of the property

5.2.1 Topography

Although the application property is situated in an undulating area, the area where the additional dwelling unit has been erected is flat. The topography has already been considered in the construction of the building and is of such a nature that it will not have a negative impact on the development as applied for in this application.

5.2.2 Surface conditions

Little information concerning the soil conditions in the area is available. The soil condition of the application property seems stable. The existing structures on the application property do not appear to have construction anomalies relating to unstable soil conditions. It can, therefore, be accepted that the soil condition is suitable to accommodate the proposed development.

There is as such, no reason why this application cannot be supported.

5.2.3 Vegetation

The application property is overgrown with grass which is mainly used for cattle grazing. Vegetation will therefore have no influence on the proposed development.

5.2.4 Other characteristics

As indicated on the following copy of the aerial photo of the farm portion, there is a watercourse that runs from east to west across the centre of the property, which feeds three dams on the farm portion.

The watercourse is situated more than 32-metres from all the buildings on Portion 11 of the Farm Dwarsweg 260 and therefore, has no influence on the proposed conversion of the agricultural worker's dwelling house into an additional dwelling unit with a floor area of approximately 121m².



5.2.5 Conclusion

From the contents of the above paragraphs, it is clear that there is no reason from a physical characteristics point of view why the application for consent uses cannot be supported.

5.3 Proposed land use

Portion 11 of the Farm Dwarsweg 260 is currently used for cattle farming. Whilst the main use will remain agricultural, it is proposed to legalise the conversion the agricultural worker's dwelling into an additional dwelling unit.

The consent use proposed in this application will cover only a small portion of the area of the farm. The bulk of the application property will still be used for agricultural purposes, in line with the relevant stipulations of the George Integrated Zoning Scheme By-Law, 2023.

5.4 Density of the proposed development

In terms of the zoning of the property, namely “*Agricultural Zone I*”, “*Additional dwelling units*” may be erected on the property. The Land use description of “*Additional dwelling unit*” in Schedule 2 of the George Integrated Zoning Scheme By-Law, 2023, inter alia, stipulates that only 1 additional dwelling unit may be erected on a land unit with an area of more than 10ha and up to 20ha. As Portion 11 of the farm Dwarsweg 260 is 14.4183 hectares in extent, only 1 dwelling unit may, therefore, be erected on the application property.

The proposal to convert the agricultural worker’s dwelling into an additional dwelling unit, will therefore, not create an undesirable precedent as far as the density is concerned.

5.5 Compatibility of the development proposal with existing planning documentation and policies

5.5.1 Introduction

Different planning documents apply to the application and the desirability and compatibility of the application regarding each of these documents will subsequently be discussed.

5.5.2 “Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)”

Section 7 of the “Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)” lists 5 development principles which must be applied when any development application is to be evaluated. The principles referred to are as follows:

- “Spatial justice”
- “Spatial sustainability”
- “Spatial efficiency”
- “Spatial resilience”
- “Good administration”

Different development principles are identified under each of the 5 abovementioned principles which must be applied when a land use application is to be evaluated. The proposed application for consent use will subsequently be evaluated with regards to each of the principles.

| Spatial justice | | |
|--|-----------------|--|
| Criteria | Compliance | Planning Implication |
| Past spatial and other development imbalances must be redressed through improved access to and use of land. | Complies with. | The development as proposed in this application, will result in increasing the sustainability of the current agricultural undertaking, as well as resulting in more efficient use of the application property. |
| Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation. | Complies with. | George Municipality approved a Spatial Development Framework for George, 2023. This framework, contains development proposals which are aimed at improving the quality of life of all the inhabitants of George, thus creating the opportunity for approval of this application which will result in creating the opportunity for the owners of the property to earn additional income, as well as creating new job opportunities. |
| Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons. | Not applicable. | This issue is not applicable to this application, as the proposed development is aimed at the middle income group. |
| Land use management systems must include all areas of a municipality and especially include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homelands areas. | Complies with. | George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all properties in respect of type of structure allowed, land uses and building lines. These parameters enable the development of agricultural properties as proposed in this application. |

| | | |
|---|-----------------|--|
| Land development procedures must include provisions that accommodate access to secure tenure and incremental upgrading of informal areas. | Not applicable. | This provision does not apply to this application, as no informal residential development is involved. |
| A Municipal Planning Tribunal, considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of this application. | Not applicable. | As far as is known, the Eden Joint Planning Tribunal - George Municipality's discretion when considering applications is not affected by the value of land or property. Decision making is, as far as is known, based on the principles, as stated in Section 7 of the Spatial Planning and Land Use Act, 2013 (Act 16 of 2013). |

| Spatial sustainability | | |
|---|-----------------|---|
| Criteria | Compliance | Planning Implication |
| Promote land development that is within the fiscal, institutional and administrative means of the Republic. | Complies with. | The proposed development will have no impact on the fiscal, institutional or administrative capabilities of the George Municipality. The application property is situated within a "agricultural" area of George and is in line with the stipulations in the Use Zones Table in the George Integrated Zoning Scheme By-Law, 2023. |
| Ensure that special consideration is given to the protection of prime and unique agricultural land. | Not applicable. | The development as proposed in this application occurs in an area of the property which are not currently used for farming activities and where the natural habitation has already been disturbed. |
| Uphold consistency of land use measures in accordance with environmental management instruments. | Not applicable. | The proposed development does not trigger any listed activities in terms of environmental legislation. The proposed additional dwelling unit is situated more than 32-metres from the natural watercourse that crosses the centre of the property. |

| | | |
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| Promote and stimulate the effective and equitable functioning of land markets. | Complies with. | This provision does not apply to this application, as no new properties are created. Due to the limited scale of the proposals and the large extent of the application property, the proposed development will not have a negative impact on surrounding property values. |
| Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments. | Complies with. | No municipal services are currently available for the proposed development. All costs pertaining to the infrastructure required for the proposed development will be carried by the landowner. |
| Promote land development in locations that are sustainable and limit urban sprawl. | Complies with. | The application property is situated within an area indicated for "Agriculture" use. The proposal will not result in urban sprawl as no new properties are created. |
| Result in communities that are viable. | Complies with. | The proposed development will enhance the sustainability of the agriculture undertaking. |

| Spatial efficiency | | |
|---|----------------|--|
| Criteria | Compliance | Planning Implication |
| Land development optimises the use of existing resources and infrastructure. | Complies with. | No municipal services are currently available for the proposed development. The required infrastructure for the proposed development will be provided by the landowner at his costs. The proposal will thus not result in infrastructure costs to any external parties. The proposal will thus not place any burden on the municipal budget for the provision services infrastructure. |
| Decision-making procedures are designed to minimise negative financial, social, | Complies with. | In terms of the contents of this Motivation Report the proposed development will have no negative |

| | | |
|--|----------------|---|
| economic or environmental impacts. | | financial, social, economic or environmental impacts. The proposal will in fact have a positive effect on the sustainability of the agricultural unit. It will thus be possible to comply with any procedures which the George Municipality has designed to minimise negative financial, social, economic or environmental impacts. |
| Development application procedures are efficient and streamlined and timeframes are adhered to by all parties. | Complies with. | George Municipality has adopted the George Municipality: Land Use Planning Ordinance, 2023 which prescribes procedures and time frames developers must comply with when submitting land use applications, and which officials must consider when considering applications. This application has been prepared in accordance with the stipulations of the George Municipality: Land Use Planning By-law, 2023 and the application will therefore be managed and considered in accordance with the time frames as prescribed. |

Spatial resilience

| Criteria | Compliance | Planning Implication |
|--|----------------|--|
| Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks. | Complies with. | The application property is situated within an area earmarked for "agriculture" development. The proposed development will contribute to the viability of the agricultural unit. |

Good administration

| Criteria | Compliance | Planning Implication |
|--|--|---|
| All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act. | This is general principle that municipalities need to comply with. | Input was received from all spheres of government when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As the development proposal can be deemed to comply with the contents of the George Spatial Development Framework, 2023, it can be stated that the proposal complies with this specific criterion. |
| All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks. | This is general principle that municipalities need to comply with. | Input was received from all government departments and sectors when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As it can be deemed that the development proposal complies with the contents of the George Spatial Development Framework, 2023, it can be stated that the proposal complies with this specific criterion. |
| The requirements of any law relating to land development and land use are met timeously. | This is general principle that municipalities need to comply with. | The George Municipality has adopted the George Municipality: By-law on Land Use Planning, 2023 which prescribes procedures and timeframes which developers must adhere to when submitting land use applications and which officials needs to take into consideration when considering applications. This application has been prepared in keeping with the requirements as per the George Municipality: By-law on Land Use |

| | | |
|---|--|--|
| | | Planning, 2023 and the application will from date of submission be dealt with and be considered within the timeframes prescribed in the by-law. |
| The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them. | This is general principle that municipalities need to comply with. | This application will be advertised in accordance with the stipulations as contained in the George Municipality: By-law on Land Use Planning, 2023. All parties will be given the opportunity to participate in the public participation process and will be afforded the opportunity to provide input on the application. |
| Policies, legislation and procedures must be clearly set in order to inform and empower members of the public. | This is general principle that municipalities need to comply with. | The George Municipality: By-law on Land Use Planning, 2023 contains clear procedures set in order to inform and empower members of the public. This application will be subjected to these procedures. |

As can be seen from the table above, it can be argued that the proposal can be regarded as being compatible with the 5 development principles of SPLUMA.

5.5.3 "Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)"

In terms of the above Act it is expected of a municipality to consider the compatibility of any development proposal with existing provincial and municipal spatial development frameworks and as well as more detail local spatial frameworks.

Section 19(1) and 19(2) of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA) which is relevant to this application reads as follows:

*19(1) If a spatial development framework or structure plan specifically provides for the utilization or development of land as proposed in a land use application or a land development application, the proposed utilization or development is regarded as **complying** with that spatial development framework or structure plan.*

19(2) If a spatial development framework or structure plan does not specifically provides for the utilization or development of land as proposed in a land use application or a land

*development application, but the proposed utilization does not conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilization or development is regarded as being **consistent** with that spatial development framework or structure plan.”*

The compatibility of the development proposal with existing spatial development frameworks is addressed in points 5.5.4 and 5.5.5 of this report. The development principles referred to in Section 59 of LUPA, which should also be considered when motivating an application, are directly in line with the principles of SPLUMA which have been discussed in detail in section 5.5.2 above. The comments in paragraph 5.5.2 are thus also relevant as far as Section 59 of LUPA is concerned.

5.5.4 Western Cape Provincial Spatial Development Framework (WC PSDF)

The Western Cape Provincial Spatial Development Framework (WC PSDF) is one of the most important planning guidelines in the province. The framework not only provides for a new spatial development pattern for the province but also clearly indicates where development may take place and where it may not take place. The provisions of the development framework must therefore be considered with any development proposal.

In terms of the framework, a number of principles are mentioned, namely spatial justice, spatial sustainability, spatial resilience, spatial efficiency, accessibility and quality of life and good administration that spatial planning must comply with. The impact of the application on spatial justice, spatial sustainability, spatial resilience, spatial efficiency, has already been fully discussed in section 5.5.2 above and it has been shown that the proposed development complies with the relevant mentioned principles.

The framework does not go to the detail level of individual properties and therefore does not contain further information which could be used to determine whether this application falls within the stipulations of the framework. With reference to development within rural areas, paragraph “3.2.3.3 Provincial Spatial Policies” inter alia, states as follows:

“Policy E2: Diversify and strengthen the Rural Economy.

Development outside the Urban Edge

4. Compatible and sustainable rural activities (i.e. activities that are appropriate in a rural context, generate positive socio-economic returns, and do not compromise the environment or ability of the municipality to deliver on its mandate) and of an appropriate scale and form can be accommodated outside the urban edge (except in bona fide wilderness areas).

5. The following criteria should be applied in assuring consistency with this policy:

- i. Environmental authorization.*
- ii. Compatibility with land use activities suitable in the CBA it is situated in, and subject to an EIA. Does not alienate unique or high value agricultural land or compromise existing farming activities.*
- iii. Does not compromise the current or possible future use of mineral resources.*
- iv. Is consistent with the cultural and scenic landscapes within which it is situated.*
- v. Does not involve extensions to the municipality's reticulation networks (i.e. served by off-grid technologies).*
- vi. Does not impose real costs or risks to the municipality delivering on their mandate.*
- vii. Does not infringe on the authenticity of rural landscapes."*

Portion 11 of the Farm Dwarsweg 260 is currently used mainly for cattle farming. Whilst the main use of the farm will remain agricultural, it is proposed to legalise the additional dwelling unit, which could be rented out for accommodation to augment the farming activities. The consent use proposed in this application will cover only a small portion of the area of the farm. The application property will still be used for agricultural purposes, in line with the relevant stipulations of the George Integrated Zoning Scheme By-Law, 2023.

The proposed consent uses will conform with the mentioned measures to strengthen the local economy for the following reasons:

- environmental authorization in respect of the proposed consent use is not required;
- the proposed consent uses will take up a small portion of the total farm area of the farm. The remainder of the farm will still be available for agricultural purposes;

- the proposed consent use will not have an impact on mineral rights;
- the proposed consent use will be restricted to a portion of the farm where the natural vegetation has already been disturbed and will thus not have a negative impact on the environment;
- no municipal services are required; and
- the proposed use fits in with the rural character of the area.

The proposed consent use can therefore be considered compatible with the mentioned policy to diversify and strengthen the rural economy, as prescribed in the Provincial Spatial Development Framework.

5.5.5 George Spatial Development Framework, 2023 (GSDF)

Portion 11 of the Farm Dwarsweg 260 is located within the study area of the George Spatial Development Framework, 2023 (GSDF) and the framework therefore applies to this application.

Except for the indication that the application property falls outside the Urban Edge and is situated in a “*High Potential Agricultural Area*” on the map: “*Composite Spatial Development Framework for the Greater George Area*”, on page 157, the GSDF, does not go to the detail level of individual agricultural properties and therefore, contains no specific future development proposals for this area which could be used to evaluate the compatibility of a land use application with the GSDF.

The Spatial Strategies, Policies and Guiding Principles through which the GSDF intends to guide the future development of the Greater George Area are set out in Table 14 in the GSDF (Pages 96 to 156).

Agriculture is referred to in paragraph “4.5.2 Theme B - Economic Growth” of the GSDF. In terms of policy “4.5.2.2 B2: Primary Sector (Agriculture, Forestry, Fisheries, Mining, Quarrying supported)” it is inter alia stated that Agriculture areas should be protected (Policy 4.5.2.2 B2: PG b).

In terms Policy 4.5.2.2 B2: PG b (Agriculture areas to be protected) twelve “*Specific Policy Guidelines and alignment principles*” are described, of which only 2, namely:

- “ii. *The WC Rural Development guidelines apply*”; and
- “v. *Agri-processing and suitable supplementary economic uses are noted in the Zoning Bylaw and select (consent/departure) additional used evaluated on merit*”

are applicable to this application. The compatibility of the consent use as proposed in this application with the two applicable “*Policy Guidelines and alignment principles*” will be evaluated in the following paragraphs.

“ii. *The WC Rural Development guidelines apply.*”

The compatibility of the consent use as proposed in this application with the guidelines for rural development in the Provincial Spatial Development Framework, has been discussed in point 5.5.4 of this motivation report where it has been shown that the proposed development complies with the relevant mentioned principles.

“v. *Agri-processing and suitable supplementary economic uses are noted in the Zoning Bylaw and select (consent/departure) additional used evaluated on merit.*”

The application property is situated in an area indicated as “*High Potential Agricultural Area*” on the map: “*Composite Spatial Development Framework for the Greater George Area*”, on page 157 of the GSDF. The primary use of the application property will remain agriculture and the proposed consent use (additional dwelling unit) will be ancillary and supplementary to the primary activity. The proposed consent use will therefore, “*not present a significant negative impact on the primary agricultural resource*”, as required in terms of the objective of “*Agricultural Zone I*” in the George Integrated Zoning Scheme By-Law, 2023. (Refer to point 5.5.6 of this motivation report).

As indicated in point 5.5.6 of this motivation report, the proposed consent use will augment the current agricultural activity on the property.

The consent use as proposed in this application can, therefore, be considered compatible with the goals for rural development in the George Spatial Development Framework, 2023.

There is no Local Spatial Development Framework available for the area where the application property is situated.

5.5.6 George Integrated Zoning Scheme By-Law, 2023

Portion 11 of the Farm Dwarsweg 260 is zoned Agricultural Zone I (Agricultural use) in terms of the George Integrated Zoning Scheme By-Law, 2023. The objective of the zone is described as follows:

“The objective of the zone is to promote and protect agriculture on farms as an important economic, environmental and cultural resource as well as the natural areas occurring on these farms. Limited provision is made for non-agricultural uses to provide rural communities in more remote areas with the opportunity to increase the economic potential of their properties, provided these uses do not present a significant negative impact on the primary agricultural resource or natural environment.”

In terms of the Use Zones Table in Schedule 1 of the George Integrated Zoning Scheme By-Law, 2023, “*additional dwelling units*” may be allowed with the consent of the municipality on land zoned “Agriculture Zone I”.

The definition of “*additional dwelling units*”, is mentioned in point 5.4 of this motivation report. The proposal to accommodate 1 existing additional dwelling unit on the application property is in line with the requirement in terms of the number of additional dwelling units allowed on the application property, in terms of the extent of the property.

In Chapter 6: “*Development of Land*” of the George Integrated Zoning Scheme By-Law, 2023, under the heading: “*Development Parameters applicable to Use Rights*” the following is determined:

“20(3) Consent uses, as listed in Column 3 of Schedule 1, shall be subject to the following conditions:

- (a) *when a consent use is granted in a particular zone, the applicable land use must be supplementary to the primary right allowed under the particular zone; and*
- (b) *when it is intended to utilize land exclusively for a consent use in a particular zone and the land use is a primary right in another zone, application must be made for rezoning to the zone where the applicable land use is a primary right;*
- (c) *notwithstanding the provision of subsection 3(a) and 3(b) above, where there is no zoning where the proposed use can be operated as a primary right, such consent use shall be considered to be the primary right.”*

The application property will still mainly be used for agricultural purposes. The consent use as proposed will be supplementary and ancillary to the main use. The proposed application for the consent use is therefore in line with the mentioned stipulation in the George Integrated Zoning Scheme By-Law, 2023.

The development parameters applicable to “agriculture” and “additional dwelling units”, are set out in the George Integrated Zoning Scheme By-Law, 2023. The development as proposed in this application will comply with all the relevant development parameters.

5.5.7 Title Deed

Although the title deed of a property is not a planning document, it sometimes still contains conditions which may have an essential impact on the development potential of a property.

The title deed of Portion 11 of the Farm Dwarsweg 260 was scrutinised, and it was found that it contains no conditions prohibiting the consent use as proposed.

5.5.8 Conclusion

From the above information it is clear that the application for consent use complies with the mentioned Planning Policies and Planning Guidelines and can be considered desirable.

5.6 Compatibility of the proposal with the character of the area

The application property is situated in an undulating area, characterized by economically active farms of varying extent. Additional dwelling units have been developed on some of the farms in the vicinity. The proposed additional dwelling unit on the application property will be supplementary and ancillary to the main use and is isolated from any homesteads on adjacent farms. It will thus not have a negative impact on any farming activity on adjacent farms and will be compatible with the character and land uses of the surrounding area.

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

The application property is used as an active farm. The natural vegetation on the farm had been replaced long ago with grass which is mainly used for cattle grazing. The proposed additional dwelling unit had originally been constructed as agricultural worker's accommodation. No indigenous vegetation will, therefore, have to be removed to accommodate the conversion of the workers accommodation into an additional dwelling unit as proposed in this application.

The watercourse traversing the centre of the farm is located more than 32-metres from the proposed additional dwelling unit. The proposed additional dwelling unit is therefore, not affected by fountains, watercourses or other unique ecological habitats.

The proposed granting of the consent use as applied for will thus not have a negative impact on the natural environment and can be considered compatible with the surrounding natural environment.

5.8 Potential of the property

Portion 11 of the Farm Dwarsweg 260 is zoned "*Agricultural Zone I*" and the primary use, therefore, is "*Agriculture*". As such, it may, in terms of the objectives of the use zone, as indicated in the George Integrated Zoning Scheme By-Law, 2023, also be used for limited "*non-agricultural uses to provide rural communities in more remote areas with the opportunity to increase the economic potential of their properties, provided these uses do not present a significant negative impact on the primary agricultural resource.*"

The proposed consent use will take up a small portion of the total farm area. The remainder of the farm will still be available for agricultural purposes. The consent use as applied for in this application will, therefore, not have a “*significant negative impact on the primary agricultural resource*” but will contribute towards realizing the potential of the farm.

5.9 Provision of parking

The parking requirements applicable to different land uses are set out in a table in Section 42 of the George Integrated Zoning Scheme By-Law, 2023. In terms of this table, 1 additional parking bay is required in respect of an additional dwelling unit.

The proposed site and building plan clearly indicate that there is sufficient space available in close proximity to the additional dwelling unit for the required parking. The consent use as proposed in this application will, therefore, not have a negative impact on the provision of parking on the application property.

5.10 Access to the property

The application property is accessed via a gravel road from Provincial Road R102. The application property is, therefore, easily accessible from George and surrounding areas.

The proposed additional dwelling unit is accessed from the existing access to the homestead. No additional access will therefore, be required in respect of the additional dwelling unit.

5.11 Provision of services

No municipal services are currently available for the proposed development. The required infrastructure will be provided by the landowner at his costs. The proposal will thus not result in infrastructure costs to any external parties. The proposal will thus not place any burden on the municipal budget for the provision services infrastructure.

Should any extension of the existing municipal infrastructure be required in future as a result of this application all costs as a result of such extension will be for the account of the owner, subject to the conditions of the municipality.

6. DESIRABILITY OF THE APPLICATION FOR PERMANENT DEPARTURE (RELAXATION OF BUILDING LINES) IN RESPECT OF PORTION 11 OF THE FARM DWARSWEG 260

6.1 Introduction

Specific issues which must be addressed in the motivation of applications are highlighted in the Land Use Planning By-Law for George Municipality, 2023. These issues are, however, aimed at more complex applications and are not applicable to lesser applications, such as permanent departures for building line relaxations.

This application will therefore be motivated with reference to the following aspects:

- *Compatibility of the proposal with the existing planning and land uses of the surrounding area.*
- *The impact that the proposal will have on the environment.*
- *The impact that the proposal will have on traffic and parking in the surrounding area.*
- *The impact that the proposal will have on surrounding facilities such as schools, open spaces and other community facilities, should the application result in an increase in the population of the area concerned.*
- *The impact that the proposal will have on the existing character of the surrounding area and the right of the inhabitants of the area in respect of property values, privacy, view, sunlight, et cetera.*
- *Provision of essential services.*

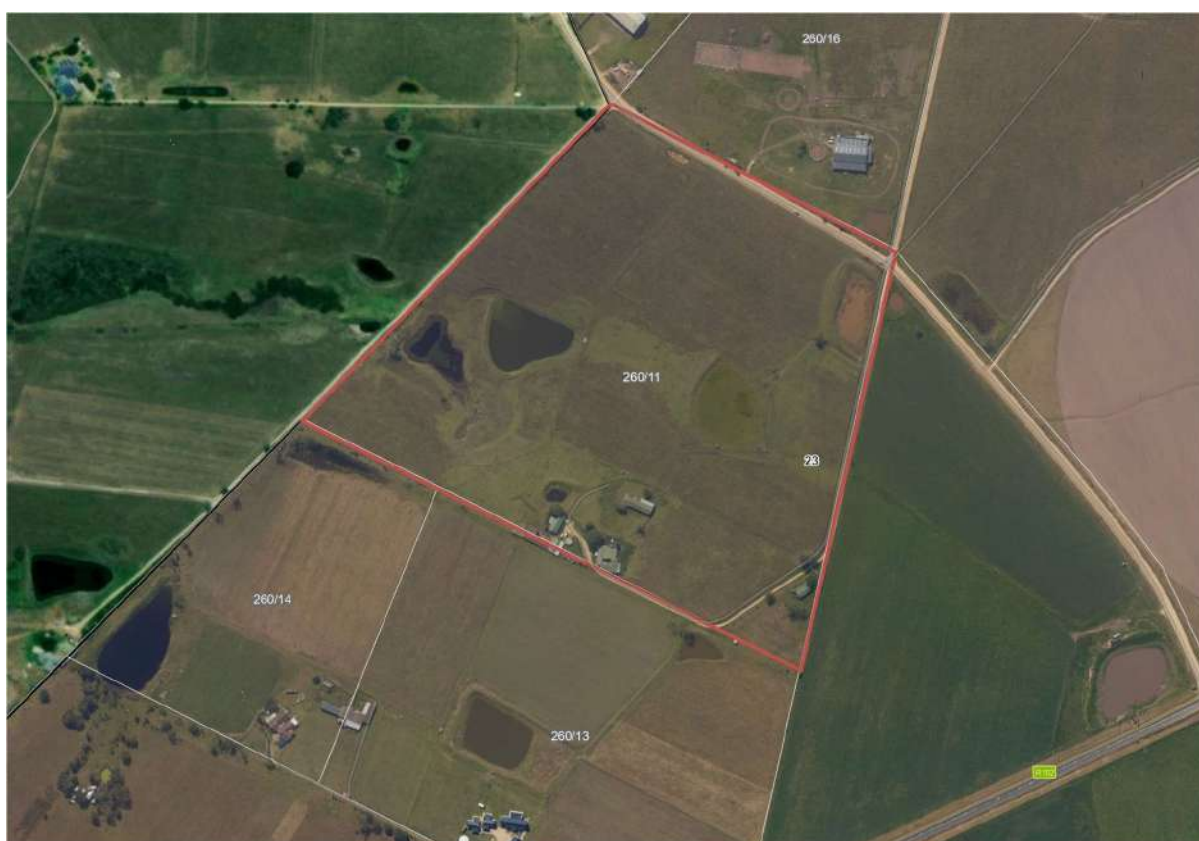
6.2 Existing planning in the area

The application property is situated in an area characterized by and zoned to accommodate agricultural land uses and is currently used as such. In terms of the George Integrated Zoning

Scheme By-Law, 2023 the building lines applicable agricultural properties are determined by the extent of the property. The application property is 14.4183 hectares in extent. As the application property is larger than 10 hectares, the side and rear boundary building lines applicable to the application property are set at 30 metres.

With the exception of the old farmhouse and a portion of the foreman's house, all the buildings on the application property, including the agricultural worker's accommodation, which is to be converted into an additional dwelling unit and the farm store, are located within the 30 metres building line.

The following aerial photo clearly indicates that there are no other homesteads or buildings in close proximity to the proposed additional dwelling unit or the farm store.



The relaxation of the side boundary building lines, as proposed in this application, will therefore, not establish an undesirable precedent and can be accommodated within the existing planning of the area concerned.

6.3 Impact on schools, open spaces and other community facilities

This application entails the relaxation of building lines on the application property to accommodate the proposed conversion of the agricultural worker's dwelling into an additional dwelling unit and an addition to the existing farm store.

The proposed permanent departure for the relaxation of the mentioned building lines will not result in an increase in the number of inhabitants of the property beyond that which is accommodated in the zoning of the property. As such, the relaxation of the building lines as applied for, will not have an impact on schools, open spaces and other community facilities in the area. This aspect is, therefore, not relevant to this application.

6.4 Impact on sunlight, view and privacy

The aerial photo in point 6.2 of this motivation report indicates that there are no dwelling houses in close proximity to the proposed additional dwelling unit or the existing farm store which form the objects of this application.

It is, therefore, clear that the proposed relaxation of the building lines as proposed in this application, can have no negative impact on sunlight, view or privacy in respect of any of the adjacent properties.

6.5 Impact on streetscape

The aerial photo in point 6.2 of this motivation report indicates that the buildings on the application property are not situated in close proximity to the public access road to the property.

The proposed building line relaxations will not result in new buildings being erected on the property, but could lead to upgrading of the existing buildings, which are in a neglected state.

The relaxation of the building lines, as proposed in this application, will therefore, not have a negative impact on the streetscape in the vicinity of the application property.

6.6 Impact on property values

As indicated in the previous paragraphs, the proposed structures in respect of which the building line relaxations are required, will not have a negative impact on the surrounding properties. The outside finish and the elevation of the structures fit in with that of the existing development on the property. Upgrading of the existing buildings, which are in a neglected state, will represent a substantial capital investment by the owner.

The value of surrounding properties can, therefore, not be negatively impacted upon by the relaxation of the building lines as proposed in this application.

6.7 Impact on the provision of parking

The parking requirements are discussed in point 5.9 of this report.

The provision of parking conforms with the requirement for on-site parking as set out in the George Integrated Zoning Scheme By-Law, 2023. The provision of on-site parking will, therefore, not be negatively impacted upon by the relaxation of the building line as proposed in this application.

6.8 Impact on traffic circulation

The relaxation of the side boundary building lines as proposed in this application will occur a substantial distance beyond the public road which gives access to the property. As such, the proposed relaxation of the mentioned building lines can have no impact on traffic circulation on the public road. The site distance at the vehicular entrance point is good.

Traffic circulation will, therefore, not be negatively impacted upon by the relaxation of the building lines as proposed in this application.

6.9 Provision of services

The provision of Municipal services is discussed in point 5.11 of the motivation report. The building line relaxations as proposed in this application will not have any negative impact on the existing services or the provision of services. Should any extension of the existing municipal infrastructure be required as a result of this application for building line relaxations, all costs as a result of such extension will be for the account of the owner, subject to the conditions of the municipality.

6.10 Fire fighting

The firefighting requirements stipulated in the fire-regulations will not be negatively impacted upon as the application property will still be fully accessible for firefighting purposes.

7. CONCLUSION

Application is made in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 for a consent use for an “*Additional dwelling unit*”, to accommodate the conversion of the agricultural worker’s accommodation on Portion 11 of the farm Dwarsweg 260 into an additional dwelling unit of 121m². Application is also made in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for a permanent departure for the relaxation of the eastern side boundary building line to accommodate the conversion of the agricultural worker’s accommodation into an additional dwelling unit and the southern side boundary building line to accommodate the addition to the existing farm store.

As indicated in this report the proposed application for consent use and permanent departure is compatible with all existing planning documents, spatial plans, legislation and policy documents applicable to the applications.

The proposal will not have a negative impact on the environment, development, public facilities, traffic circulation or Municipal services in the surrounding area.

The applications can therefore be considered desirable and is submitted for consideration in terms of the relevant stipulations of the Land Use Planning By-Law for the George Municipality, 2023.

ANNEXURE "A" - APPLICATION FORM



Application Form for Application(s) Submitted in terms of the Land Use Planning By-Law for George Municipality

NOTE: Please complete this form by using: Font: Calibri; Size: 11

PART A: APPLICANT DETAILS

| | | | |
|------------------------------------|--|-------------|--------------|
| First name(s) | Johannes George | | |
| Surname | Vrolijk | | |
| SACPLAN Reg No. (if applicable) | A/1386/2010 | | |
| Company name (if applicable) | Jan Vrolijk Town Planner / Stadsbeplanner | | |
| Postal Address | P O Box 710 | | |
| | George | Postal Code | 6530 |
| Email | janvrolijk@jvtownplanner.co.za | | |
| Tel | 044 873 3011 | Fax | 086 510 4383 |
| Cell | 082 464 7871 | | |

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

| | | | |
|------------------|--|-------------|------|
| Registered owner | Adam Gerhardus Crause | | |
| Address | P O Box 61 | | |
| | Great Brak River | Postal code | 6525 |
| E-mail | P/a marius@mkbouers.co.za | | |
| Tel | N/a | Fax | N/a |
| Cell | 083 449 3629 | | |

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

| | |
|---|-------------------------------------|
| Property Description [Erf / Erven / Portion(s) and | Portion 11 of the Farm Dwarsweg 260 |
|---|-------------------------------------|

| | | | | | | | | | | | |
|---|--|----------|-----------------------------------|------------------|---|-------------------------|----------|--|--|------------|----------|
| Farm number(s), allotment area.] | | | | | | | | | | | |
| Physical Address | Portion 11 of the Farm Dwarsweg 260 | | | | | | | | | | |
| GPS Coordinates | | | | | Town/City | | George | | | | |
| Current Zoning | Agricultural Zone I | | | Extent | | 14.4183 hectares | | Are there existing buildings? | | Y | N |
| Current Land Use | Agricultural | | | | | | | | | | |
| Title Deed number & date | T10259/1952 | | | | | | | | | | |
| Any restrictive conditions prohibiting application? | Y | N | If Yes, list condition number(s). | | | | | | | | |
| Are the restrictive conditions in favour of a third party(ies)? | Y | N | If Yes, list the party(ies). | | | | | | | | |
| Is the property encumbered by a bond? | Y | N | If Yes, list Bondholder(s)? | | | | | | | | |
| Has the Municipality already decided on the application(s)? | Y | N | If yes, list reference number(s)? | | | | | | | | |
| Any existing unauthorized buildings and/or land use on the subject property(ies)? | | | | | | Y | N | If yes, is this application to legalize the building / land use? | | Y | N |
| Are there any pending court case / order relating to the subject property(ies)? | | | | | | Y | N | Are there any land claim(s) registered on the subject property(ies)? | | Y | N |
| PART D: PRE-APPLICATION CONSULTATION | | | | | | | | | | | |
| Has there been any pre-application consultation? | | | Y | N | If Yes, please complete the information below and attach the minutes. | | | | | | |
| Official's name | N/a | | | Reference number | | N/a | | Date of consultation | | N/a | |

PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE

***Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.**

BANKING DETAILS

Name: **George Municipality**
 Bank: **First National Bank (FNB)**
 Branch no.: **210554**
 Account no.: **62869623150**
 Type: **Public Sector Cheque Account**
 Swift Code: **FIRNZAJJ**
 VAT Registration Nr: **4630193664**
 E-MAIL: **msbrits@george.gov.za**
 *Payment reference: Erven ____, George/Wilderness/Hoekwil...

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

Application is made in terms of

- **Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 for a consent use for an "Additional dwelling unit", to accommodate the conversion of the agricultural worker's accommodation on Portion 11 of the Farm Dwarsweg 260 into an additional dwelling unit of 121m².**
- **Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for permanent departures on Portion 11 of the Farm Dwarsweg 260 for relaxation of the eastern side boundary building line to accommodate the conversion of the agricultural worker's accommodation into an additional dwelling unit and the southern side boundary building line to accommodate the addition to the existing store.**

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

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

Is the following compulsory information attached?

| | | | | | |
|----------|----------|---|----------|----------|--|
| Y | N | Completed application form | Y | N | Pre-application Checklist (where applicable) |
| Y | N | Power of Attorney / Owner's consent if applicant is not owner | Y | N | Bondholder's consent |
| Y | N | Motivation report / letter | Y | N | Proof of payment of fees |
| Y | N | Full copy of the Title Deed | Y | N | S.G. noting sheet extract / Erf diagram / General Plan |
| Y | N | Locality Plan | Y | N | Site layout plan |

Minimum and additional requirements:

| | | | | | | | |
|---|---|-----|--|---|---|-----|---|
| Y | N | N/A | Conveyancer's Certificate | Y | N | N/A | Land Use Plan / Zoning plan |
| Y | N | N/A | Proposed Subdivision Plan (including street names and numbers) | Y | N | N/A | Phasing Plan |
| Y | N | N/A | Consolidation Plan | Y | N | N/A | Copy of original approval letter (if applicable) |
| Y | N | N/A | Site Development Plan | Y | N | N/A | Landscaping / Tree Plan |
| Y | N | N/A | Abutting owner's consent | Y | N | N/A | Home Owners' Association consent |
| Y | N | N/A | Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant) | Y | N | N/A | 1 : 50 / 1:100 Flood line determination (plan / report) |
| Y | N | N/A | Services Report or indication of all municipal services / registered servitudes | Y | N | N/A | Required number of documentation copies |
| Y | N | N/A | Any additional documents or information required as listed in the pre-application consultation form / minutes | Y | N | N/A | Other (specify) |

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

| | | | | | |
|---|-----|---|---|-----|--|
| Y | N/A | National Heritage Resources Act, 1999 (Act 25 of 1999) | Y | N/A | Specific Environmental Management Act(s) (SEMA) |
| Y | N/A | National Environmental Management Act, 1998 (Act 107 of 1998) | | | (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental -- |
| Y | N/A | Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) | | | Management: Air Quality Act, 2004 (Act 39 of 2004), |
| Y | N/A | Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA) | Y | N/A | National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), |
| Y | N/A | Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations | | | National Environmental Management: Waste Act, 2008 (Act 59 of 2008), |
| Y | N/A | Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA) | | | National Water Act, 1998 (Act 36 of 1998) |
| | | | | | (strikethrough irrelevant) |
| Y | N/A | | Y | N/A | Other (specify) |

| | | |
|---|----------|--|
| Y | N | <i>If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A</i> |
| Y | N | <i>If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?</i> |

SECTION I: DECLARATION

I hereby wish to confirm the following:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. The Municipality has not already decided on the application.
3. I'm aware that it is an offense in terms of section 86(1)(d) to supply particulars, information or answers in an application, knowing it to be false, incorrect or misleading or not believing them to be correct.
4. I am properly authorized to make this application on behalf of the owner and (where applicable) copies of such full relevant Powers of Attorney/Consent are attached hereto.
5. I have been appointed to submit this application on behalf of the owner and it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to me as the authorised agent and the owner will regularly consult with the agent in this regard (where applicable).
6. That this submission includes all necessary land use planning applications required to enable the development proposed herein.
7. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/amendment/suspension forms part of this submission.
8. I am aware of the status of the existing bulk services and infrastructure in the subject area and that I am liable for any possible development charges which may be payable as a result of the proposed development.
9. I acknowledge that in terms of the Protection of Personal Information Act (POPIA) all correspondence will be communicated directly and only to myself (the applicant). No information will be given to any third party and/or landowner (if the landowner is not the applicant). I herewith take responsibility to convey all correspondence to the relevant parties.

Applicant's signature:



Date:

16 November 2023

Full name:

Johannes George Vrolijk

Professional capacity:

Professional Town Planner

SACPLAN Reg. Nr:

A/1386/2010

ANNEXURE "B" - PROPOSED SITE AND BUILDING PLAN

STADSBEPLANNINGS SKEDULE

| | | |
|-------------------|----------------------|------------|
| DWARSWEG | Plaas Nr 260/11 | |
| ZONING | Landbou Grond Zone 1 | |
| TERREIN AREA | 16,8 Hektaar | |
| BESTAANDE | Primere Huis | 293.00m² |
| BESTAANDE | Plaaswerkers Woning | 54.00m² |
| BESTAANDE | Voormans Woning | 91.00m² |
| BESTAANDE | Stoor 1 en Voerstoor | 231.00m² |
| BESTAANDE | Stoor 2 en Kraal | 334.00m² |
| AANBOUINGS | Plaaswerkers Woning | 67.00m² |
| AANBOUINGS | Voormans Woning | 38.00m² |
| AANBOUINGS | Store 2 | 47.00m² |
| | Bestaande Geboue | 1 003.00m² |
| | Totale Aanbouings | 152.00m² |
| DEKKING | Totale Area | 1 155.00m² |
| % TERREIN DEKKING | | 0,69 % |

PLAAS 260/16

NA JONKERSHOEK EN NA NASIONALE PAD

FARM BOUNDARY LINE 304.80M

30 Metre Building Line

PLAAS 260/11

LANDBOUGROND GEDEELTE 11 VAN DIE
PLAAS DWARSWEG Nr 260
16.8 HEKTAAR



NOTAS _

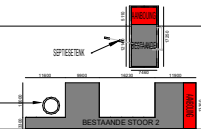
VORIGE TERREINPLAN GOEDGEKEUR
PLAN NR 2/260/11 DATUM 15/02/95
SUID-KAAPSE STREESDIENSTERAAD

OU OPSTAL VERANDER IN
STOOR 1 EN VOERSTOOR
SIEN PLAN NR 2 VIR AANBOUINGS



VOORMANS WONING
SIEN PLAN NR 2 VIR
AANBOUINGS

PRIMERE WONING SIEN
PLAN NR 1 VIR AANBOUINGS



PLAN STOOR 2 EN KRAAL
SIEN PLAN NR 3 VIR AANBOUINGS

FARM BOUNDARY LINE 537.84 M

PLAAS 260/13

TERREIN PLAN
Skaal 1:1000

PLAAS 260/1

PLAAS GRENS 399 METER

30 Meter Boulyn



PLAASWERKERS WONING
SIEN PLAN 1 VER AANBOUINGS

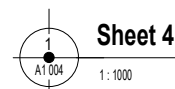
PLAAS 260/47

FARM BOUNDARY LINE 422.94 M

30 Meter Boulyn

PLAAS 255/46

PLAAS 260/14



GUSTAF CONRADIE
ENGINEERING SERVICES

PO BOX 430
GEORGE
6530
Cel: 072 4834 999
E-Mail:
gustafconradie@gmail.co
10 PINEROAD
HEATHERPARK
GEORGE
E-Mail:
gustafconradie@gmail.co
PROFESSIONAL ARCHITECTURAL
TECHNOLOGIST Reg No: T0553

DRAINAGE SPECIFICATION IN
TERMS OF SANS 10400 PART P

Drainage installations under
building work must be installed in
terms of (4.19.4).
Drainage installations under
building work must be protected in
terms of (4.22.2 and 4.19.4).
Discharge pipes located within a
building to be enclosed within a
duct and to be of a shape and size
readily accessed for cleaning in
terms of (4.18.2).
A gully to be provided in terms of
(4.21.1).

Owner: Marius Crause Tel:
083 449 3629

Signature Date 2023-02-06

Additions and Alterations to
Exist structures on Farm
260 Dwarsweg Portion 11
George

Site Plan of all structures

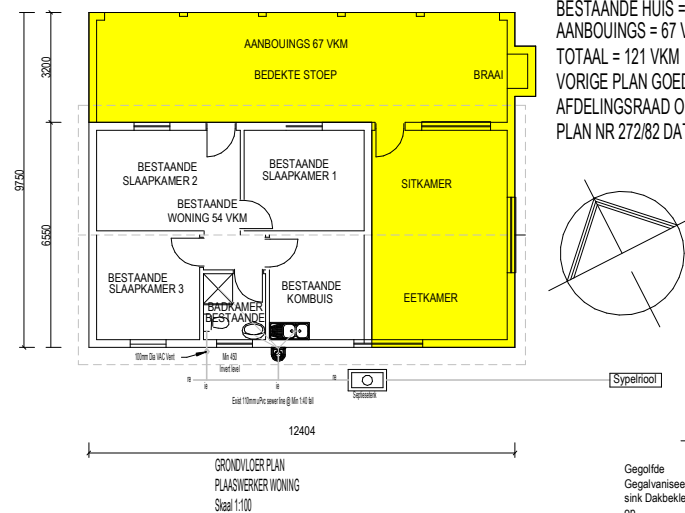
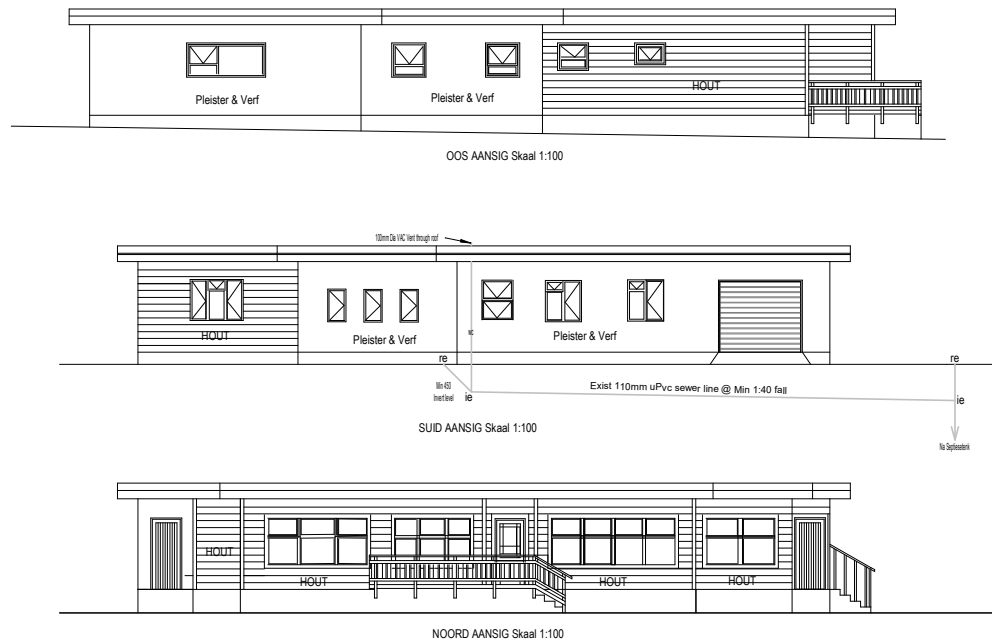
Project number 20221107 Rev3

Drawn by GJ Conradie

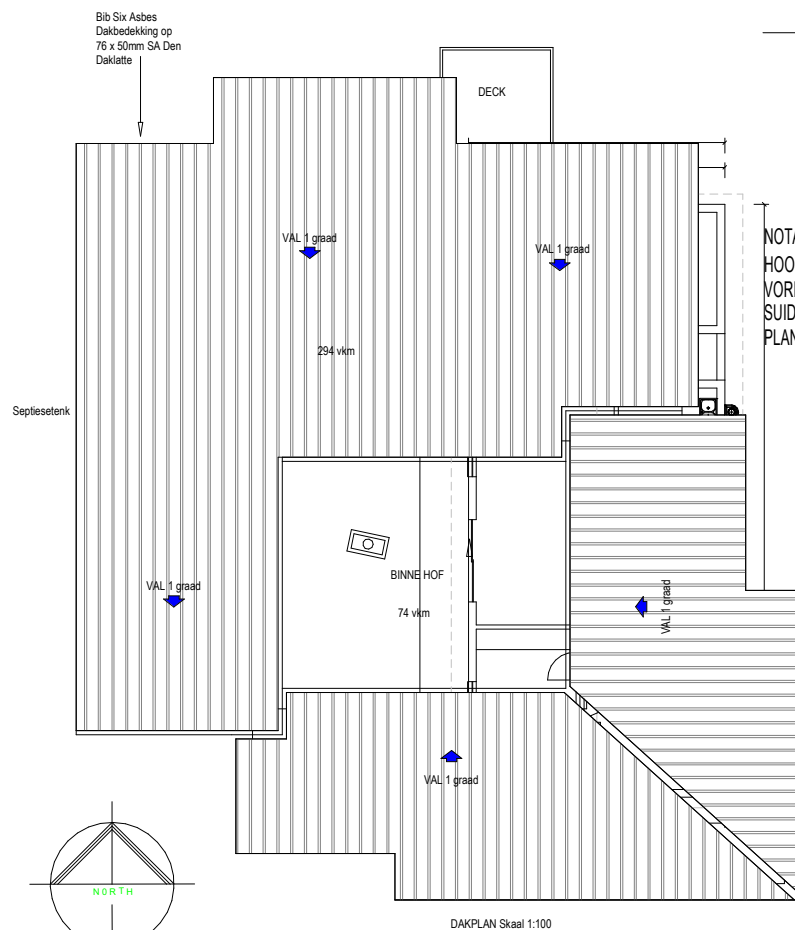
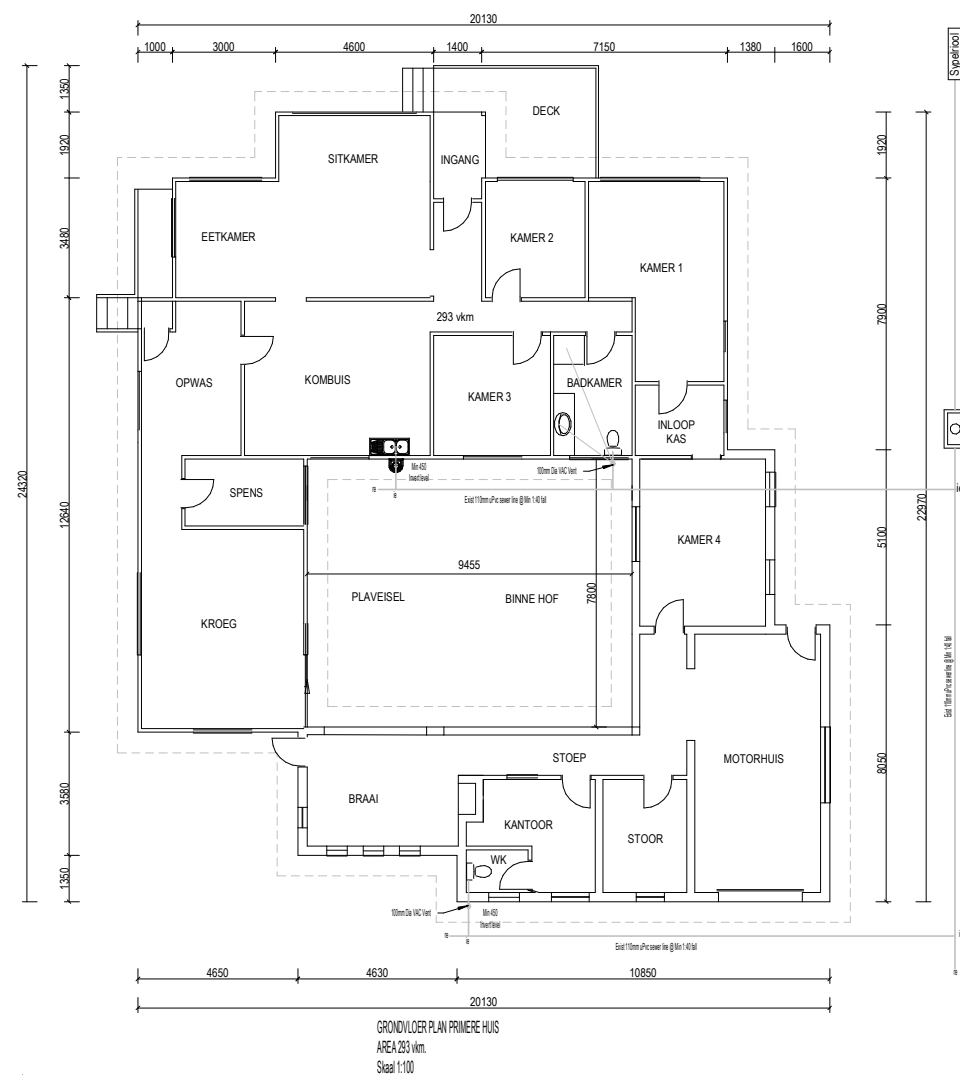
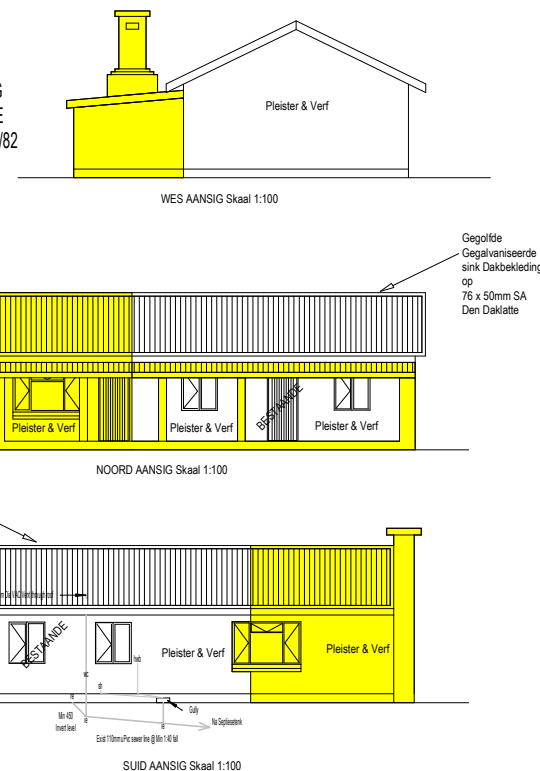
Signature Date 2023-02-06

A1 004

Scale 1 : 1000



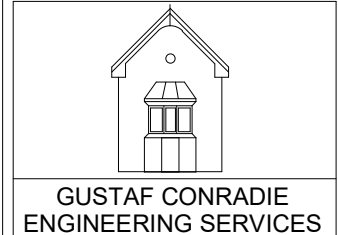
NOTAS:-
PLAASWERKERS WONING
BESTAANDE HUIS = 54 VKM
AANBOUINGS = 67 VKM
TOTAAL = 121 VKM
VORIGE PLAN GOEDKEURING
AFDELINGSRAAD OUTENIQUE
PLAN NR 272/82 DATUM 13/12/82



NOTAS:-
HOOFHUIS = 293 VKM
VORIGE PLAN GOEDKEURING
SUID-KAAPSE STREEKSDIENSTERAAD
PLAN NR 2/260/11 DATUM 15/2/95

STADSBEPLANNINGS SKEDULE

| | | |
|-------------------|----------------------|------------|
| DWARSWEG | Plaas Nr 260/11 | |
| ZONING | Landbou Grond Zone 1 | |
| TERREIN AREA | 16,8 Hektaar | |
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| AANBOUINGS | Voormans Woning | 38.00m² |
| AANBOUINGS | Store 2 | 47.00m² |
| | Bestaande Geboue | 1 003.00m² |
| | Totale Aanbouings | 152.00m² |
| | Totale Area | 1 155.00m² |
| DEKKING | | 0.69 % |
| % TERREIN DEKKING | | |



PO BOX 430
GEORGE
6530
Cel: 072 4834 999
E-Mail: gustafconradie@gmail.co
PROFESSIONAL ARCHITECTURAL
TECHNOLOGIST Reg No: T0553

DRAINAGE SPECIFICATION IN TERMS OF SANS 10400 PART P

Drainage installations under building work must be installed in terms of (4.19.4).
Drainage installations under building work must be protected in terms of (4.22.2 and 4.19.4).
Discharge pipes located within a building to be enclosed within a duct and to be of a shape and size readily accessed for cleaning in terms of (4.18.2).
A gully to be provided in terms of (4.21.1).

Owner: Marius Crause Tel: 083 449 3629

Signature: [Signature] Date: 2023-02-06

Additions and Alterations to Exist structures on Farm 260 Dwarsweg Portion 11 George

Floor Plan, Elevations & Roof Plan for Main House & Workers Quarters

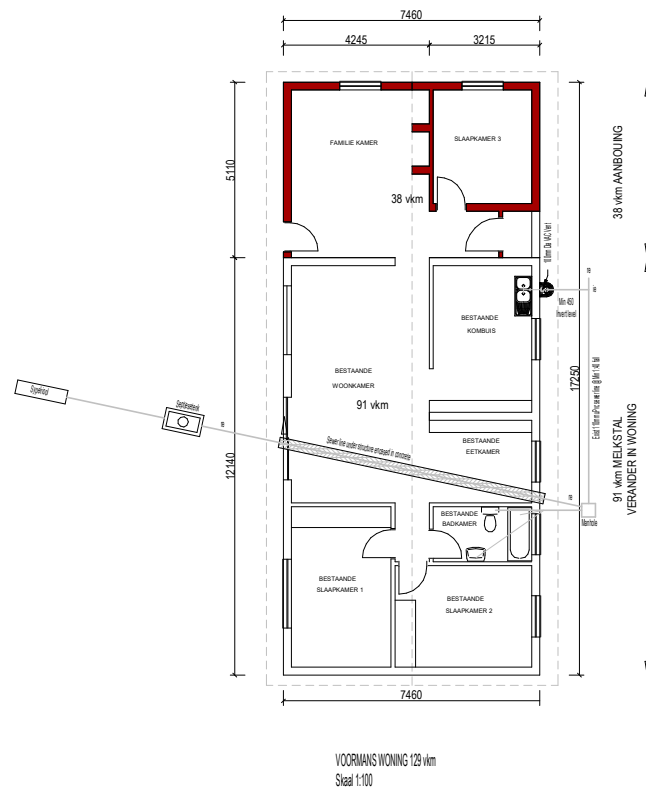
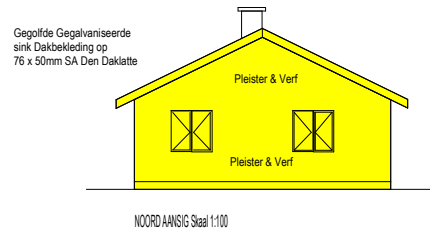
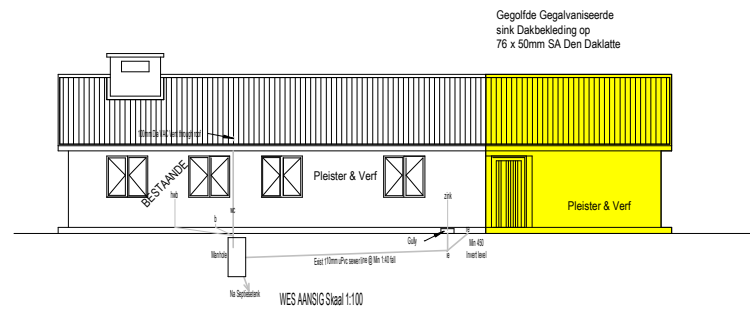
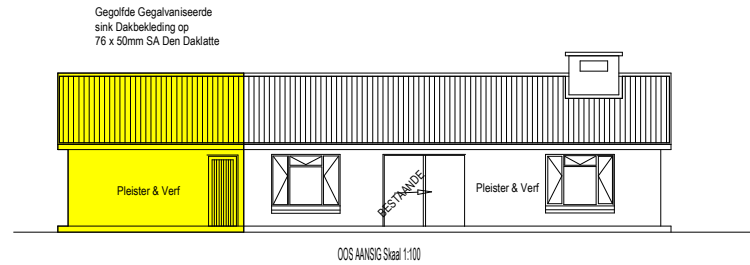
Project number: 20221107 Rev3

Drawn by: GJ Conradie

Signature: [Signature] Date: 2023-02-06

A1 001

Scale: 1 : 100



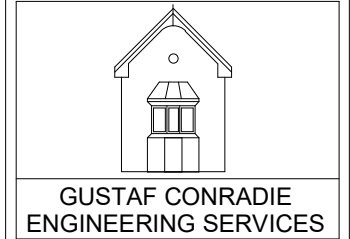
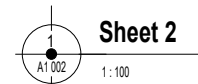
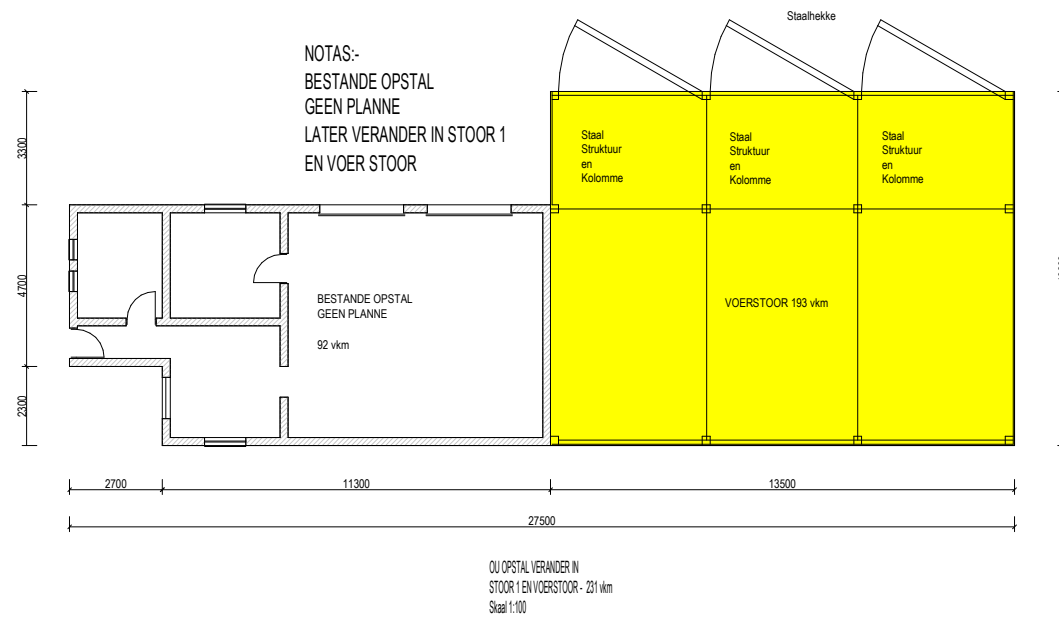
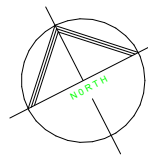
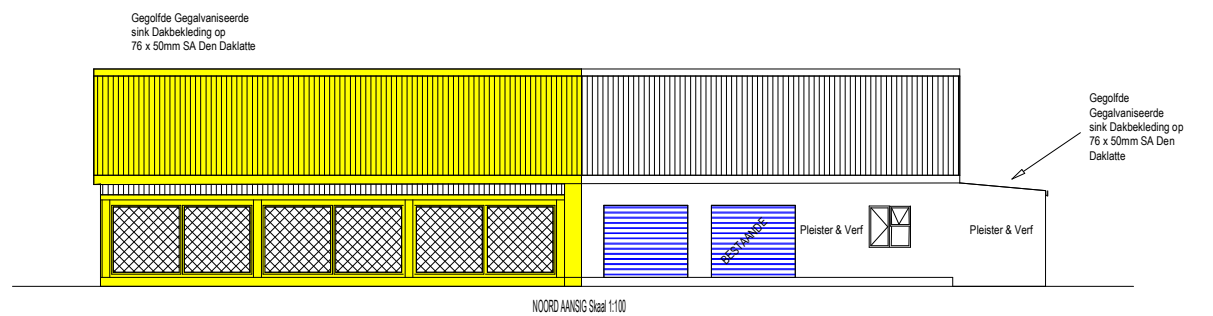
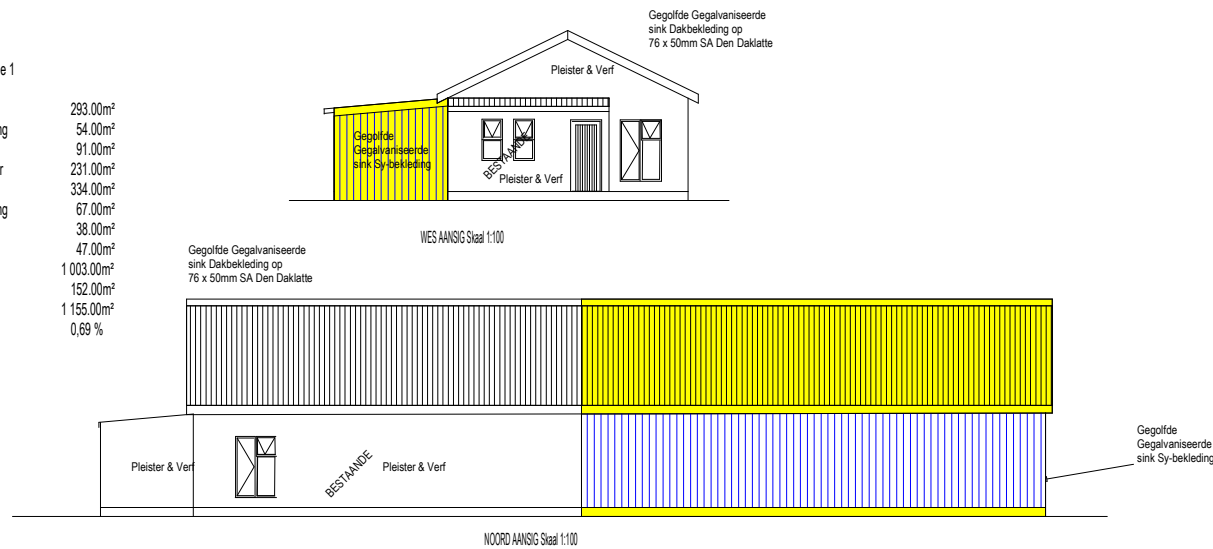
STADSBEPLANNINGS SKEDULE

DWARSWEG
ZONING
TERREIN AREA
BESTAANDE
BESTAANDE
BESTAANDE
BESTAANDE
AANBOUINGS
AANBOUINGS
AANBOUINGS

Plaas Nr 260/11
Landbou Grond Zone 1
16,8 Hektaar
Primere Huis
Plaaswerkers Woning
Voormans Woning
Stoor 1 en Voerstoer
Stoor 2 en Kraal
Plaaswerkers Woning
Voormans Woning
Store 2
Bestaande Geboue
Totale Aanbouings
Totale Area

293.00m²
54.00m²
91.00m²
231.00m²
334.00m²
67.00m²
38.00m²
47.00m²
1 003.00m²
152.00m²
1 155.00m²
0,69 %

DEKKING
% TERREIN DEKKING



PO BOX 430
GEORGE
6530
Cel: 072 4834 999
E-Mail: gustafconradie@gmail.co

10 PINEROAD
HEATHERPARK
GEORGE
E-Mail: gustafconradie@gmail.co

PROFESSIONAL ARCHITECTURAL
TECHNOLOGIST Reg No: T0553

DRAINAGE SPECIFICATION IN TERMS OF SANS 10400 PART P

Drainage installations under building work must be installed in terms of (4.19.4).
Drainage installations under building work must be protected in terms of (4.22.2 and 4.19.4).
Discharge pipes located within a building to be enclosed within a duct and to be of a shape and size readily accessed for cleaning in terms of (4.18.2).
A gully to be provided in terms of (4.21.1).

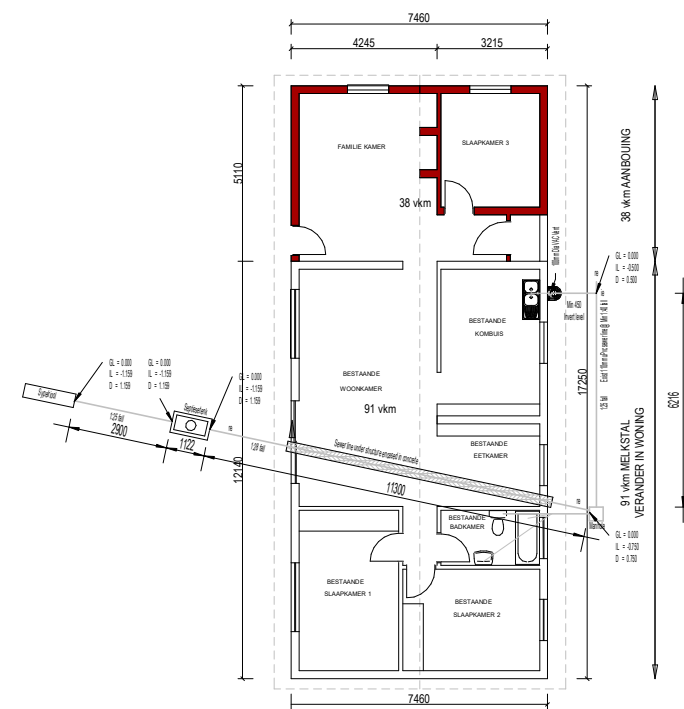
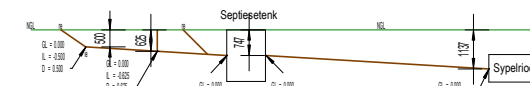
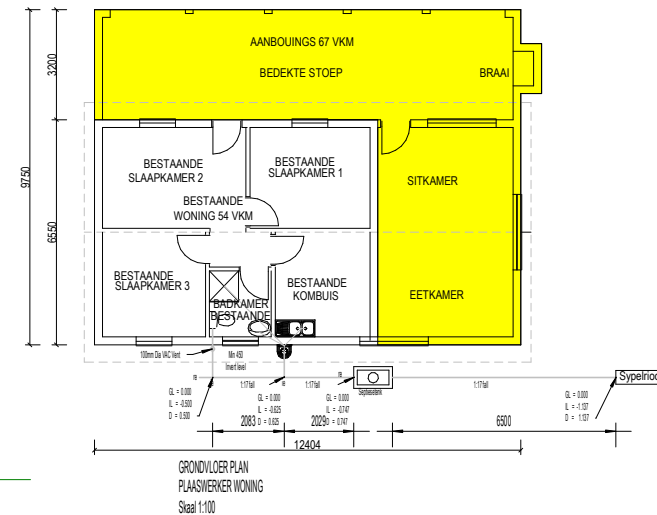
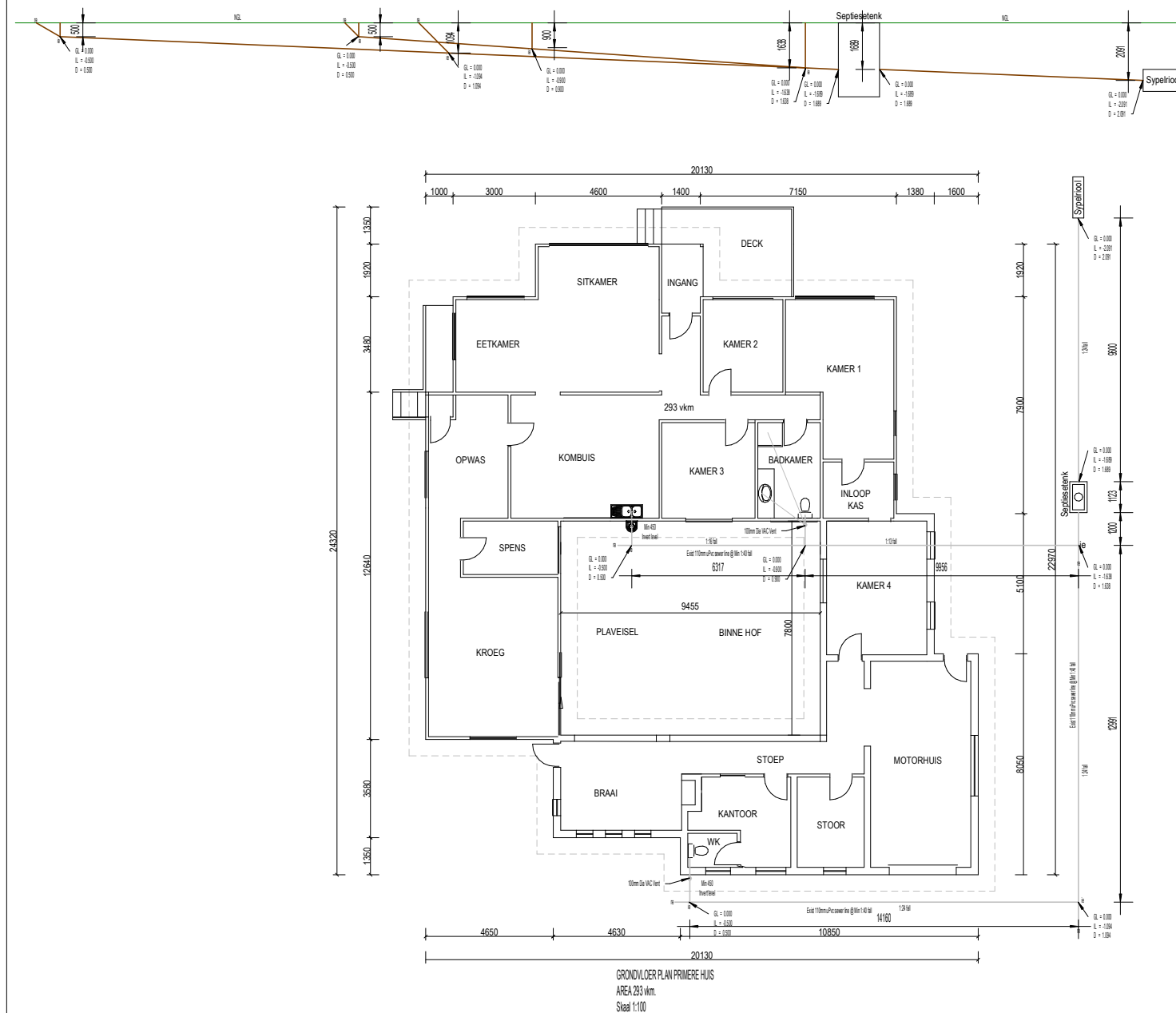
Owner: Marius Crause Tel: 083 449 3629

Signature: [Signature] Date: 2023-02-06

Additions and Alterations to
Exist structures on Farm
260 Dwarsweg Portion 11
George

Floor Plan, Elevations &
Roof Plan for Supervisor
House & Store 1 & Veed
Store

Project number: 20221107 Rev3
Drawn by: GJ Conradie
Signature: [Signature] Date: 2023-02-06
Scale: A1 002 1 : 100



GUSTAF CONRADIE
ENGINEERING SERVICES

PO BOX 430 10 PINEROAD
GEORGE HEATHERPARK
6530 GEORGE
Cel: 072 4834 999 E-Mail:
gustafconradie@gmail.co
PROFESSIONAL ARCHITECTURAL
TECHNOLOGYST Reg No: T0553

DRAINAGE SPECIFICATION IN
TERMS OF SANS 10400 PART P

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A gully to be provided in terms of (4.21.1).

Owner: Marius Crause Tel:
083 449 3629

Signature _____ Date 2023-02-06

Additions and Alterations to
Exist structures on Farm
260 Dwarsweg Portion 11
George

Sewer Long Sections

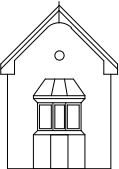
| | |
|----------------|---------------|
| Project number | 20221107 Rev3 |
|----------------|---------------|

| | |
|----------|-------------|
| Drawn by | GJ Conradie |
|----------|-------------|

| | | |
|-----------|------|------------|
| Signature | Date | 2023-02-06 |
|-----------|------|------------|

| |
|--------|
| A1 005 |
|--------|

| | |
|-------|---------|
| Scale | 1 : 100 |
|-------|---------|



**GUSTAF CONRADIE
ENGINEERING SERVICES**

PO BOX 430
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gustafconradie@gmail.co
PROFESSIONAL ARCHITECTURAL
TECHNOLOGIST Reg No: T0553

DRAINAGE SPECIFICATION IN
TERMS OF SANS 10400 PART P

Drainage installations under building work must be installed in terms of (4.19.4).
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Discharge pipes located within a building to be enclosed within a duct and to be of a shape and size readily accessed for cleaning in terms of (4.18.2).
A gully to be provided in terms of (4.21.1).

Owner: Marius Crause Tel:
083 449 3629




Signature Date 2023-02-06

Additions and Alterations to
Exist structures on Farm
260 Dwarsweg Portion 11
George

Floor Plan, Elevations &
Roof Plan for Store & Kraal

Project number 20221107 Rev3

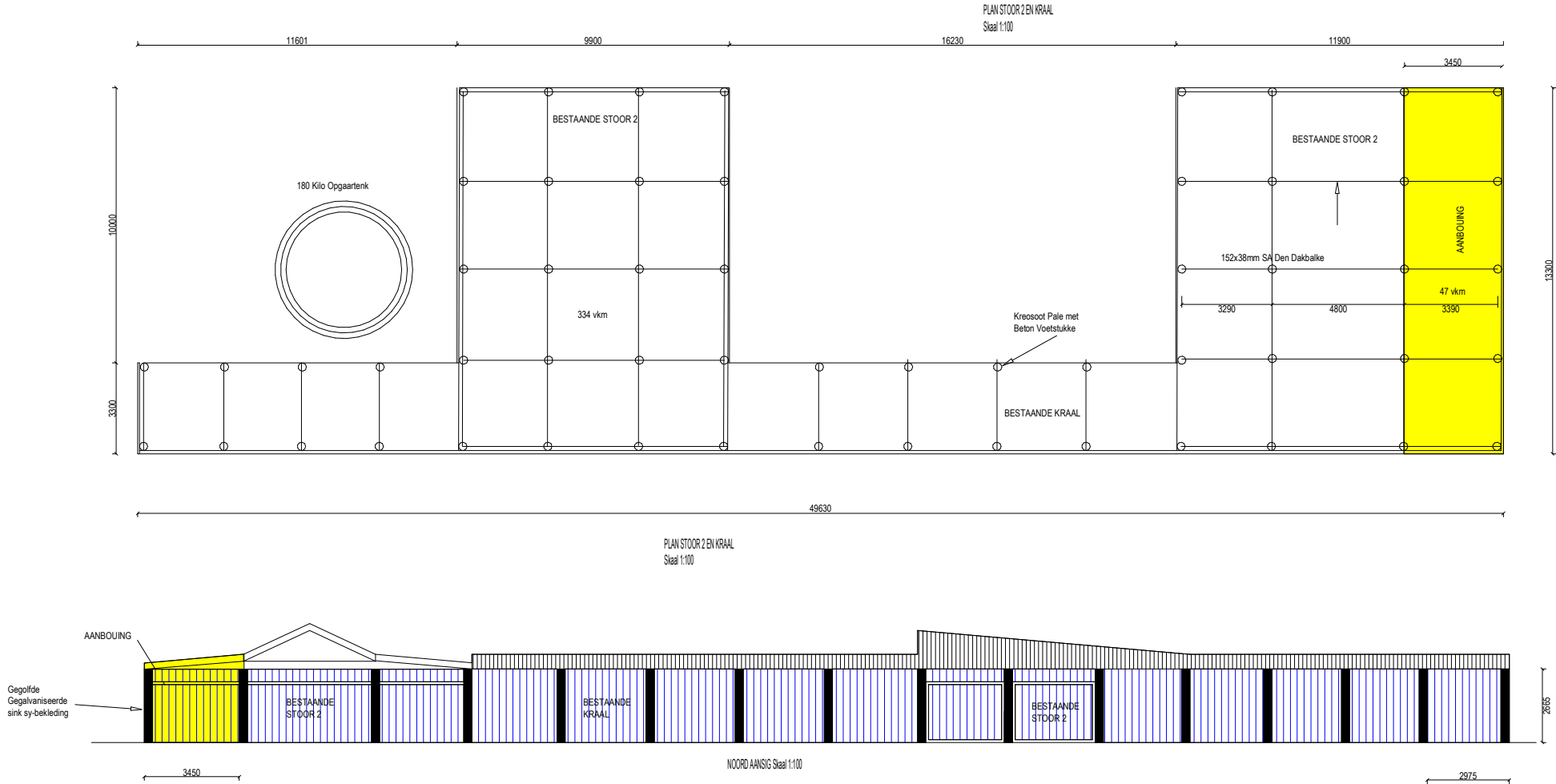
Drawn by GJ Conradie



Signature Date 2023-02-06

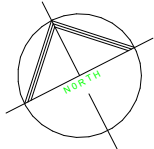
A1 003

Scale 1 : 100

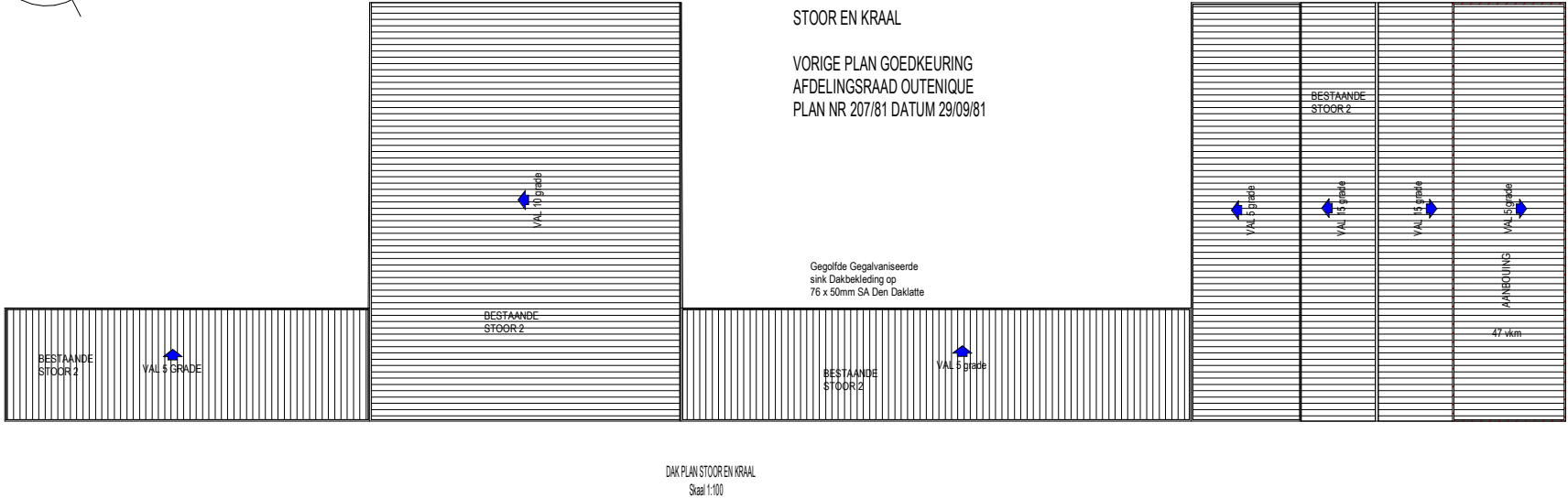


STADSBEPLANNINGS SKEDULE

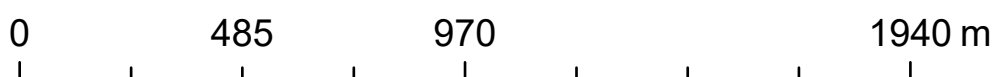
| | | |
|-------------------|----------------------|------------|
| DWARSWEG | Plaas Nr 260/11 | |
| ZONING | Landbou Grond Zone 1 | |
| TERREIN AREA | 16,8 Hektaar | |
| BESTAANDE | Primere Huis | 293.00m² |
| BESTAANDE | Plaaswerkers Woning | 54.00m² |
| BESTAANDE | Voormans Woning | 91.00m² |
| BESTAANDE | Stoor 1 en Voerstoer | 231.00m² |
| BESTAANDE | Stoor 2 en Kraal | 334.00m² |
| AANBOUINGS | Plaaswerkers Woning | 67.00m² |
| AANBOUINGS | Voormans Woning | 38.00m² |
| AANBOUINGS | Store 2 | 47.00m² |
| | Bestaande Geboue | 1 003.00m² |
| | Totale Aanbouings | 152.00m² |
| DEKKING | Totale Area | 1 155.00m² |
| % TERREIN DEKKING | | 0,69 % |



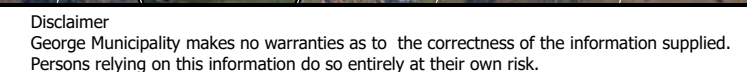
NOTAS:-
STOOR EN KRAAL
VORIGE PLAN GOEDKEURING
AFDELINGSRAAD OUTENIQUE
PLAN NR 207/81 DATUM 29/09/81



ANNEXURE "C" - LOCALITY PLAN



Scale: 1:16,468



George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise, which may arise as a result of inaccuracies in the information supplied.

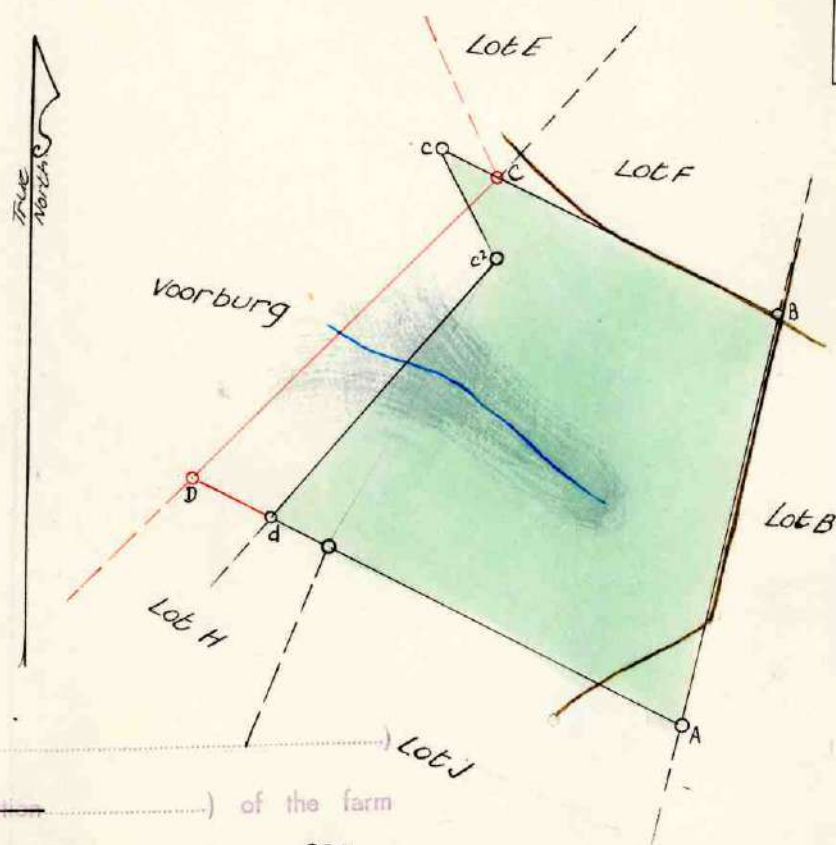
ANNEXURE "D" - SURVEYOR GENERAL DIAGRAM

No. 2011. 1909.

S.G. Dgm. No. 2011/1909

Deducted, No. 677
11 Apr 1910
(sgd) W. P. Murray.
Registry Surveyor and
Examiner.

| Sides. | | Angles. | | | |
|-----------|--------|---------|-----|----|----|
| Cape Rds: | | o | ' | " | |
| AB | 109.94 | A | 75 | 53 | 50 |
| BC | 80.67 | B | 103 | 54 | 50 |
| CD | 111.94 | C | 108 | 21 | 0 |
| DA | 142.35 | D | 71 | 50 | 20 |



| Co-ords. | | |
|--------------------------|----------|-----------|
| | Y | X |
| A | - 358.10 | - 1415.94 |
| B | - 291.03 | - 1503.05 |
| C | - 217.16 | - 1470.64 |
| D | - 227.56 | - 1359.18 |
| True Area Fig. A B C D | | |
| = 19 Morgen 474 Sq. Rds. | | |

Scale. 50 100 Cape Rds.

The above diagram lettered "A B cc² d" represents 16 Morgen 500 Sq. Rds. of land situated in the Field-cornetcy of OUTENIQUALAND, in the Division of GEORGE being Lot G part of the Remainder of the Farm DWARSWEG, which was granted originally to Hendrik Louis Boshoff, on the 10th. Nov. 1818.

Bounded:- N: Ewd by Lot F of Dwarsweg
Ewd " Lot B " "
S: Wwd " Lots H & J "
N: Wwd " the farm Voorburg.

Surveyed and beaconed by me according to regulations,
(sgd) D. W. Ballot.
Govt. Land Surveyor.

Copied from the diagram relating to
Transfer Title Deed No. 7774
dated 29th October 1910 in favour of
Louis Jonas Crouse.
W. P. Murray
for SURVEYOR-GENERAL,
CAPE TOWN.
21.4.1951.

Sep 1909.

NAGESIEN
GEGEWENS NAGESIEN 2444
7-7-1960

G.R. 2011

2004 to 2016
1909.

1909
N^o 2004 to 2016 - ~~1910~~

Enquiry

11/1/10.

Vide letter
No. 2. 1912
S. 8. 1912
8 April 1910

Survey & subdivision amongst joint owners
of the Remainder of the farm "Swanney"
Dist. George

Sir,
With reference to the survey of the above
named property I have the honour to report
as follows: —

That the beacons were pointed out to me by
the owners, — that they ^{said beacons} were all standing &
that I have no reason to believe that they
had been shifted from their original position.

That I found the boundaries between L & B
& the Remainder Extent to be correct, but that
there is considerable discrepancy between
the outside boundaries & the original diagram
& as the owners did not wish me to apply for
an Amended diagram & Title, I am showing
the boundaries as found by me on the ground
in red lines.

I regret that I have also to show in red
lines some of the boundaries of the piece of
land cut off, from the Remainder of Swanney,
for Railway purposes. — please see diagram
of L & M — Finding the discrepancy as shown.
I not only carefully went over my calculations
but

The Surveyor General
Cape Town.

ANNEXURE "E" - TITLE DEED

Vol 9. 260/11

LODGED
19-6-1952

10259

108476

017
Now

LODGED
23-6-1952.

17774/1910

W. OBRES.

Deed of Transfer

10259

ORIGINAL
GODFREY, ROKKELER
STAMP

PASSED IN FAVOUR OF

195

11. 10. 20
187

Exempt

Registrar of Deeds Office,

Cape Town,

195

9-3-1946

Share of A.G. Krause

| | | | |
|-------------------------------|-----------|------------------|------------------------------------|
| GETRANSFERTEER TRANSFERRED | 5-04-1977 | To | A.G. Krause |
| No. | 8476 | Rechts Rechts | <i>[Signature]</i> |
| | | | Asst. Registrar Asst. Registrar |

DIE GROND EIGENDESKYFTE
THE LAND OWNERSHIP DEED

IS DESCRIBED IN THE TOWN'S DEEDS AS
IS DESCRIBED IN THE TOWN'S DEEDS AS

*Portion 11 of the farm
Dorpsburg No 260*

AKTEKANTOOR,
DEEDS-REGISTRY,
KAAPSTAD,
CAPE TOWN.

9-3-76

HOOFT-REGISTRAR-AMPTENAAR,
CHIEF REGISTRATION OFFICER.

[Signature]

Deed of Transfer

BY VIRTUE OF A POWER OF ATTORNEY.

Prepared by

Know all Men whom it may Concern

Conveyancer.

That **JOHN CHARLES METELERKAMP**
ACT. ASSISTANT
appeared before me, Registrar of Deeds, in Cape Town, Province of the Cape of Good Hope, he
the said Appearer, being duly authorised thereto by a Power of Attorney executed
at **GREAT BRAK RIVER**
on the **22nd** day of **November** 19 **51**. by

WILLIAM MURRAY STUART FRANKLIN, in his capacity as
Executor Dative in the Estate of the late **LOUIS JONAS**
CROUSE

which power, witnessed in accordance with law, was this day exhibited to me;
and the said Appearer declared that, whereas the undermentioned property was
in terms of the Joint Will of the said late **LOUIS JONAS**
CROUSE and the late **MAGRIETHA MARIA CROUSE**, born Barnard,
dated 12th August, 1945 (wherein they are described as
Krauss) bequeathed to the survivor of them subject to a
fideicommissum in favour of their two sons, the underment-
ioned Transferees, in defined portions on the death of the
survivor, and subject to the payment of certain bequest

prices which have been paid

AND WHEREAS the said sons under an Agreement of Redistribution dated 24th November, 1951, have agreed to take transfer of the whole property in equal shares instead of in defined portions as provided in the said Will

AND WHEREAS the said Survivor died on the 20th day of November, 1949

AND WHEREAS it is now desired to effect transfer of the said property in terms of the said Agreement

NOW THEREFORE he, the said Appearer, in his capacity as Attorney aforesaid, did by these presents cede and transfer in full and free property to and on behalf of

FRANS JOSEPH CROUSE (Date of Birth: 5th July, 1909)

and

ADAM GERHARDUS CROUSE (Date of Birth: 10th August, 1911)

in equal shares

their Heirs, Executors, Administrators or Assigns:-

CERTAIN piece of abolished quitrent land (payment of such quitrent having been abolished in terms of Act 54 of 1934) situate in the Division of George, being Lot G, part of the remainder of the farm Dwarsweg.

MEASURING Sixteen (16) morgen, Five Hundred (500) square rods.

EXTENDING as the Deed of Transfer with diagram No. 2011/1909 annexed, made in favour of LOUIS JONAS CROUSE on the 29th October, 1910, No. 7774, will more fully point out.

SUBJECT to such conditions as are referred to in the said Deed of Transfer No. 7774, dated 29th October, 1910.

AND FURTHER SUBJECT to the condition therein contained that all roads shown in the diagram annexed

FRANK JOSEPH GRAUSE (Date of Birth: 5th July, 1909)
and ADAM GERHARDUS GRAUSE (Date of Birth: 10th August, 1911)
in equal shares

their Heirs, Executors, Administrators, or Assigns, now are and henceforth shall be entitled thereto conformably to local custom;—Government, however, reserving its Right;—the said property being transferred at a Death Duties Valuation of £600.0.0d. (SIX HUNDRED POUNDS), and exemption from payment of Transfer Duty being claimed in terms of Section 19(12) of Act 5 of 1884

ACT. ASSISTANT

In Witness whereof I, the said Registrar, together with the appearer, *q.q.*, have subscribed to these Presents, and have caused the Seal of Office to be affixed thereto.

Thus done and executed, at the Office of the Registrar of Deeds, in Cape Town, in the Province of the Cape of Good Hope, on the 27th Day of the Month of June, in the year of our Lord One Thousand Nine Hundred and Fifty Two (1952).

[Signature]

q.q.

In my presence,

ACT. ASSISTANT

[Signature]
Registrar of Deeds.

For Mortgages (if any) see heading of deed.

- ① Section 68(10) not required
② Death duties endorsement required
③ Value for death duties not required

Registered in the Old farms Register

of Book D4 folio 374(2)

NOTES DORTHEERD ON SEPARATE SHEET WATEN.
NOTAS VERVOLG OP AANSLUITENDE VEL HIEROPTOE.

[Signature]
Clerk-in-Charge

Comply with reg 16 of 1952 to 3293/48
2 certify that proof of date of birth of Frank Joseph Grause
is filed with 3293/48 and that the same is correct.

Application 143 / 1969 10/2 9.4.69 S.A.

Certified a true copy of the duplicate original
 Certificaat in ware afskrif van die duplikaat
 filed of record in this Registry. Issued to serve in
 oorspronklike in bewaring geges op tierdie Regi-
 place of the original thereof under the provisions
 strasieskantoor, uigerek om te dien in die plek van
 of Deeds Registries Regulation No. 88.
 die oorspronklike daarvan onder die bepalings van
 die Registrasiekantore Regulasie No. 88.
 Deeds Registry/Registrasiekantoor,
 Cape Town/Kaapstad.

19-4-1969



DIE GROOTTE VAN BINNEGEMELDE EIENDOM
 THE EXTENT OF THE WITHINMENTIONED PROP.
 OMSKEP IN METRIEKE MAAT IS
 ERTY CONVERTED TO METRIC MEASURES IS
 14,483 HEKTAAR / METERS
 11,7 HECTARES / METERS
 11-7-1969
 W. J. VAN DER MERWE
 ASST. REGISTRAR OF DEEDS.
 W. J. VAN DER MERWE / OULSTE WYBIE NEDERLAND.

Handed over G. J. Crause
 11-07-1973
 H. G. Krause (Jnr)

NOTARIS
 17752
 11-07-1973
 H. G. Krause (Jnr)
 ASST. REGISTRAR OF DEEDS.
 W. J. VAN DER MERWE / OULSTE WYBIE NEDERLAND.

Handed over
 11-07-1973

GLADSY/PAGE.....5

U ENDOSSEMENT OP
ENDORSEMENT ON T 102 59 / 52

EIENDOM/PROPERTY gedelfte 11

van die Mass Rwaagweg
NR. 260

Share of A. G. Krause

ENDOSSEMENT KRAOTENS ARTIKEL 45 VAN WET NO. 47 VAN 1937.

ENDORSEMENT UNDER SECTION 45 OF ACT NO. 47 OF 1937.

Daar aan die kondisies voorgeskryf deur die bogenoemde Artikel voldoen is, is die binnegemelde
The conditions prescribed by the above Section having been complied with, the within-named
Estate Estate
transportant/vanget transferor Adam Gerhardus Krause

wat in gemeenskap van goed getroud was met wyle Susana Maria
who was married in community of property to the late

Krause

geroetig om met die binnegemelde eiendom te handel.
is entitled to deal with the within property.

Applikasie by
Application with

84750

Afgeskantoor,
Deur's Office,
Kaapstad/Cape Town.

15-04-1977

L. J. van der Merwe
Aasf. - Registrateur/Kont. Registrar.

ANNEXURE “F” – GENERAL POWER OF ATTORNEY

SEELREG
STAMP DUTY P
FORM 319-00
FEES R

1-3
①

GENERAL POWER OF ATTORNEY

Know all Men whom it may concern:

That I the undersigned:

ADAM GERHARDUS KRAUSE

WITH IDENTITY NUMBER: 440309 5049 088

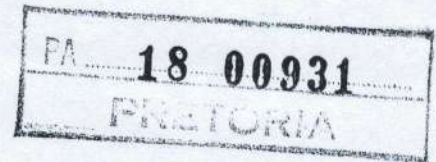


Do hereby nominate, constitute and appoint:

ANDRÉ MARIUS KRAUSE

WITH IDENTITY NUMBER: 530228 5043 084

2018-09-20



To be my Agent for managing and transacting my business in the REPUBLIC OF SOUTH AFRICA AND IN EVERY TERRITORY OR COUNTRY ANYWHERE IN THE WORLD.

With full power and authority for me and in my name and for my account and benefit to ask, demand, sue for, recover and receive all debts or sums of money, goods, effects and things whatsoever which now are or hereafter may become due, owing, payable or belong to me,

AND to adjust, settle, compromise and submit to arbitration all accounts, debt, claims, demands, disputes and matters which may subsist or arise between me and any person, persons, Company(ies), Corporation(s) or body(ies) whatsoever and for

the purpose of arbitration to make the necessary appointments and sign and execute the necessary acts and instruments in that behalf,

AND to open and operate any account with a Financial Institute and to overdraw such account, to draw, sign and endorse cheques, to draw, accept and endorse bills of exchange and promissory notes, to negotiate and to withdraw securities and to sign receipt therefore, to establish credits for others, to guarantee payment of any renunciation or indebtedness of others, to bind me as surety "*in solidum*" and as co-principal debtor and under renunciation of the benefits of division and excussion,

AND to invest any money in my hand on Mortgage of movable, immovable or leasehold property and from time to time to vary or alter such investments should it be deemed necessary or expedient to do so, same or any interest thereunder to any person or persons acquiring the same,

AND to commence, and prosecute and to defend, compound and abandon all actions, suits, claims and demands and proceedings in regard to me or my property or in relation to my affairs in or before any Court or other body of persons in the Republic of South Africa and in any Territory or Country anywhere in the world,

AND to suffer judgement or decree to be given against me in any of such proceedings by default, as my said Agent shall deem fit,

AND to attend all meetings of Creditors of any person or persons, Company of Companies, Syndicate or Syndicates, indebted to me whether in insolvency or



otherwise and to prove my claim at any such meeting or meetings and to vote for the election of a Trustee or Trustees or to consent to the assignment of the Estate of any of my Debtors to sign the necessary deeds and to vote for the election of an Assignee or Assignees, and also to vote on all questions submitted to any such meeting of Creditors and generally to exercise all rights attaching to me as Creditor,

AND to attend meetings of persons interested in any Estate, Testate or Interstate, with which I may be concerned as next of kin, heir, legatee, creditor or otherwise, to vote for the appointment of any Executor or Executors Dative to do whatever may be required to prove my claimed, and to act for me in all matters pertaining to such Estate,

AND further to give and grand receipt, releases or other effectual discharges for any sum of money or things recovered on my behalf, which receipt whether given in my name or in the name of my Agent shall exonerate the person or persons paying such moneys from seeing to the application thereof,

AND TO SIGN OR EXECUTE ANY deed or Instrument in writing as effectually as I might or could do if personally present, AND to choose "*domicilium citandi et executandi*", AND GENERALLY to do, execute and suffer my concerns, HEREBY GIVING and GRANTING to the said Agent power to appoint a substitute or substitutes, and the same at pleasure to displace or remove and appoint another or others, hereby ratifying and agreeing to ratify whatsoever shall be done or suffered by virtue of these presents.



AND to let, either on lease or otherwise, and also to improve, alter, or otherwise deal with any stands, houses or other property belonging to me or with which I am entitled to deal,

AND to collect and receive rents, and, if necessary, cancel any lease or other tenancy and take all legal proceedings for ejectment or otherwise in connection with such lease or other tenancy, or the cancellation thereof,

AND to buy or sell movable or immovable property (including Stands) and also Claims of all kinds and in connection with any purchase or sale to make the necessary Declaration as to the truth of the amount of the purchase price; to receive or to make and give, as the case may be, the necessary contracts or acts and deeds of transfer or leases of and relating to any immovable or leasehold property, stands, or claims in due and customary form according to the local laws and usages.

AND to take up money under security of property movable or immovable and to appear before any Registrar of Deeds, or any official with like duties and powers, or any Magistrate, Notary Public or other competent authority, and to make and execute all such Mortgage Bonds or other Securities as may be requisite or necessary in that behalf or to secure debts due by me before the passing of such Bonds or that may become due thereafter under obligation of my person and property of every description,



James
W. G. G.



AND to waive any rights that I may have or be or become entitled to as usufructuary(ies) in respect of any property in favour of the holder or holders of any bond or bonds thereover,

AND make application in my name for shares in any Company or Syndicate, to receive such shares as may be allotted to me and to sign any Memorandum and Articles of Association and other documents requiring the signature of Shareholders,

AND to appear in person or by proxy at the Meetings of Shareholders of any Company or Syndicate in which I may hold a share or shares and to vote thereat on my behalf,

AND to buy, sell and exchange Script or Shares and to sign the necessary transfers and documents to pass title thereto,

AND for me and in my name to enter into Partnership, dissolve or liquidate any Partnership and to sell or transfer any Partnership property and to represent my in all matters relating to any Company or Companies that may at any time hereafter be registered or incorporated in the Republic of South Africa or in any Territory or Country anywhere in the world,

AND without in any way restricting or limiting the aforementioned general powers and authorities, I do hereby specially authorise my said Agent to do all or any of the following acts, matters and things in relation to any Company or Companies in the Republic of South Africa or in any Territory or Country anywhere in the world,

 *Kwase*
* only

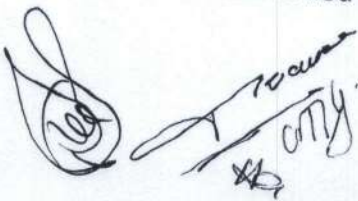


To sign and subscribe my name to the Memorandum and Articles of Association of any such Company or Companies as a member thereof, and to undertake to purchase from such Company or Companies and subscribe to the Memorandum of Association of all or any of such Company or Companies for such number of shares in the Share Capital of the Company or Companies as my said Attorney and Agent may deem fit,

In my name and on my behalf and in respect of all or any of such Company or Companies to sign, execute and deliver and cause to be lodged with the Registrar of Companies or other competent official, a consent in writing to act as a Director on the Board of Directors of any such Company or Companies and in terms of the Companies Act, 1973, of the Republic of South Africa or any similar legislative provision in any Territory or Country anywhere in the world,

If so deemed necessary and in lieu and instead of subscribing the Memorandum of Association of any such Company or Companies, in my name and on my behalf to sign, execute and deliver and lodge with the Registrar of Companies aforesaid a contract in my name and on my behalf to take from and pay unto any such Company or Companies such number of shares in the Share Capital of the Company concerned as will be necessary to qualify me as a Director(s) in terms of the Companies Act 1973, of the Republic of South Africa or any similar legislative provision in any Territory or Country anywhere in the world,

Upon my being named as a Director or proposed Director in any Prospectus or statement in lieu of Prospectus, to be lodged by any such Company or Companies to

Handwritten signature and initials, possibly "T. 7000" and "M.Y.", with a circular stamp.Handwritten signature, possibly "Dey".

sign and execute such Prospectus or statement in lieu of Prospectus in my name and on my behalf.

THUS DONE and EXECUTED at Great Brak River on the 10 day of September 2018 in the presence of the undersigned witnesses.

M. J. Gressel

WITNESS 1

M. D'Aguiar

WITNESS 2

A.G. Krause

A.G. KRAUSE

A.M. Krause

A.M. KRAUSE

1. NAME: M. J. Gressel
DESIGNATION: Medical Services Manager
ADDRESS: Groenkloof, Care Unit, Great Brak River.

2. NAME: M. D'Aguiar
DESIGNATION: Registered Nurse
ADDRESS: 10 Gill St, Little Brak River

Before me, Constable Nigel Cowley
Commissioner of Oaths

I the undersigned,

Constable Nigel Cowley

Of,

ID NR: 8012085206081

Great Brak River SAPS

in my capacity as commissioner of oaths declare that I have convinced myself of the identity of the deponent, Andre' Mauris Krause. and that I am convinced that this document contains the true will of the deponent.

Signed at Great Brak River on this the 10TH day of September 2018.
2018 71628m3
Ally N A Goudy
Cst

Commissioner of Oaths



2
PROD DEEDS REGISTRATION SYSTEM - PRETORIA
PREPARED BY : DRS01118 - TLHAKO TSHOENE MARGARET

DATE : 20180913 TIME : 13:00:19.1 PAGE :

1

TRACK NUMBER : 10013364254

✓
BLACK-BOOKING ENQUIRY ON NAME - KRAUSE ANDRE MARIUS
ID NUMBER - 530228
BIRTH DATE - 0
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON -

PERSON DOES NOT EXIST

PERSON HAS NO CONTRACTS/INTERDICTS

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

* * * END OF REPORT * * *

3
PROD DEEDS REGISTRATION SYSTEM - PRETORIA
PREPARED BY : DRS01118 - TLHAKO TSHOENE MARGARET

DATE : 20180913 TIME : 13:00:07.9 PAGE : 1

TRACK NUMBER : 10013364254

BLACK-BOOKING ENQUIRY ON NAME - KRAUSE ADAM GERHARDUS
ID NUMBER - 440309
BIRTH DATE - 0
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON -

PERSON DOES NOT EXIST

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

ANNEXURE "G" - POWER OF ATTORNEY

POWER OF ATTORNEY

I, the undersigned

André Marius Krause (ID no 5302285043084)

in my capacity as the nominated proxy of

Adam Gerhardus Krause (ID no 4403095049088) (Deceased)

the registered owner of

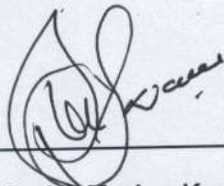
Portion 11 of the farm Dwarsweg 260

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

An application in terms of

- *Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 for a consent use for an "Additional dwelling unit", to accommodate the conversion of the agricultural worker's accommodation on Portion 11 of the Farm Dwarsweg 260 into an additional dwelling unit of 121m².*
- *Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for permanent departures on Portion 11 of the Farm Dwarsweg 260 for relaxation of the eastern side boundary building line to accommodate the conversion of the agricultural worker's accommodation into an additional dwelling unit and the southern side boundary building line to accommodate the addition to the existing farm store.*

Signed at George on 10 November 2023

A handwritten signature in black ink, appearing to read 'André Marius Krause', written over a horizontal line.

André Marius Krause

ANNEXURE "H" - CONVEYANCER CERTIFICATE

CONVEYANCER'S CERTIFICATE

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

PORTION 11 OF THE FARM DWARSWEG 260

APPLICATION DETAILS

An application in terms of

- Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 for a consent use for an "Additional dwelling unit", to accommodate the conversion of the agricultural worker's accommodation on Portion 11 of the Farm Dwarsweg 260 into an additional dwelling unit of 121m².
- Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for permanent departures on Portion 11 of the Farm Dwarsweg 260 for relaxation of the eastern side boundary building line to accommodate the conversion of the agricultural worker's accommodation into an additional dwelling unit and the southern side boundary building line to accommodate the addition to the existing farm store.

APPLICATION DATE

October 2023

I, the undersigned

ANDALEEN CHIMES a duly qualified and admitted Conveyancer, practicing at A Chimes & Van Wyk Attorneys, Cathedral Street, George

do hereby certify as follows:

1. I have perused the following title Deed/s and conducted a search behind the pivot of the said title deed/s at the Deeds Office, Cape Town:

T10259/1952 (current Title Deed)

in respect of:

**PORTION 11 OF THE FARM DWARSWEG 260
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

IN EXTENT: 14,4183 (ONE FOUR COMMA FOUR ONE EIGHT THREE) HECTARES

HELD BY DEED OF TRANSFER NUMBER T10259/1952

REGISTERED in the name of

**JOS PROPERTIES PROPRIETARY LIMITED REGISTRATION NUMBER
2023/736102/07**

2. I have appraised myself with the details of the abovementioned Land Development Application.
3. The abovementioned Title Deed contains no conditions restricting the contemplated Land Use in terms of the abovementioned Land Development Application.
4. There is no bond registered over the property.

SIGNED at GEORGE on 30 October 2023



CONVEYANCER