



Stads- en Streekbeplanners
Town and Regional Planners

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4 June 2025

The Municipal Manager
P.O. Box 19
George
6530

Sir

PROPOSED AMENDMENT OF CONDITIONS OF APPROVAL, APPROVAL OF A SITE DEVELOPMENT PLAN AND EXTENSION OF A VALIDITY PERIOD FOR PORTION 64 OF THE FARM KOUWDOUW No. 88, SITUATED IN THE MUNICIPALITY AND ADMINISTRATIVE DISTRICT OF GEORGE.

Duly authorized by the registered owner of Portion 64 of the Farm Kouwdouw No. 88, George, we hereby apply for the following:

Application is being made for the following with regard to Portion 64 of the Farm Kouwdouw No. 88, George, in terms of the relevant Sections of the By-Law on Municipal Land Use Planning of George Municipality, 2023:

1. Amendment of the following conditions of approval contained in decision letter dd. 27/08/2021 in terms of Section 15.(2)(h):
 - 1.1. Amendment of Condition 13 to comply with the Department of Infrastructure's Letter dd. 15/05/2025;
 - 1.2. Amendment of Condition 14 to comply with the Department of Infrastructure's Letter dd. 15/05/2025; and
 - 1.3. Amendment of Condition 6 to delete the requirement for a 1:100 year flood line.
2. Approval of a Site Development Plan in terms of Section 15.(2)(l) for the proposed tourist facility in terms of a condition of approval; and
3. Extension of validity period in terms of Section 15.(2)(i).

In support of the application, the following documentation is attached for your consideration:

In diens van die Suid-Kaap sedert 1985 – Kususela ngo 1985 – Serving the South Cape since 1985
Direkteur/Director: G.A. (Deon) Nel Pr. Pln A/520/1987 BA(Stel), M(S&S)(Stell).

- a) Application form fully completed and signed (**Annexure 1**);
- b) Power of Attorney by the Authorised Representative (**Annexure 2**);
- c) Company Resolution (**Annexure 3**);
- d) Proof of Company Membership (**Annexure 4**);
- e) Motivation Report (**Annexure 5**);
- f) Copy of the Surveyor General Plan No. 8857/93 (**Annexure 6**);
- g) Locality Map (**Annexure 7**);
- h) Site Development Plan No. CL 5622/1 by New Architectural Design (**Annexure 8**);
- i) Building Plans No.'s CL 5622/2 and 5622/3 by New Architectural Design; (**Annexure 9**);
- j) Proof of Payment will be provided in due course as it is made available to the applicant (**Annexure 10**);
- k) Copy of Title Deed T48829/2018 (**Annexure 11**);
- l) Previous Municipal Approval dd. 27/08/2021 (**Annexure 12**); and
- m) Department of Infrastructure Letter dd. 15/05/2025 (**Annexure 13**).

Should there be any ambiguity or additional information be required you are kindly requested to contact us.

Yours Sincerely



Nel & de Kock Town and Regional Planners
Per: Alexander Havenga A/3313/2023



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)	Alexander				
Surname	Havenga				
SACPLAN Reg No. (if applicable)	Pr. Pln A/3313/2023				
Company name (if applicable)	Nel & de Kock Town and Regional Planners				
Postal Address	P.O. Box 1186,				
	George	Postal Code	6530		
Email	neldek@mweb.co.za				
Tel	044 874 5207	Fax	n/a	Cell	079 513 3530

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

Registered owner	Southern Cross Tours Pty (Ltd) Registration No.: 2015/049563/07				
Address	Riverlea Farm				
	Waboomskraal, George	Postal code	6529		
E-mail	justin@proscaff.co.za				
Tel	n/a	Fax	n/a	Cell	072 829 8854

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

Property	Portion 64 of the Farm Kouwdouw No. 88, George
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Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]											
Physical Address	Riverlea Farm, Divisional Road 1645, Waboomskraal, George										
GPS Coordinates	33°51'40.90"S 22°21'10.75"E				Town/City		George Rural				
Current Zoning	Agricultural Zone I		Extent		40.2342ha		Are there existing buildings?		Y	N	
Current Land Use	Dwelling House & Agricultural Buildings										
Title Deed number & date	T48829/2018										
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)?			Farm Koudow 88/64, Division George					
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 being made for the following with regard to Portion 64 of the Farm Kouwdouw No. 88, George, in terms of the relevant Sections of the By-Law on Municipal Land Use Planning of George Municipality, 2023:

1. Amendment of the following conditions of approval contained in decision letter dd. 27/08/2021 in terms of Section 15.(2)(h):
 - 1.1. Amendment of Condition 13 to comply with the Department of Infrastructure's Letter dd. 15/05/2025;
 - 1.2. Amendment of Condition 14 to comply with the Department of Infrastructure's Letter dd. 15/05/2025; and
 - 1.3. Amendment of Condition 6 to delete the requirement for a 1:100 year flood line.
2. Approval of a Site Development Plan in terms of Section 15.(2)(l) for the proposed tourist facility in terms of a condition of approval; and
3. Extension of validity period in terms of Section 15.(2)(i).

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
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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)	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes	Y	N	N/A	Required number of documentation copies 2 copies
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	Other (specify)

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

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			National Water Act, 1998 (Act 36 of 1998)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A	(strikethrough irrelevant)
Y	N/A	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A	Y	N/A	Other (specify)
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?			

SECTION I: DECLARATION

I hereby wish to confirm the following:

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



Applicant's signature:

Date:

4 June 2025

Full name:

Alexander Havenga

Professional capacity:

Registered Professional Planner

SACPLAN Reg. Nr:

Pr. Pln A/3313/2023

POWER OF ATTORNEY

I, the undersigned,

Justin Gregory Thomas

In my capacity as a Director of SOUTHERN CORSS TOURS (PTY) LTD (Registration Number 2015/049563/07)


And duly authorised as such in terms of Resolution

hereby nominate and appoint:

NEL & DE KOCK TOWN & REGIONAL PLANNERS

With power of substitution, to be our true and lawful Agent in our name, place and stead, to apply to George Municipality for **an amendment of conditions of approval and the approval of a Site Development Plan for Portion 64 of the Farm Koudouw No. 88, George**, and I hereby ratify, allow and confirm, and promise and agree to ratify, allow and confirm all and whatsoever our said Agent shall lawfully do or cause to be done by virtue of these presents.

SIGNED at Wabomskraal on this 22 May 2025 in the presence of the under mentioned witnesses.


Justin Gregory Thomas
(ID: 8210075037082)

AS WITNESSES:

1.

2.

RESOLUTION TAKEN AT A MEETING OF THE DIRECTORS OF SOUTHERN CORSS TOURS (PTY) LTD
(Registration Number 2015/049563/07).

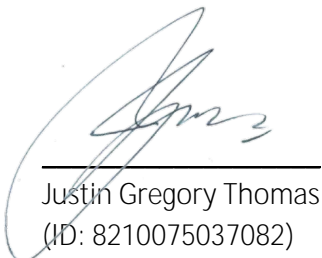
Held at **Waboomskraal** on the **22 May 2025**

DECIDE THAT:

1. The company apply for the following with regard to Portion 64 of the Farm Koudouw No. 88, George:
 - a. An amendment of conditions of approval as contained in Decision Letter dd. 27/08/2021; and
 - b. Approval of a Site Development Plan.
2. The firm NEL & DE KOCK TOWN AND REGIONAL PLANNERS be appointed by the company to prepare and submit the said application.

That Justin Gregory Thomas (ID: 8210075037082) in his capacity as DIRECTOR been authorized to sign all documents that may be necessary for the purposes of the application for the consent uses of the above mentioned farm.

DIRECTORS:



Justin Gregory Thomas
(ID: 8210075037082)

Certificate issued by the Commissioner of Companies & Intellectual
Property Commission on Friday, August 24, 2018 at 14:29



Companies and Intellectual
Property Commission

a member of the dti group

Disclosure Certificate: Companies and Close Corporations

Registration Number: 2015 / 049583 / 07
Enterprise Name: SOUTHERN CROSS TOURS

ENTERPRISE INFORMATION

Registration Number: 2015 / 049583 / 07
Enterprise Name: SOUTHERN CROSS TOURS (PTY) LTD
Registration Date: 20/02/2015
Business Start Date: 20/02/2015
Enterprise Type: Private Company
Enterprise Status: In Business
Compliance Status: Compliant
Financial Year End: February
TAX Number: 9931768155

Addresses

POSTAL ADDRESS

PO BOX 38649
FAERIE GLEN
FAERIE GLEN
GAUTENG
0043

ADDRESS OF REGISTERED OFFICE

PLOT 38
TWEEDRAGT
TWEEDRAGT
GAUTENG
1020

ACTIVE MEMBERS / DIRECTORS

Surname and First Names	Type	ID Number / Date of Birth	Contrib. (R)	Interest (%)	Appoint. Date	Address
THOMAS, JUSTIN GREGORY	Director	8210075037082	0.00	0.00	20/02/2015	Postal: PO BOX 38649, FAERIE GLEN, FAERIE GLEN, GAUTENG, 0043 Residential: PLOT 38, TWEEDRAGT, TWEEDRAGT, GAUTENG, 1020

AUDITOR DETAILS

Auditor Name	Type	Status	Appointment Date	Registration Date	Email Address
<p>Profession Number:</p>					

CHANGE SUMMARY

20/02/2015	Registration of CC/CO on 20/02/2015. New Company Registration - Web Services : 9999 : Ref No. : 924410138
01/02/2018	SMS Notification that Annual Return is due was sent on 01/02/2018. E-Mail send to JUSTIN GREGORY THOMAS for 2016
01/02/2018	SMS Notification that Annual Return is due was sent on 01/02/2018. E-Mail send to JUSTIN GREGORY THOMAS for 2016

Ad Cole
Ad Cole CA (SA)
Commissioner of Oaths
Eco Stop Building
George, 6530
Tel: 044 873 6579

12/9/2018

CERTIFIED A TRUE COPY
OF THE ORIGINAL

Physical Address
the dti Campus - Block F
77 Meintjies Street
Sunnyside 0001

Postal Address: Companies
P O Box 429
Pretoria
0001

Docex: 256
Web: www.cipc.co.za
Contact Centre: 086 100 2472 (CIPC)
Contact Centre (International): +27 12 394 9573



**Certificate issued by the Commissioner of Companies & Intellectual
Property Commission on Friday, August 24, 2018 at 14:29**



Companies and Intellectual
Property Commission

a member of the dti group

Disclosure Certificate: Companies and Close Corporations

Registration Number: 2016 / 049583 / 07

Enterprise Name: SOUTHERN CROSS TOURS

02/02/2017 Email Notification that Annual Return is due was sent on 02/02/2017.
E-Mail sent to JUSTIN GREGORY THOMAS for 2017

18/05/2017 Status changed to Annual Return In De-registration on 18/05/2017.
Annual Return Non Compliance - In Process of Deregistration No Payment have been made.

04/02/2018 Email Notification that Annual Return is due was sent on 04/02/2018.
E-Mail sent to JUSTIN GREGORY THOMAS for 2018

19/05/2018 Name Change on 19/05/2018.
MAGNUS HOLDINGS

24/08/2018 Status changed to Cancellation of Annual Return De-registration Process on 24/08/2018.
Company / Close Corporation AR Filing - Web Services : Ref No. : 5135855487



**CERTIFIED A TRUE COPY
OF THE ORIGINAL**

Ad Cole

Ad Cole CA (SA)
Commissioner of Oath-
Eco Stop Building
George, 6530
Tel: 044 873 6579

12/9/2018

Physical Address

the dti Campus - Block F
77 Meintjies Street
Sunnyside 0001

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P O Box 429
Pretoria
0001

Docax: 256

Web: www.cipc.co.za

Contact Centre: 086 100 2472 (CIPC)

Contact Centre (International): +27 12 394 9573



MOTIVATION REPORT

PROPOSED AMENDMENT OF CONDITIONS OF
APPROVAL, APPROVAL OF A SITE DEVELOPMENT PLAN
AND EXTENSION OF VALIDITY PERIOD
FOR
PORTION 64 OF THE FARM KOUWDOUW No. 88,
SITUATED IN THE MUNICIPALITY AND DIVISION OF
GEORGE
FOR
THE REGISTERED OWNERS

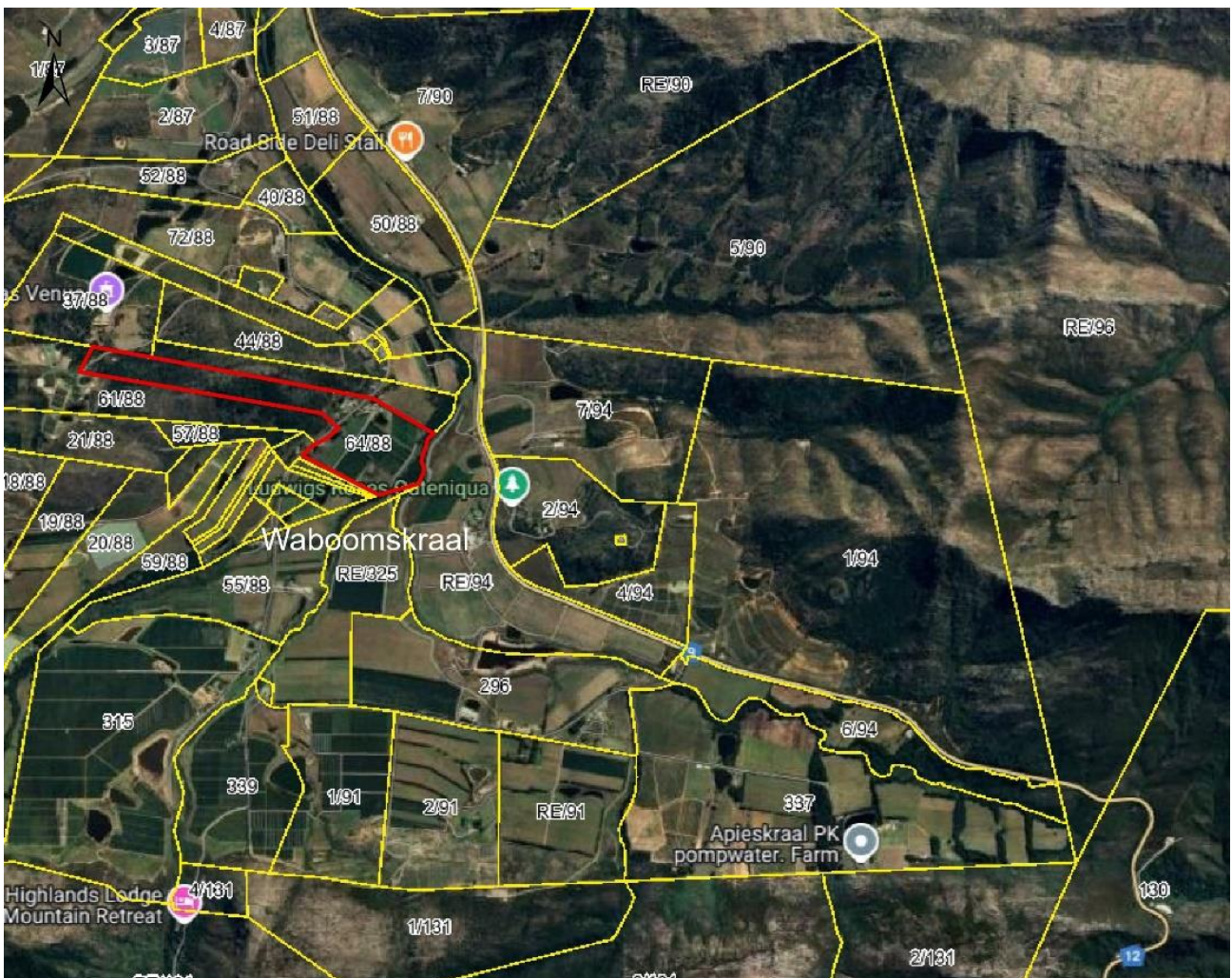


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1. APPLICATION

Application is being made for the following with regard to Portion 64 of the Farm Kouwdouw No. 88, George, in terms of the relevant Sections of the By-Law on Municipal Land Use Planning of George Municipality, 2023:

1. Amendment of the following conditions of approval contained in decision letter dd. 27/08/2021 in terms of Section 15.(2)(h):
 - 1.1. Amendment of Condition 13 to comply with the Department of Infrastructure's Letter dd. 15/05/2025;
 - 1.2. Amendment of Condition 14 to comply with the Department of Infrastructure's Letter dd. 15/05/2025; and
 - 1.3. Amendment of Condition 6 to delete the requirement for a 1:100 year flood line.
2. Approval of a Site Development Plan in terms of Section 15.(2)(l) for the proposed tourist facility in terms of a condition of approval; and
3. Extension of validity period in terms of Section 15.(2)(i).

2. BACKGROUND

The owner of the subject property applied for a consent use for various tourist related facilities in 2021. The owner appointed a consultant to assist him in obtaining the aforementioned approval. The Municipality decided on the aforementioned consent use application on 27/08/2021 as can be seen on the attached Annexure 12. The conditions contained in the relevant decision letter were not feasible as will be elaborated on further in Par. 4.1 of this report. Subsequently, the owner approached Nel & de Kock in 2025 to assist with an application for the amendment of conditions of approval. The owner also instructed Nel & de Kock to apply for the approval of a Site Development Plan as required by a condition of approval and to obtain approval for the extension of the validity period.

3. PURPOSE

The purpose of this application is to obtain approval for an amendment of conditions of approval, approval of a Site Development Plan and to extend the validity period of the current approval relevant to the consent use for tourist facilities on Portion 64 of the Farm Kouwdouw No.88, George.

4. MOTIVATION

4.1 NEED

The need for this application sprouted from the owner's intend to construct a tourist facility on his property. The owner obtained an approval from George Municipality for

tourist facilities as set out in decision letter dd. 27/08/2021. The relevant decision letter included conditions of approval imposed by the Western Cape Department of Infrastructure as set out in Par. 10 – 17. These conditions were incorporated from a letter dd. 20 November 2019 addressed to George Municipality from the Western Cape Department of Infrastructure. The Department laid down various conditions with regard to the proposed tourist facility on the subject property. Some of the conditions could not be carried out which gave rise to the owner approaching Nel & de Kock in order to submit a letter to the Department to amend certain conditions. Nel & de Kock subsequently submitted a request to the Department of Infrastructure on 27 March 2025 to amend Par. 2.4 and 2.5 due to the following reasons.

R.e. Par. 2.4: The Department was of the opinion that the current access to the orchids on the farm at KM4.21 RHS must be used for both agricultural purposes and the tourist facilities.

- The access proposed by the Department to be used for the proposed tourist facility and agricultural purposes is not feasible due to the following reasons:
 - The access crosses a water furrow which is used to direct water to the dam on the property. The formalisation of this access will result in the owner having to spend a substantial amount of money to construct an adequate and safe access over the furrow. Trucks transporting the fruit, i.e. apples and pears produced on the farm will also need to use this access and the weight thereof will require a much sturdier crossing than one only catering for light vehicles. The owner furthermore informed the applicant that irrigation pipes are laid not deep beneath the ground where this access traverses. This will require the owner to relay all of the existing pipes for the irrigation system of the orchids.
 - Should the proposed access be implemented it will also lead to the loss of the orchid's wind breakers and possible fruit trees. It seems that the intrusion into the agricultural aspect will be required in order to create a 90-degree connection to Divisional Road 1645 as it will also be used by the trucks transporting the fruit produced on the farm.

R.e. Par. 2.5: The applicant requested that the Department amend Condition 2.5 to allow for an access off Divisional Road 1645 at +/- km 4.24 RHS for both agricultural purposes and the proposed consent use due to the following reasons:

- The latest traffic count data dd. 01/09/2023 of Station No. 2004B of Divisional Road 1645 at Km distance 0.0 published on the Department's Website indicates that a total of 240 vehicular trips were counted on this

road. This data specifies that for a 24-hour period 223 light vehicles, 17 vehicles, 0 taxis and 0 busses used this road on the day the count was done. This indicates that the traffic count on the relevant road is low and that the proposed access which is in close proximity of the access to the Main Farm house at +/- km 4.21 LHS will not result in conflict points. The access to the main farm house will be a predominantly left turn, while the access to the proposed tourist facility will be right. The traffic generated by the main farm house is considered low and will not negatively affect the proposed access to the tourist facility due to insufficient spacing.

- The owner will, on the Department's request, design and submit for the Department's approval an adequate access to the proposed tourist facility. This design will also make provision for the elevating of the area next to Divisional Road 1645 as it currently connects on a slope, which will ensure safe and adequate access for vehicles before joining DR1645.
- The sight distances from the proposed access at +/- km 4.24 off Divisional Road 1645 to the tourist facility was measured and the findings were as follows:
 - From a height of 1.05m from the ground a 1.3m line of sight is visible over a distance of approximately 187m in a RHS direction;
 - From a height of 1.8m from the ground a 1.3m sign is visible over a distance of approximately 201m in a RHS direction; and
 - From both a height of 1.05m and 1.8m from the ground there is in excess of 400m sight distance in a LHS direction.

The Department of Infrastructure amended the above mentioned Conditions 2.4 and 2.5 in a letter dd. 15 May 2025 after the above findings were presented. Therefore, no problems are foreseen with regard to the horizontal and vertical line of sight. Subsequently application is made for an amendment of conditions of approval contained in Decision Letter dd. 27/08/2021 in order to coincide with the Department of Infrastructure's amended conditions.

The amendment of Condition 6 to delete the requirement for a 1:100 year flood line is due to the following:

The dam for which the flood line is required is managed by the owners through a water furrow. Therefore, the owners manage the water level of the dam and will subsequently not have a negative effect on the proposed tourist facility.

The tourist facility is roughly 5m higher above sea level than the overflow of the dam. Therefore, it is not foreseen that flood lines will negatively affect the proposed tourist facility. A 32m buffer area is maintained between the dam and the proposed tourist facility as can be seen on the attached Site Development plan.

In light of the above, application is made to delete the requirement for a 1:100 year flood line as contained in Condition 6 of Decision Letter dd. 27/08/2021.

The owner obtained approval for the tourist facility in 2021 and could since then not implement the development as the conditions by the Department of Infrastructure were not feasible. Now that the Department revised their conditions, the time to implement the development is little over a year from the time of writing this report. Therefore, application is also made for an extension of the validity period in order to grant the owner sufficient time to implement the tourist facility.

Condition 4 of the Decision Letter dd. 27/08/2025 requires that a Site Development Plan be submitted for the Municipality's perusal prior to the submission of building plans. In light thereof application is also made for the approval of a Site Development Plan in terms of this condition of approval.

4.2 DESIRABILITY

PHYSICAL CONDITION:

4.2.1 TOPOGRAPHY

The area on the property where the tourist facility is proposed and the apple and pear orchards are situated has a relative flat topography with an approximate slope of 1:14. Therefore, the topography will not negatively affect the approval of this application.

4.2.2 BOTTOM CONDITIONS

The bottom conditions of the relevant property pose to be stable as the current owners has not experienced any structural problems related to bottom conditions since they took ownership of the property in 2018.

4.2.3 VEGETATION

There is no sensitive conservation worthy vegetation on the area where the tourist facility is proposed. Therefore, approval of this application will not require clearance of any vegetation. In light thereof, no further elaboration will be made in this regard.

4.2.4 FLOOD LINES

The tourist facility is proposed close to a dam on the subject property. As can be seen on the attached Site Development Plan, a 32m buffer area is maintained between the dam and the permanent structures. Bearing in mind that the dam levels are managed by the owners through a water furrow, a flood line will not negatively affect this application as the owners will not lead water into the dam when the water levels are high posing a flood risk. It should furthermore also be mentioned that the dam is positioned on a slope, while the tourist facility is positioned on higher ground. Therefore, should the dam overflow, the water will first run off into the valley. Only once the valley is full, which is hardly possible, will the water push back past the dam towards to tourist facility. The approximate area which must first be covered with water is roughly 700m before it would reach the tourist facility. In light thereof, the application includes an amendment of Condition 4 to delete an unrealistic requirement for a 1:100 year flood line determination as it is unlikely that a flood condition of the dam will negatively affect the proposed tourist facilities on the subject property.

4.2.5 SENSITIVITIES

No sensitivities will be negatively affected by the approval of this application as it entails amendment of conditions of approval. In light thereof, no further elaboration will be made in this regard.

4.2.6 WATER TABLE

The current owners of the subject property have not experienced any issues with regard to the water table since they took ownership of the property in 2018. Therefore, the subject of water table will not be elaborated further on in this motivation report.

4.2.7 DRAINAGE PATTERN

The design and construction of the tourist facility will take drainage into consideration and will be evaluated by the Municipality upon the submission of building plans. Bearing in mind that the land use for the structures have already been approved by the Municipality in the past, no further elaboration will be made in this regard.

4.2.8 FILLINGS AND EXCAVATIONS

The scale of the proposed development is of such a limited scale that it will not be negatively affected by fillings and excavations. Minor fillings and excavations will be

required to create level ground, which is standard practise for construction purposes. Therefore, no further elaboration will be made in this regard.

4.3 EXISTING PLANNING AND LEGISLATION

4.3.1 SPATIAL PLANNING AND LAND USE MANEGEMENT ACT, 2013, (S.P.L.U.M.A.)

4.3.1.1 SPATIAL JUSTICE

- **Past spatial and other development imbalances must be redressed through improved access to and use of land.**

The property which relate to this application is in extent 40.2342ha and was made available on the free market when the owners acquired it in 2018. Therefore, this application pose to not be adequate to address this principle of access to and use of land, but will indirectly contribute to the employment of previously disadvantaged individuals in the form of labourers working on the agricultural land unit. The tourist facility will furthermore also create job opportunities for individuals from previously disadvantaged communities.

- **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 characterises by widespread poverty and deprivation.**

Due to considerations discussed above, this objective is not readily achievable with this application.

- **Spatial Planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.**

As discussed above, the limited size of the land unit does not lend itself to the compliance of this objective, but will contribute to the employment of individuals from disadvantaged communities.

- **Land use management systems must include all areas of a Municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas.**

A pragmatic approach to the management of land use systems to follow flexible and appropriate processes to facilitate housing for the disadvantaged community is indispensable.

- **Land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas.**

This aspect has already been discussed above.

- **A Municipal Planning Tribunal considering an application before it, may not be implemented 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 the application.**

This provision does not apply to this application.

4.3.1.2 PRICIPLE OF SPATIAL SUSTAINABILITY

- **Promote land development that is within the fiscal, institutional and administrative means of the Republic.**

The proposed development is done with private funding and therefore the fiscal, institutional and administrative capacity of government agencies are not relevant to this application.

- **Ensure that special consideration is given to the protection of prime and unique agricultural land.**

This application entails the amendment of conditions of approval applicable to a consent use on an agricultural land unit. The land use was approved by the Municipality in 2021 and will not negatively affect the agricultural land, but will rather be subservient thereto. In light thereof, no further elaboration will be made in this regard.

- **Uphold consistency of land use measures in accordance with the environmental management instruments.**

This application is not accompanied by any activities that require special environmental management measures, while a 32m buffer is maintained between the dam and the proposed tourist facility.

- **Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.**

This application will not demand any costs to any party with regard to the provision of infrastructure and social services developments as this application involves a privately funded development which will make use of existing infrastructure and resources.

- **Promote land development in locations that are sustainable and limit urban sprawl.**

This application entails an amendment of conditions of approval relevant to a consent use application for a property situated outside the urban edge. The land use was approved by the Municipality in 2021 and is reconcilable with properties zoned for agricultural purposes. Therefore, since this land use is permitted by the zoning scheme on properties zoned for agricultural purposes, no further elaboration will be made in this regard.

- **Result in communities that are viable.**

Approval of this application pose to result in a viable community as approval hereof will allow the owner of the opportunity to construct the tourist facility which will serve the community and create jobs for residents from the Waboomskraal area. Furthermore, it will also create an additional source of income on this farm unit, while serving the tourist industry of this rural area.

4.3.1.3 PRINCIPLE OF EFFICIENCY

- **Land development optimises the use of existing resources and infrastructure.**

The land use for the tourist facility was approved by the Municipality in 2021, while this application is merely aimed at ensuring the implementation thereof. Therefore, no further elaboration will be made in this regard.

- **Decision-making procedures are designed to minimise negative financial, social, economic, or environmental impacts.**

As a privately funded project, sensible decision making to have minimal negative consequences are indispensable for the successful implementation of the project. As already discussed, it will have no negative social, economic and environmental impact, but will result in a viable business for the owners of the property.

- **Development applications procedures are efficient and streamlined and timeframes are adhered to by all parties.**

Adherence to prescribed timeframes vest in the Municipality and therefore the applicant does not have any control over it.

4.3.1.4 PRINCIPLE OF SPATIAL RESILIENCE

This principle, which is primarily aimed at a sustainable way of life for communities that are most vulnerable to economic and environmental setbacks, is not directly applicable to this application.

4.3.1.5 PRINCIPLE OF GOOD ADMINISTRATION

- **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.**

The only authority involved in this application is George Municipality and therefore there is no other authority with which an integrated approach needs to be followed. The various departments of the Municipality involved function as an integrated team.

- **Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.**

Procedures for the public participation process for this application will be adhered to as prescribed. The applicant will drive the prescribed process once instruction is given to commence therewith.

4.3.2 LAND USE PLANNING ACT, 2014, (L.U.P.A.)

As far as the proposed development is concerned, there is a great deal of overlap between the principles of spatial justice, sustainability, good administration and resilience that are pursued under this legislation, but which have already been discussed in par 4.3.1 above. To avoid duplication, these principles will not be discussed again.

4.3.3 NATIONAL, PROVINCIAL AND LOCAL GOVERNMENT POLICIES AND MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK

National, Provincial and Local Government policies set out and put in place coherent policies and frameworks to support Municipalities fulfil their municipal planning mandate in line with national and provincial agendas. Application is made in terms of Section 15 of the Land Use Planning By – Law of George Municipality, 2023. Therefore, the local policies and frameworks of the municipality took the policies and frameworks of National and Provincial Government into consideration and only the George Municipal Spatial Development Framework, 2023 (MSDF) will be discussed for the purpose of this application.

Application is made for the amendment of conditions of approval, approval of a Site Development Plan and the extension of the validity period. This application is aimed at ensuring the successful implementation of the approval issued by the Municipality in 2021. Therefore, bearing in mind that no new land uses are proposed, no further elaboration will be made in this regard.

4.3.4 BY-LAW ON MUNICIPAL LAND USE PLANNING OF GEORGE MUNICIPALITY, 2023

4.3.4.1 According to Section 38(1), the following documents are required in support of the application:

4.3.4.1.1 Annexure 1, Application form fully completed and signed;

4.3.4.1.2 Annexure 2, Power of Attorney to Nel & de Kock Town and Regional Planners by the authorised representative;

4.3.4.1.3 Annexure 3, Company Resolution;

4.3.4.1.4 **Annexure 4**, Proof of Company Membership;

4.3.4.1.5 **Annexure 5**, Motivation Report by Nel & de Kock Town and Regional Planners;

4.3.4.1.6 **Annexure 6**, Copy of the Surveyor General Plan No. 8857/93 is attached to this application;

4.3.4.1.7 **Annexure 7**, Locality Map;

4.3.4.1.8 **Annexure 8**, Site Development Plan No. CL 5622/1 by New Architectural Design;

4.3.4.1.9 **Annexure 9**, Building Plans No.'s CL 5622/2 and 5622/3 by New Architectural Design;

4.3.4.1.10 **Annexure 10**, Proof of Payment will be provided in due course as it is made available to the applicant;

4.3.4.1.11 **Annexure 11**, Copy of Title Deed T48829/2018 is attached to this application;

4.3.4.1.12 **Annexure 12**, Previous Municipal Approval dd. 27/08/2021; and

4.3.4.1.13 **Annexure 13**, Department of Infrastructure Letter dd. 15/05/2025.

4.3.4.2 Current and proposed development controls (Development Parameters)

4.3.4.2.1 Building Lines:

30 metres from any boundary in respect of properties larger than 10 hectares.

- As can be seen on the attached Site Development Plan the 30m building line is maintained. Therefore, this application is in line with this development parameter.

4.3.4.2.2 Height:

(i) The height restriction applicable to “dwelling house” shall apply to all structures erected for accommodation purposes.

(ii) All other agricultural buildings may not exceed a height of 15 metres to the top of the roof.

- The attached Site Development Plan, Annexure 8, and building plans, Annexure 9, illustrates that the proposed tourist facility will be 4.190m from NGL. Therefore, this proposal is in line with this development parameter.

4.3.4.2.3 Site development plan

For any development in this zone, including any part of the land not zoned Agricultural, it may be requested that a site development plan be submitted to the Municipality for its approval taking specific cognisance of visual impact given the size and scale of the agricultural buildings and facilities and their location in a rural landscape, and in their proximity to tourist routes.

- This application makes provision for the approval of a Site Development Plan. Therefore, this parameter is complied with. The attached Site Development Plan furthermore illustrates that the proposed tourist facility will constitute a structure commonly associated with structures in agricultural areas which will therefore not detract from the character of the area. In light thereof, no further elaboration will be made in this regard.

4.3.4.2.4 Farm shop, camping site

Where a farm shop and a camping site are operated from the same property the combined floor area of the farm shop and convenience store may not exceed 100m².

- This application does not make provision for a farm shop or camping site. Therefore, this development parameter is not applicable to this application.

4.3.4.2.5 Agricultural Industry

In addition to the above, the parking requirements for “industry” apply.

- Bearing in mind that this application does not make provision for an agricultural industry, no further elaboration will be made in this regard.

4.3.4.2.6 Development charges

The Municipality may impose development charges in accordance with the provisions of Section 52.

- This application involves the amendment of conditions of an existing approval and therefore, the applicant is of the opinion that Development Charges will not be required. Nonetheless should it be required, the owner will abide to the Municipality's requirements.

4.3.4.2.7 Parking

George Municipality's Integrated Zoning Scheme By-Law states that parking for a Restaurant should be provided at 6 bays per 100m² GLA in high intensity areas.

- The proposed GLA of the tourist facility (restaurant) is 204m². Therefore, a total of 13 parking bays are required. This proposal makes provision for 40 parking bays which is therefore in line with this requirement, while the dimensions of the parking bays are 2.5m x 5.5m.

4.3.4.2.8 Access

The width of a combined entrance and exit way is according to Section 45 of George Municipality's Integrated Zoning Scheme By-Law, 2023, between 5.0m and 8.0m.

- As can be seen on the attached Site Development Plan, the proposed access is 5.0m wide and is therefore in line with this requirement.

4.3.5 TITLE DEED

According to Title Deed No. T000048829/2018 Southern Cross Tours Pty (Ltd) Registration No.: 2015/049563/07 is the registered owner of Portion 64 of the Farm Kouwdouw No. 88, George. Duly authorised by the authorised representative in terms of the company resolution, Nel & de Kock is instructed to submit this application on their behalf. Bearing in mind that this application is for an amendment of conditions of approval, approval of a Site Development Plan in terms of a condition of approval and the extension of the validity period, this application is not accompanied by a conveyancer certificate as the Municipality already decided on the application in 2021. Therefore, no further elaboration will be made in this regard.

4.4 CHARACTER OF THE ENVIRONMENT

The property relevant to this application is situated within a rural area known as Waboomskraal. This application will not alter the character of the environment other than what is already approved by the Municipality. In light thereof, no further elaboration will be made in this regard.

4.5 POTENTIAL OF THE PROPERTY

4.5.1 AGRICULTURE

As mentioned earlier in this report, this application will not negatively affect the agricultural potential of the subject property, but will rather add value thereto as the extra income can be reinvested in the agricultural enterprise and ensure the sustainability thereof.

4.5.2 CONSERVATION

As mentioned earlier in this report, this application will not negatively affect any conservation worthy vegetation. In light thereof, no further elaboration will be made in this regard.

4.5.3 MINING

As of date no exploitable materials have been found on the property which could lead to any mining activities taking place.

4.5.4 RECREATION

The tourist facility forming the focus of this application is a form of recreation which will be offered to the public should this application be approved. Therefore, approval of this application will contribute to the recreational potential of the property.

4.5.5 RESIDENTIAL

Approval of this application will not negatively affect the residential potential of the property.

4.6 LOCATION AND ACCESSIBILITY

Farm Kouwdouw 88/64 is situated at 33°51'40.90"S 22°21'10.75"E in Waboomskraal. The property is accessed from Divisional Road 1645 as can be seen on the attached Site Development Plan, Annexure 8. The owner of the subject property will furthermore adhere to the conditions laid down by the Western Cape Department of Infrastructure with regard to other accesses to the property. Bearing this in mind, no further elaboration will be made in this regard.

4.7 PROVISION OF SERVICES

This application will not alter the service provision of the property as it was evaluated by the Municipality during the consideration of the previous consent use application dd. 27/08/2021. In light thereof, no further elaboration will be made in this regard.

4.8 CONSTRUCTION PHASE

The limited scale of the construction of the tourist facility will be completed in a single phase and therefore this application does not propose a phased development.

5. CONCLUSION

On strength of the rationalisation followed in this report, it is evident that approval of this application has a substantial benefit for the owner of the property without negatively affecting the Municipality or surrounding owners and therefore we trust that the application will enjoy your favourable consideration and to get feedback in due course.

Nel & de Kock Town and Regional Planners
Per: Alexander Havenga Pr. PIn A/3313/2023

June 2025

TREVOR, BAILEY & SAVAGE

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System Lo 23° X			S.G. No.
		Constant:	±	0.00	+3 700 000.00	8857-93
AB		280 08 50	A		12	Approved <i>[Signature]</i> Surveyor-General 1994-03-01
BC	319, 99	299 18 30	B	+ 59 743, 15	+ 48 216, 63	
CD			C	+ 59 464, 13	+ 48 283, 27	
DE	9, 49	72 40 50	D	+ 59 703, 62	+ 48 633, 53	
EF	458, 49	116 46 40	E	+ 59 712, 68	+ 48 636, 35	
FG	23, 73	227 21 50	F	+ 60 122, 01	+ 48 429, 79	
GH	69, 72	227 19 50	G	+ 60 104, 55	+ 48 413, 72	
HJ	64, 48	246 05 40	H	+ 60 053, 29	+ 48 366, 47	
JK	89, 64	299 13 50	J	+ 59 994, 34	+ 48 340, 34	
KL	121, 44	130 30 00	K	+ 59 993, 75	+ 48 340, 19	
LM		99 16 30	L	+ 59 925, 86	+ 48 281, 66	SHEET 1 OF 2 SHEETS
MA			M	+ 60 018, 21	+ 48 202, 79	
Cc		299 18 30				
Dd		252 40 50				
INDICATORY DATA		12 10				
Ff	7, 10	296 48 80	f	+ 60 115, 67	+ 48 432, 91	
Gg	7, 12	298 44 00	g	+ 60 098, 30	+ 48 417, 14	
Hh	10, 91	137 48 40	h	+ 60 060, 62	+ 48 358, 38	
		000 1 No. 157	Δ	+ 57 098, 62	+ 46 223, 33	
		000 7 No. 163	Δ	+ 56 603, 60	+ 51 940, 04	

1. The figure A B c middle of Wagenboomskraal River n m l k K L M represents the Remainder of Portion 36 of the Farm Kouwdouw No. 88 vide Diagram 1096/1947 annexed to D/T 1951.301.15039
2. The figure J K k l m n middle of Wagenboomskraal River p q r s represents Portion 35 of the Farm Kouwdouw No. 88 vide Diagram 1095/1947 annexed to D/T 1951.301.15041
3. The figure H J s r q p middle of Wagenboomskraal River d D G represents Portion 63 of the Farm Kouwdouw No. 88 vide Diagram 8856 /1993 annexed to D/T 22572/95
4. The figure G D E F represents Portion 62 of the Farm Kouwdouw No. 88 vide Diagram 8855 /1993 annexed to D/T 22572/95

The figure A B c middle of Wagenboomskraal River d E F G H J K L M represents 40,2342 Hectares of land, being

PORTION 64 OF THE FARM KOUWDOUW No. 88
and comprises 1 to 4 above

situate in the

Administrative District of George, Province of Cape of Good Hope

Compiled in September 1993

by me

[Signature]
G S Savage Land Surveyor

This diagram is annexed to No. 22573/95 Dated i.f.o.	The original diagrams are as quoted above	File No. GEOR 88 S.R. No. Compiled Comp. BL-7BCD (4116)
Registrar of Deeds		

S.G. No.

8857-93

Approved

Handwritten Signature
 Surveyor-General
 1994-03-01

SHEET 2 OF 2 SHEETS

Description of Beacons

- B : planted stone 280x150mm
proj. 180mm
 C : planted stone 200x130mm
proj. 180mm
 D : planted stone buried 0,7m
 E : planted stone buried 0,6m
 F, G, H : no beacon
 f : planted stone proj. 0,15m
 g : 40mm iron pipe
 h : planted stone flush
 J : 20mm iron peg in cairn
 K : planted stone 300x130mm
proj. 280mm
 L : planted stone 180x230mm
proj. 250mm

Scale 1:7500

PORTION 54 of the farm
 KOUWDOUW No 88

Administrative District of George
 Compiled in September 1993
 by me

PORTION 37

REMAINDER
 PORTION 61

PORTION 45

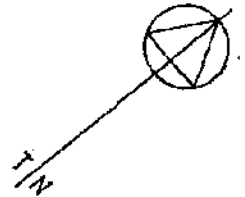
REMAINDER
 PORTION 21

PORTION 33

PORTION 55

MIDDLE OF WAGENBOOMSKRAAL RIVER

Handwritten Signature
 G S Savage Land Surveyor



S
B

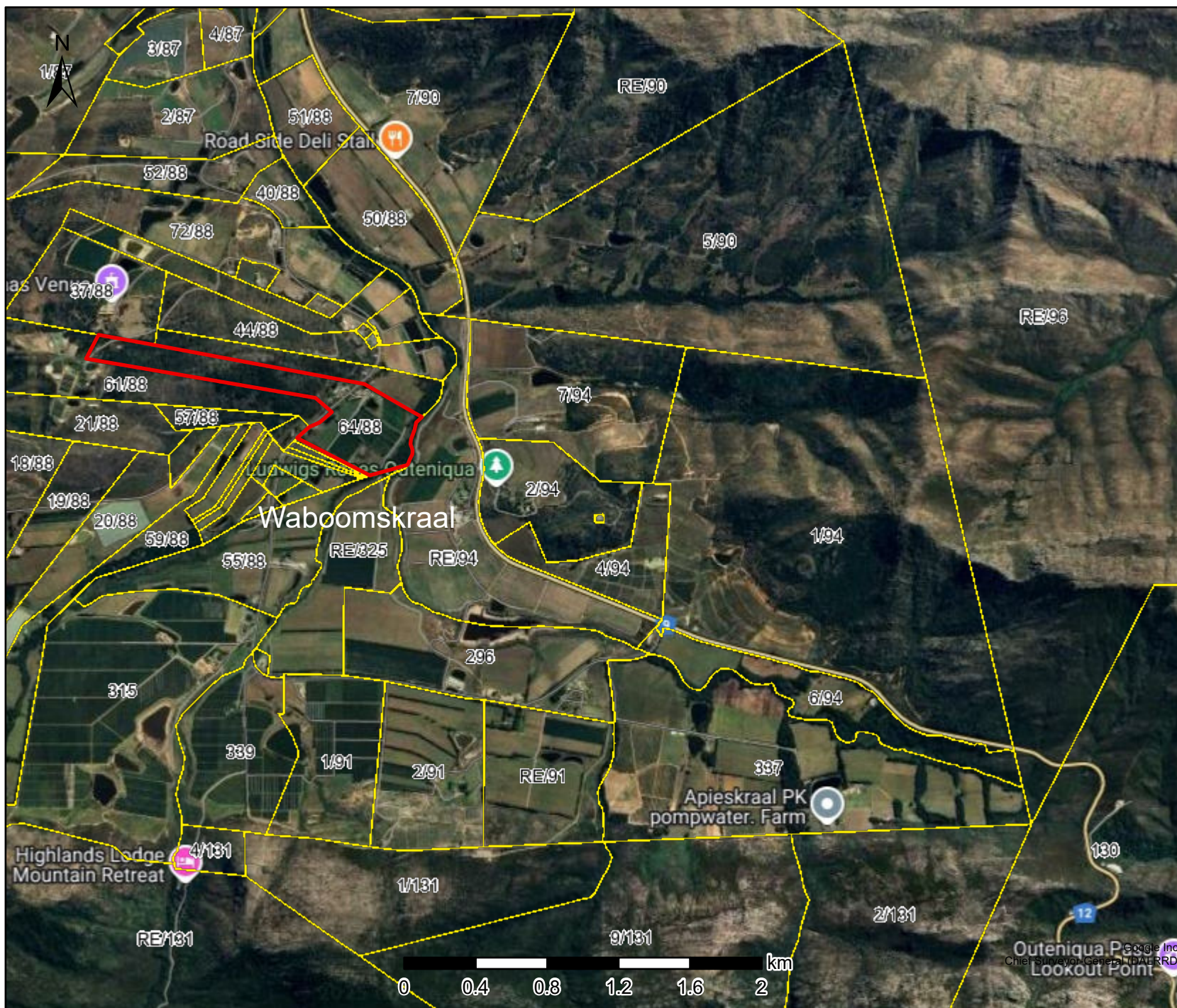
M

Farm Kouwdouw 88/64: Locality Map

Annexure 7

Legend

 Farm Portions



Map Center: Lon: 22°22'4.2"E
Lat: 33°52'1.8"S

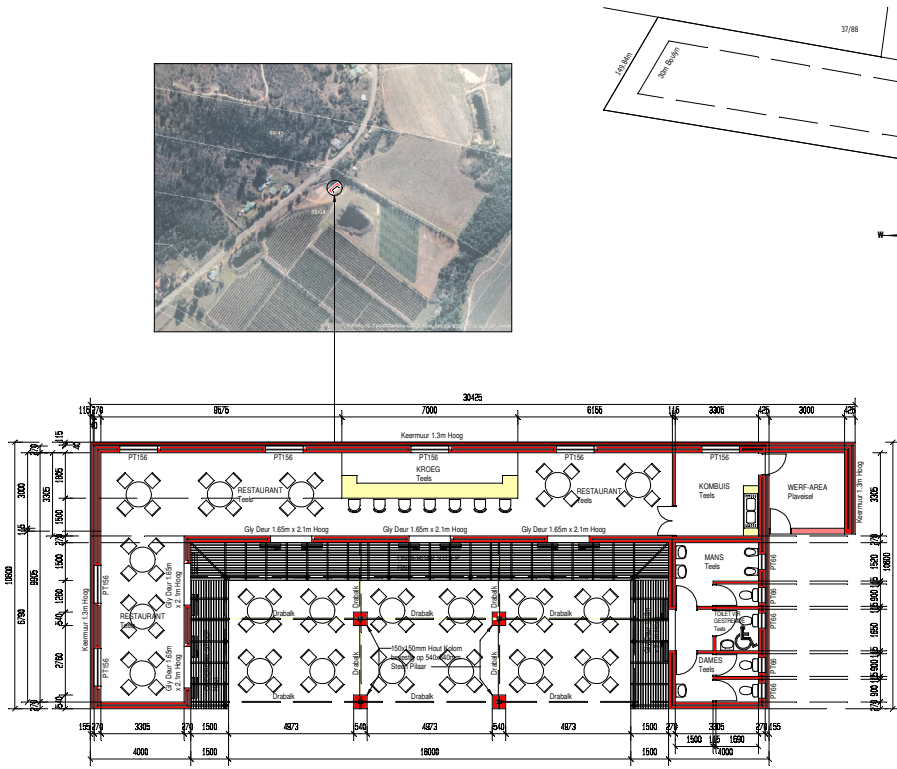
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Date created: 2025/03/06



Western Cape
Government
FOR YOU

2025/06/03
19:53 TOWNIE WEBDOCUMENT BY



VLOERPLAN
SKAAL 1:100



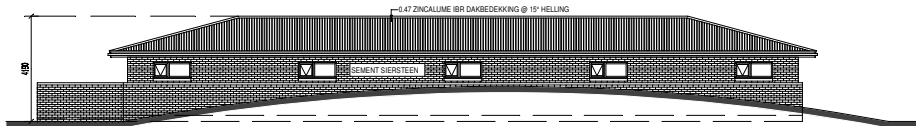
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SUID-WES AANSIG
SKAAL 1:100



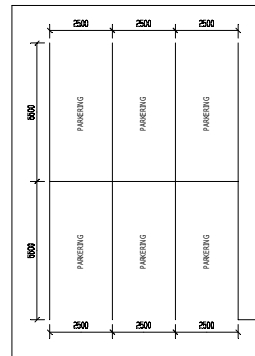
NOORD-OOS AANSIG
SKAAL 1:100



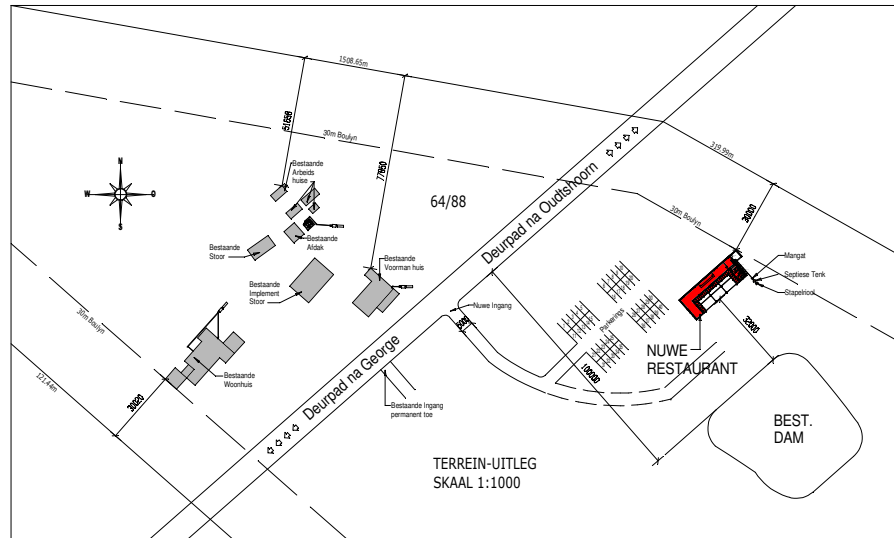
NOORD-WES AANSIG
SKAAL 1:100



TERREINPLAN
SKAAL 1:3500



TIPIESE PARKERING GROOTTE
SKAAL 1:100



TERREIN-UITLEG
SKAAL 1:1000

LET WEL
ALLE MATERIAAL MOET SARB GOEDGEKEUR WES. ALLE MATERIAAL EN
WERK MOET VOLGENS DINSA. DINSA 1000 EN DINSA 1000 WES.
OEN ANMETINGS MOET AFGEKAL WORD VAN TEKENING NE. SLEGS MATES
GETOON MET SLEGS WERK. KONTRAKTOR MOET SEKUR HAA. DAT ALLE
GEBOUE UITEST WORD VOLGENS PLAN. SOAT BOUT NE OORSPY.
WORD NE. KONTRAKTOR MOET ALLE ANMETINGS EN PLANS NAGAN OF
TERREIN. ENGE TEENSTRYGHED MOET ONDER DIE AAND VAN N.A.D.
GEBOUN WORD.
*APPOINTED AS ARCHITECTURAL PROFESSIONAL TO WORK STAGE 4.1
DOCUMENTATION TO ACHIEVE MUNICIPAL APPROVAL ONLY!
NO LIABILITY WILL BE ACCEPTED FOR WORK DURING CONSTRUCTION.
FULL LIABILITY AND RESPONSIBILITY WILL BE FOR THE OWNER OR BUILDER.*

BESKRYWING VAN WERK	
1. GEDWINGELD DAK BEDRUK WES AS RESTAURANT	
NAME AREA & OORSPYSE KLASSTIFIKASIE	
GEBOUWEN - IS - 204.00m²	
EEN OORSPYSE - 40 204.00m²	
PARKERING - TOTAAL 13 PARKERING WES	
TOTAAL 40 PARKERING WES	

OORSPYSE	
NAME RESTAURANT	100.00m²
OVERKRA STEEP	43.00m²
TOTAAL	204.00m²
WES AREA	12.50m²
EEN OORSPYSE	40 204.00m²



Project: HOOFTELE TEREIN ONTWIKKELING PLAN
VIR SOUTWES KRANS TOUWSPY (P) LTD.
OP OORSPYSE 61 VAN DIE PLANS
KONTRAKTOR: N.A.D. ARCHITECTURAL
GEORGE

Ontwerp:	L.L.	Datum:	3 Jun 2025
Ontwerp:	CL	Datum:	1:100
Ontwerp:	L.L.	Datum:	204.00m²
Ontwerp:	L.L.	Datum:	204.00m²
Ontwerp:	L.L.	Datum:	204.00m²
Ontwerp:	L.L.	Datum:	204.00m²

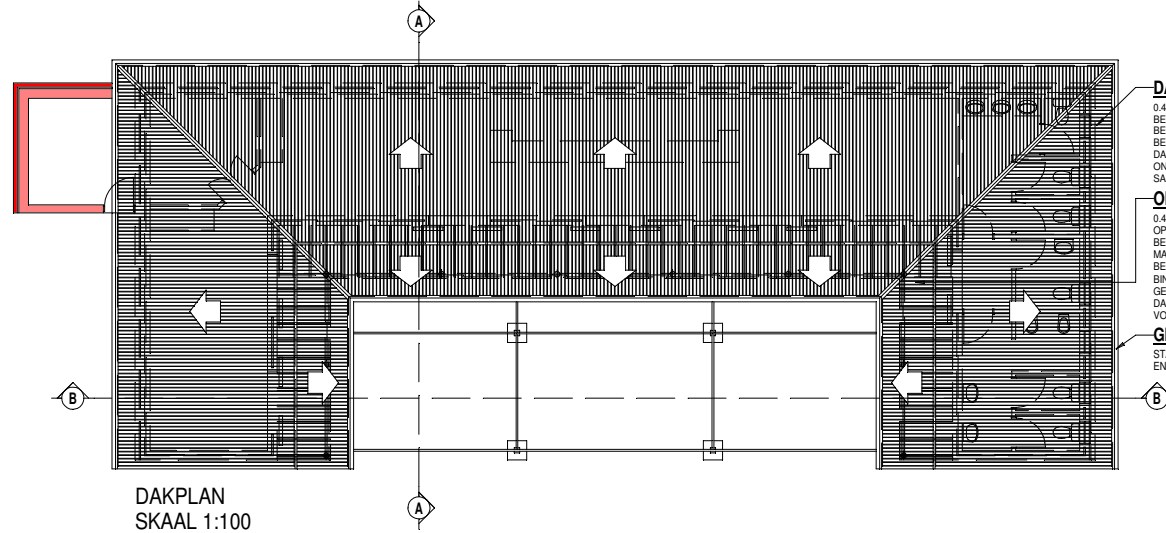
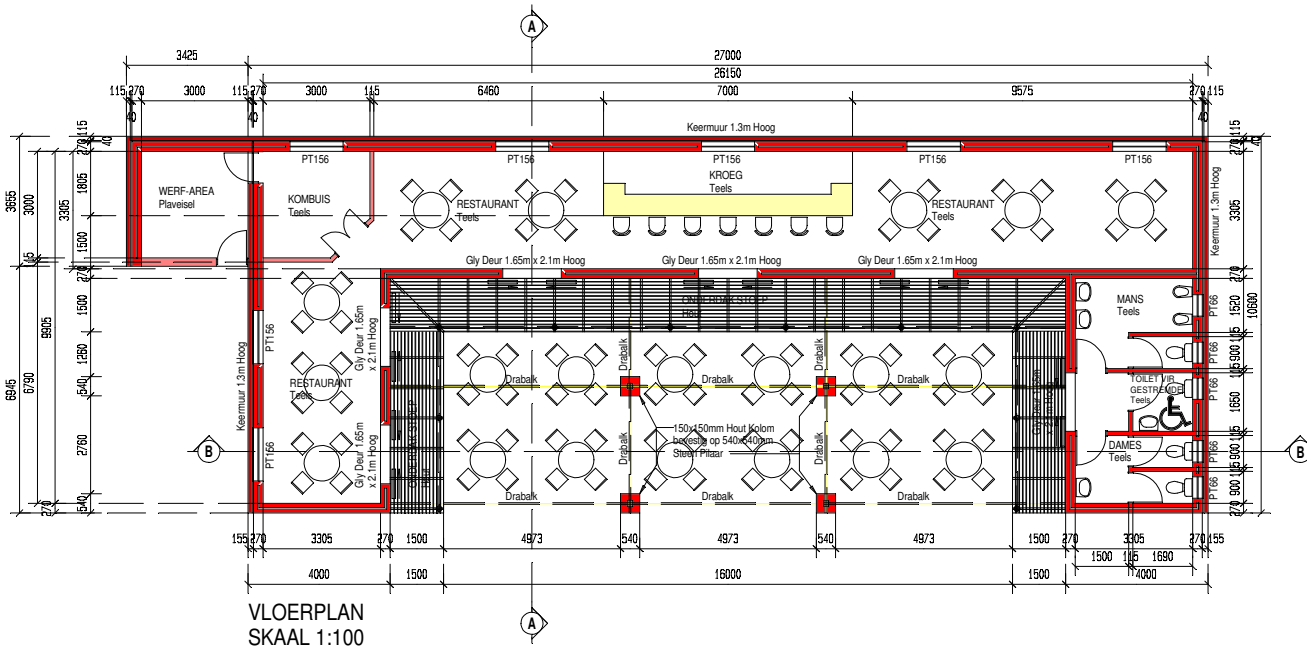
LET WEL:

ALLE MATERIAAL MOET SABS GOEDGEKEUR WEES. ALLE MATERIAAL EN WERK MOET VOLGENS SANS 204, SANS 10400 EN BOUREGULASIES WEES. GEEN AFMETINGS MOET AFGESKAAL WORD VAN TEKENING NIE, SLEGS MATES GETOON MOET GEBRUIK WORD. KONTRAKTEUR MOET SEKER MAAK DAT ALLE GEBOU E UITGESIT WORD VOLGENS PLAN, SODAT BOULYNE NIE OORSKRY WORD NIE. KONTRAKTEUR MOET ALLE AFMETINGS EN VLAKKE NAGAAN OP TERREIN. ENIGE TEENSTRYDIGHEID MOET ONDER DIE AANDAG VAN N.A.D. GEBRING WORD.

APPOINTED AS ARCHITECTURAL PROFESSIONAL TO WORK STAGE 4.1 (DOCUMENTATION TO ACHIEVE MUNICIPAL APPROVAL ONLY). NO LIABILITY WILL BE ACCEPTED FOR WORK DURING CONSTRUCTION. FULL LIABILITY AND RESPONSIBILITY WILL BE FOR THE OWNER OR BUILDER.

OPPERVLAKTES:

NUME. RESTAURANT	168,80m ²
ONDERDAK STOEP	43,80m ²
TOTAAL	204,60m ²
WERF-AREA	12,52m ²
EFF. OPPERVLAKTE	40,234m ²

**DAK: RESTAURANT**

0.47 ZINCALUME IPR DAKBEDEKKING @ 15° HELLING
BEVESTIG OP 76x50mm DAKLATTE @ 900mm c/c
BEVESTIG OP 228x50mm KAPBALKE @ 900mm c/c
BEVESTIG OP MUUR:
DAKKAP KONSTRUKSIE MOET DEUR SPESIALIS
ONTWERP WORD VOLGENS SANS 10400-L EN VOLGENS
SANS 10400-T.

ONDERDAK STOEP - PLAT DAK:

0.47 ZINCALUME IPR DAKBEDEKKING @ 15° HELLING BEVESTIG
OP 76x50 mm DAKLATTE TEEN 900mm h-h MAKSIMUM,
BEVESTIG OP 152x50mm DAKBALKE TEEN 900mm h-h
MAKSIMUM BEVESTIG OP DRABALK BEVESTIG OP 6150mm
BEHANDELOE PALE
BIND KAPPE OF BALKE MET 6mm DAKDRAAD WAT IN MUUR
GEVESTIG IS.
DAKKAP KONSTRUKSIE MOET DEUR SPESIALIS ONTWERP WORD
VOLGENS SANS 10400-L EN VOLGENS SANS 10400-T.

GEUTE:

STANDAARD ALUMINIUM GEUTE, REEN-WATERPYPE
EN TOE BEHORE VOLGENS SANS 10400-R.

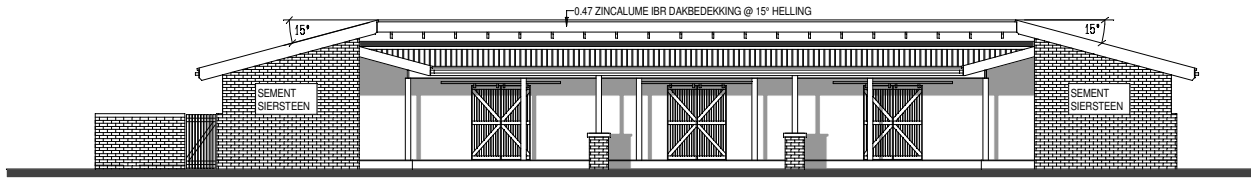


N.A.D.
NEW ARCHITECTURAL DESIGN

LEON LANGVELDT (PSAT)
EN MEDWERKERS
SACAP ST2125 / SNAIT 31141
1ste VLOER, EAGLES VIEW GEBOU
5 PROGRESSSTRAAT, GEORGE
TEL: 083 3109 345
E-MAIL: leonard4477@gmail.com

Projek:
Project: **VOORGESTELDE AANBOUW
VIR SOUTHERN CROSS TOURS (PTY) LTD.
OP GEDeelTE 64 VAN DIE PLAAS
KOUDOUW 88, WABOOMSKRAAL
GEORGE**

Ontwerp:	L.L.	Datum:	23 Jan 2023
Designed:		Date:	
Oeteken:	CL	Skaal:	1:100
Drawn:		Scale:	
Negegaan:	L.L.	Oppervlakte:	204,60m ²
Checked:		Area:	
Element:		Plan No.	CL 5622/2
Owner:			



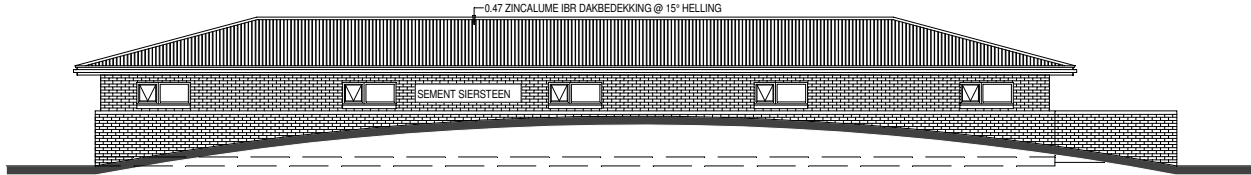
SUID-OOS AANSIG
SKAAL 1:100



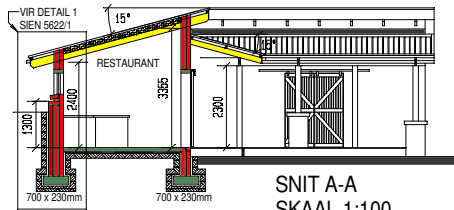
SUID-WES AANSIG
SKAAL 1:100



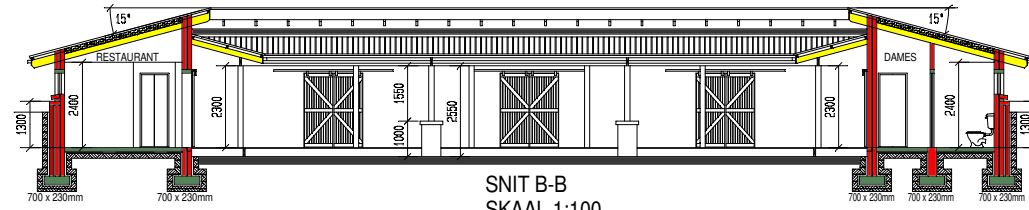
NOORD-OOS AANSIG
SKAAL 1:100



NOORD-WES AANSIG
SKAAL 1:100



SNIT A-A
SKAAL 1:100



SNIT B-B
SKAAL 1:100

SPESIFIKASIES

DAK: RESTAURANT

0.47 ZINCALUME IBR DAKBEDEKKING @ 15° HELLING
BEVESTIG OP 76x50mm DAKLATTE @ 900mm c/c
BEVESTIG OP 228x50mm KAPBALKE @ 900mm c/c
BEVESTIG OP MURE
DAKKAP KONSTRUKSIE MOET DEUR SPESIALIS ONTWERP WERK VOLGENS SANS 10400-1 EN VOLGENS SANS 10400-1.

ONDERDAK STOEP - PLAT DAK:

0.47 ZINCALUME IBR DAKBEDEKKING @ 15° HELLING BEVESTIG OP 76x50 mm DAKLATTE TEEN 900mm h-h MAKSIMUM.
BEVESTIG OP 152x50mm DAKBALKE TEEN 900mm h-h MAKSIMUM BEVESTIG OP DRABALK BEVESTIG OP #150mm BEHANDELDE PALE.

BIND KAPPE OF BALKE MET 6mm DAKDRAAD WAT IN MUUR GEVESTIG IS.
DAKKAP KONSTRUKSIE MOET DEUR SPESIALIS ONTWERP WERK VOLGENS SANS 10400-1 EN VOLGENS SANS 10400-1.

VENSTERS:

STANDAARD ALUMINIUM VENSTERS. KLEUR VOLGENS EIENAR SE KEUSE.
VENSTERS VOLGENS SANS 10400-N. VOGWERING OM ALLE VENSTERS.

PLAFON:

4mm NUTEC PLAFON GEVESTIG AAN 38x38mm LATTE TEEN 400mm h-h GEVESTIG AAN 152x50mm BALKE WAT AAN MUUR GEVESTIG IS. KROONLUSTE VOLGENS EIENAR SE KEUSE. BEDEEL VOOR EN VERF MET TWEE LAE PVA VOLGENS EIENAR SE KEUSE.
HITTE ISOLASIE KOMBERS MOET VOLDOEN AAN DIE VEREISTES VAN SANS 10400-L, SANS 10400-T EN SANS 10177-5.

GEUTE:

STANDAARD ALUMINIUM GEUTE. REEN-WATERPYPE EN TOE BEHORE VOLGENS SANS 10400-R.

MURE:

350mikron BRICK-GRIP MOET ONDER ALLE MURE GELE WORD.
BINNE EN BUITE STENE VOLGENS EIENAR SE KEUSE. SEMENT MENGSEL 1 : 4. VOEE TUSSEN STENE MOET GROEF GESTOOT WORD. BRICKFORCE ELKE 5de LAAG TOT LINTEL HOOGTE, DAARNA ELKE 2de LAAG. VENSTERS VOLGENS VENSTER SKEDULE. VOGWERING OM ALLE VENSTERS.
PLEISTERMENGSEL: 1 Sement, 6 Sand, Half Kalk
BUITEMURE - SEMENT SIERSTEEN
ALLE MURE MOET VOLDOEN AAN SANS 10400-K.

DEURE:

1. STANDAARD HARDEHOUT BUITEDEUR.
STANDAARD HANDVATSELS EN STANDAARD 3 KLAWER SLOTTEN EN EEN PAAR GEELKOPER SKARNIERE BEVESTIG AAN HARDEHOUT KOSYN MET GEELKOPER HOUTSKROEWE. VOORSIEN RUBBER SEEL STROOK TEEN KOSYN OM DEUR TE SEEL.
2. STANDAARD HOL-GEVORMDE BINNEDEURE MET VORM DRUKWERK EN GEVEER VOLGENS EIENAR MET STANDAARD HANDVATSELS EN STANDAARD 2 KLAWER SLOTTEN EN EEN PAAR GEELKOPER SKARNIERE BEVESTIG AAN HARDEHOUT KOSYN MET GEELKOPER HOUTSKROEWE.
3. 8 x GLYDEURE - STAAL RAME MET HOUT ROF AFGEWERKDE PLANKE.

VLOER:

VLOER:
125mm READY MIX BETON 25mpa (POWER FLOAT) OP 250mikron SABS SWART VOGWERING MET 300mm OORSLAG LASTE WAT VASGEPLAK WORD OP GOED GEKOMPakteerde VULLING.
KOMPASIE MOET GETOETS WORD DEUR LAB OF INGENIEUR. UITSIET VOE ELKE 4.5m.
VLOER VOLGENS VOLGENS SANS 10400-J.

FONDASIES VIR MURE:

15mpa BETON READY MIX. FONDASIE MURE MOET ELKE TWEEDE LAAG BRICKFORCE KRY.
INDIEN BAKSTONE MOET MUUR MET VOGWERING AAN BINNEKANT GEVEER WORD.
FONDASIE MURE MOET TWEE DAE STAAN VOOR OPGEVUL WORD MET PADGRUIS, 150mm LAE GOEDGEKOMPakteer. INDIEN FONDASIE MUUR HOER AS 1METER IS, MOET MUUR 345mm DIK WEES.
ALLE FONDASIES VOLGENS SANS 10400-B EN SANS 10400-H.

FONDASIES VIR HOUT PALE:

600 x 600 x 300mm RIG FONDASIE EN 600 x 600 x 100mm VOET FONDASIE VOLGENS SANS 10400-B & SANS 10400-H.

STRUKTURELE WERK:

ALLE STRUKTURELE WERK MOET STRENG VOLGENS DIE INGENIEUR SE ONTWERP GEDOEN WORD. STRUKTURELE WERK MOET OOK DEUR INGENIEUR GOEDEKUR WORD.

LET WEL:

ALLE MATERIAAL MOET SABS GOEDGEKUR WEES. ALLE MATERIAAL EN WERK MOET VOLGENS SANS 204, SANS 10400 EN BOUREGULASIES WEES. GEEN AFMETINGS MOET AFGESKAAL WORD VAN TEKENING NIE, SLEGS MATES GETOON MOET GEBRUIK WORD. KONTRAKTEUR MOET SEKER MAAK DAT ALLE GEBOU UITGESTIT WORD VOLGENS PLAN, SODAT BOULYNE NIE OORSKRY WORD NIE. KONTRAKTEUR MOET ALLE AFMETINGS EN VLAKKE NAGAAN OP TERREIN. ENIGE TEENSTRYDIGHED MOET ONDER DIE AANDAG VAN N.A.D. GEBRING WORD.

*APPOINTED AS ARCHITECTURAL PROFESSIONAL TO WORK STAGE 4.1 (DOCUMENTATION TO ACHIEVE MUNICIPAL APPROVAL ONLY)
NO LIABILITY WILL BE ACCEPTED FOR WORK DURING CONSTRUCTION.
FULL LIABILITY AND RESPONSIBILITY WILL BE FOR THE OWNER OR BUILDER.*

OPPERVLAKTES:

NUM. RESTAURANT	160.80m ²
ONDERDAK STOEP	43.80m ²
TOTAAL	204.60m ²
WERF-AREA	12.52m ²
EFF. OPPERVLAKTE	40.234m ²



N.A.D.
NEW ARCHITECTURAL DESIGN

LEON LANGEVELDT (PSAT)
EN MEDEWERKERS
SACAP 512125 / SNAIT 31141
1ste VLOER, EAGLES VIEW GEBOU
5 PROGRESSSTRAAT, GEORGE
TEL: 083 3109 345
E-MAIL: leonard4477@gmail.com

Projek:
Project:

VOORGESTELDE AANBOUW
VIR SOUTHERN CROSS TOURS (PTY) LTD.
OP GEDDEELTE 64 VAN DIE PLAAS
KLOUOUW 88, WABOOMSKRAAL
GEORGE

Ontwerp: Designed:	L.L.	Datum: Date:	23 Jan 2023
Geteken: Drawn:	CL	Skaal: Scale:	1:100
Negesien: Checked:	L.L.	Oppervlakte: Area:	204.60m ²
Eienaar: Owner:		Plan No.	CL 5622/3



NOTIFICATION OF PAYMENT

To Whom It May Concern:

First National Bank hereby confirms that the following payment instruction has been received:

Date Actioned	: 2025/06/26
Time Actioned	: 10:44:20
Trace ID	: PXKMGVSN

Payer Details

Payment From	: Riverlea Farm
Cur/Amount	: ZAR16,273.65

Payee Details

Name	: George Municipality FNB
Bank	:
Branch Code	:
Reference	: Lua622

END OF NOTIFICATION

To authenticate this Payment Notification, please visit the First National Bank website at fnb.co.za, select the "Verify Payments" link and follow the on-screen instructions.

Our customer (the payer) has requested First National Bank Limited to send this notification of payment to you. Should you have any queries regarding the contents of this notice, please contact the payer. First National Bank Limited does not guarantee or warrant the accuracy and integrity of the information and data transmitted electronically and we accept no liability whatsoever for any loss, expense, claim or damage, whether direct, indirect or consequential, arising from the transmission of the information and data.

1267

1ST FLOOR,
CHURCH CORNER BUILDING
CNR CHURCH AND COURTENAY
STREETS
GEORGE
6530

Prepared by me



CONVEYANCER
SUSANNA PETRONELLA
VERMEULEN

Fee endorsement	
Purchase price/Value	Office fee
R. 5500 000 00	R. 184 600
Mortgage cap. Amount	
Reason for exemption	Exempt i.t.o. Cat. Act

000048829/2018

DEED OF TRANSFER

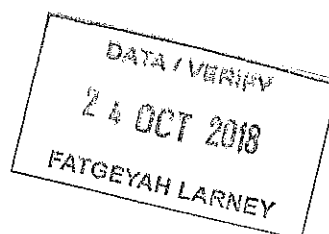
BE IT HEREBY MADE KNOWN THAT

LYNNE BOTHA

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

RIVERLEA FARM CC
Registration Number 1999/021289/23

which said Power of Attorney was signed at GEORGE on 11 September
2018.



And the appearer declared that his/her said principal had, on 22 August 2018, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

SOUTHERN CROSS TOURS PROPRIETARY LIMITED
Registration Number 2015/049563/07

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

PORTION 64 OF THE FARM KOUWDOUW NO 88,
IN THE MUNICIPALITY AND DIVISION OF GEORGE,
PROVINCE OF THE WESTERN CAPE

IN EXTENT 40,2342 (FORTY COMMA TWO THREE FOUR TWO)
Hectares

FIRST REGISTERED by Certificate of Consolidated Title No.
T22573/1995 with Diagram S.G. No. 8857/93 relating thereto and held
by Deed of Transfer Number T50242/1999

I. **AS REGARDS** the figure A B c middle of Wagenboomskraal River n m l k
K L M indicated on said Diagram S.G No 8857/93:-

A. **SUBJECT** to such conditions as are referred to in Deed of Transfer
No. T1923/1915.

B. **SUBJECT FURTHER** to the conditions referred to in the servitude
endorsement dated 9 April 1915 on Deed of Transfer No.
T9053/1914, which reads as follows:

"Paragraphs 16, 17 and Remainder of 18
Registration of Servitude

By a Deed of Transfer No 1777 April 1915 1/3 share of the water
rights appertaining to this property together with the right to
construct certain furrow and right of access thereto have been



conceded in favour of the property thereby conveyed as will more fully appear on reference to the said Transfer."

C. SUBJECT FURTHER and ENTITLED to the conditions contained in Deed of Transfer No T15039/1951 relating to the division of water every eight days from the Geelhoutboom River and Teewater River, upon which the said Portion 13 of the Farm Kouwdouw is entitled, by Deed of Grant dated 19 November 1891, annexed to Deed of Transfer No T177 dated 9 July 1879, after deduction of the water allocated as set out in paragraph 1.B. above, the hereinaftermentioned distribution of water being allocated in terms of the aforesaid distribution agreement, namely:-

a. (i) Aan die eiendomme aan die gesamentlike Boedel van wyle Maria Elizabeth Barnard, gebore Krick, en nabywende eggenoot Daniel Andries Barnard gebore op 9 Julie 1883, getransporteer kragtens Verdelingstransportakte No 15037 gedateer 29 Augustus 1951, synde:-

(a) Gedeelte 15 en gedeelte 30 tesame met 14 uur 13 minute water, en

(b) Gedeeltes 14, 26 en 40 tesame 28 uur 27 minute water.

(ii) Aan die eiendomme van Izak Gerhardus Barnard getransporteer kragtens Verdelingstransportakte Nr 15038 gedateer 29 Augustus 1951, synde:-

(a) Gedeeltes 17, 24, 31 en 38 tesame 14 uur 13 minute water, en

(b) Gedeeltes 16, 25, 29 en 39 tesame 28 uur 27 minute water.

(iii) Aan die eiendomme aan die Komparant se Prinsipaal gehou deur gesegde Verdelingstransportakte No 15039 gedateer 29 Augustus 1951, synde gedeeltes 19, 22, 33 en 36 tesame 21 uur 20 minute water.

(iv) Aan die eiendomme van Adam Louwrens Barnard getransporteer kragtens Verdelingstransportakte No

15040 gedateer 29 Augustus 1951 synde gedeeltes 20, 28 en 34 tesame 21 uur 20 minute water.

- (v) Aan die eiendomme van Marthinus Christoffel Barnard getransporteer kragtens Verdelingstransportakte No 15041 gedateer 29 Augustus 1951, synde Gedeeltes 21, 27 en 35 tesame 21 uur 20 minute water.
 - (vi) Aan die eiendomme van die Gemeenskaplike Boedel van Wyle Jan Hendrik Barnard en later-oorlede eggenote Johanna Catherina Barnard, gebore Ellis, getransporteer kragtens Verdelingstransportakte No 15042 gedateer 29 Augustus 1951, synde gedeeltes 18, 23, 32, 37 en restant van gedeelte 13 KOUWDOUW tesame 42 uur 40 minute water.
- b. Die eerste beurt sal 'n aanvang neem by die eiendomme wat aan die Gemeenskaplike Boedel van Wyle MARIA ELIZABETH BARNARD, gebore Krick, en nablywende eggenoot Daniel Andries Barnard, behoort (gesegde Transportakte No 15037/1951), welke eiendom eerste moet vat, daarna vat die eiendomme van IZAK GERHARDUS BARNARD (gesegde Transportakte No 15038/1951) daarna die eiendomme wat aan die Gemeenskaplike Boedel van JAN HENDRIK BARNARD en sy later-oorlede eggenote JOHANNA CATHERINA BARNARD, gebore Ellis, behoort (gesegde Transportake No 15042/1951), daarna die eiendomme wat aan JACOBUS JOHANNES BARNARD behoort kragtens Transportakte No 15039/1951, daarna die eiendomme wat aan MARTHINUS CHRISTOFFEL BARNARD behoort (gesegde Transportakte No 15041/1951), en daarna die eiendomme wat aan ADAM LOUWRENS BARNARD behoort (gesegde Transportakte No 15040/1951) en dan met die volgende beurt vat die eiendom van die Gemeenskaplike Boedel van wyle MARIA ELIZABETH BARNARD, gebore Krick, en haar nablywende eggenoot DANIEL ANDRIES BARNARD weer eerste en volg die ander eiendom daarop soos hierbo uiteengesit.
- c. Elke eienaar sal verplig weer om 'n drinkstraal van een duim water by sy sluise laat verby loop. 'n Gat van 1 duim in deursnit sal in elke sluis drie duim bokant die blad van die sloot geboor word ten einde die drinkwater deur te laat.
- d. Die sloot sal minstens twee keer per jaar skoongemaak word en wel in Maart en September van elk en ieder jaar.
- e. Elke eienaar sal sy werksmense bydra volgens die hoeveelheid water wat hy het vir die skoonmaak en reparasie van die sloot.

- f. Die eienaars sal geregtig wees om hulle waterbeurte onder mekaar uit te ruil en die ander eienaars sal geen beswaar daarteen kan maak nie tensy hulle deur 'n dergelike uitruiling benadeel word."

D. SUBJECT FURTHER to the terms of the endorsement dated 18 July 1975 on Deed of Transfer No T19000/1959, which endorsement reads as follows:-

"Kragtens Notariele akte Nr K485/1975S is die binnevermelde eiendom onderhewig aan die reg ten gunste van ELEKTRISITEITSVOORSIENINGSKOMMISIE om elektrisiteit daaroor te lei, tesame met bykomende regte, en onderhewig aan voorwaardes soos, vollediger sal blyk uit gesegde Akte (en Kaart), afskrif waarvan hieraan geheg is."

E. BY Notarial Deed No K478/94S dated 2 December 1993, the abovementioned property held by Deed of Transfer No T70143/1990, is **SUBJECT** to an electric power line servitude 47 metres plus 31 metres wide in favour of ESKOM to convey electricity which servitude is represented by the lines a.b. and c.d. on Diagram No 9541/91 together with ancillary rights. As will more fully appear from the said Notarial Deed.

II. AS REGARDS the figure J K k l m n middle of Wagenboomskraal River p q r s indicated on said diagram S.G. No 8857/93:

- A. SUBJECT** to the conditions referred to in Deed of Transfer No T1923/1915.
- B. SUBJECT FURTHER** to the conditions referred to in the Servitude Endorsement dated 9 April 1915, recorded on Deed of Transfer No. T9053/1914, which reads as more fully set out in Component 1.B. hereof.
- C. SUBJECT FURTHER and ENTITLED** to the conditions relating to the division of water, every eight days, from the Geelhoutboom



River and Teewater River, whereto the abovementioned portion 13 of the Farm Kouwdouw is entitled to in terms of Deed of Grant dated 19 November 1891 attached to Deed of Transfer No T177/1879 dated 9 July 1879, after deduction of the water allocated as set out in Component I. B above, the hereinaftermentioned distribution of water being allocated in accordance with the aforementioned distribution agreement, as set out in Component I.C.a.(i) to (vi) and b to f hereof.

III. **AS REGARDS** the figure G D E F indicated on said diagram S.G. No 8857/93:

- A. **SUBJECT** to the conditions referred to in Deed of Transfer No T1923/1915.
- B. **SUBJECT FURTHER** to the conditions referred to in the Servitude Endorsement dated 9th April 1915, recorded on Deed of Transfer No T9053/1914, which reads as more fully set out in Component I.B. hereof.
- C. **SUBJECT FURTHER and ENTITLED** to the conditions relating to the division of water, every eight days, from the Geelhoutboom River and Teewater River, whereto the abovementioned portion 13 of the Farm Kouwdouw is entitled to in terms of Deed of Grant dated 19 November 1891 attached to Deed of Transfer No T177/1879 dated 9 July 1879, after deduction of the water allocated as set out in Component I.B. hereof; the hereinaftermentioned distribution of water being allocated in accordance with the aforementioned distribution agreement, more fully set out in Component I.C. a.(i) to (vi) and b to f hereof.
- D. **SUBJECT FURTHER** to the terms of the endorsement dated 18 May 1973 recorded on Deed of Transfer No T11872/1965, which endorsement reads as follows:

"Kragtens Notariële Akte No 208/1973 gedateer 11/4/74 is die reg verleen aan die Elektrisiteitsvoorsieningskommissie om elektrisiteit oor die hierinvermelde eiendom te vervoer tesame met bykomende regte, en onderhewig aan die voorwaardes soos meer volledig sal blyk uit gesegde Akte en Kaart, afskrifte waarvan hieraan geheg is,"

which servitude was amended by the following endorsement recorded on Deed of Transfer No T25268/1984 which reads as follows:

"Paras 1 en 2

Kragtens Notariële Serwituutakte Nr K955/86S gedateer 19 Augustus 1986 is Serwituutakte Nr 208/73, soos meer volledig beskryf in Voorwaarde D hierin nou gekanselleer.

Die binnegemelde eiendom is onderhewig aan die reg ten gunste van EVKOM om elektrisiteit daaroor te lei, tesame met bykomende regte en onderhewig aan voorwaardes, soos meer volledig sal blyk uit gesegde Akte.

IV. **AS REGARDS** the figure H J s r q p middle of Wagenboomskraal River d D G indicated on said diagram S.G. No 8857/93:

- A. **SUBJECT** to the conditions referred to in Deed of Transfer No T1923/1915.
- B. **SUBJECT FURTHER** to the conditions referred to in the Servitude Endorsement dated 9th April 1915, recorded on Deed of Transfer No T9053/1914, which reads as more fully set out in Component I.B. hereof.
- C. **SUBJECT FURTHER and ENTITLED** to the conditions relating to the division of water, every eight days, from the Geelhoutboom River and Teewater River, whereto the abovementioned portion 13 of the Farm Kouwdouw is entitled to in terms of Deed of Grant dated 19 November 1891 attached to Deed of Transfer No T177/1879 dated 9 July 1879, after deduction of the water allocated as set out in Component I.B. above; the

hereinaftermentioned division of water being allocated in accordance with the aforementioned distribution agreement, more fully set in Component I.C.a.(i) to (vi) and b to f hereof.

D.

E. **SUBJECT FURTHER** as contained in Deed of Grant No T38204/1981 to the rights of the State President as defined in Section 52 of the Settlement Act, 1956, read in conjunction with Section 51(1) of the Act on Agricultural Credit, 1966, which Section is contained in Schedule A to Deed of Grant No T38204/1981, namely:

"52. (1) Die Staatspresident kan te eniger tyd op die wyse en onder die voorwaardes wat hy goedvind –

(a) damme of reservoirs op 'n hoewe aanlê of die aanleg daarvan magtig;

(b) watervore, pyplyne, kanale en afvoerslote op, deur of onder 'n hoewe aanlê of die aanleg daarvan magtig, en water van of oor 'n hoewe ten voordele van die publiek of 'n eienaar of okkupeerder van naburige grond lei of toelaat dat dit gelei word.

(c) met inagneming van enige toepaslike wetsbepalings, spoorlyne, paaie en telegraaf- en telefoonlyne op of oor 'n hoewe aanlê en eksploteer, of die aanleg en eksploteering daarvan magtig.

52.(2) Enige materiaal wat vir die doeleindes van in sub-artikel (1) bedoelde werke nodig is, kan van die betrokke hoewe geneem word, en vergoeding is aan die betrokke huurder betaalbaar vir enige verlies deur hom gelyk as gevolg van die uitoefening van 'n deur daardie sub-artikel verleende bevoegdheid."

N.B Die woord "huurder" beteken iemand aan wie kragtens hierdie Wet, 'n hoewe toegeken, verhuur, verkoop of uitgegee is, en behoudens die bepalinge van hierdie Wet, ook die Kurator by insolvensie van so iemand of regsverteenvoerder van so iemand wat oorlede is, of kranksinnig geword het, of 'n wettige regsverkrygende of onderverhuurder van so iemand.;

"hoewe" beteken enige grond wat ingevolge hierdie Wet toegeken of verhuur is, en ook sodanige grond ten opsigte waarvan kragtens hierdie Wet die opsie om te koop uitgeoefen is of 'n grondbrief of transportakte uitgereik is;

.....

V AS REGARDS THE WHOLE PROPERTY

SUBJECT FURTHER to the following condition contained in Deed of Transfer No. T50242/1999 and imposed and reserved by the Transferor for itself and its Successors in Title to its riparian property described as:

FARM NO 315, Administrative District of GEORGE, in the Province of the Western Cape;

IN EXTENT: 132,1084 (One Hundred and Thirty Two comma one nought eight four) HECTARES;

HELD by Certificate of Consolidated Title No. T76471/1991;

("Farm 315")

being all the water rights held by

PORTION 64 of the Farm KOUWDOUW NO 88, Administrative District of GEORGE, in the Province of the Western Cape;

IN EXTENT : 40,2342 (Forty comma two three four two) HECTARES;

HELD by Certificate of Consolidated Title No T22573/1995;

("Portion 64")

which water rights are hereby reserved in favour of abovementioned **FARM 315**, EXCLUDING HOWEVER the following portions of such water rights, being:

- (a) 9 (Nine) hours in every cycle of 16 (sixteen) days to 50% (fifty percent) of the flow of the GEELHOOTBOOM RIVER, in terms of Paragraphs IC, IIC, IIIC and IVC of Certificate of Consolidated Title No. T22573/1995; and
- (b) 9 (Nine) hours in every cycle of 16 (sixteen) days to 100% (One hundred percent) of the flow of the TEEWATER RIVER in terms of Paragraphs IC, IIC, IIIC and IVC of Certificate of Consolidated Title No. T22573/1995;

by extraction of water from the said rivers via the HEYNS FURROW;

to which water rights **PORTION 64** will remain entitled.

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

RIVERLEA FARM CC

Registration Number 1999/021289/23

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

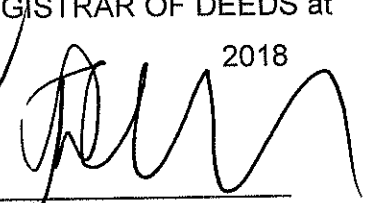
SOUTHERN CROSS TOURS PROPRIETARY LIMITED

Registration Number 2015/049563/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R5 500 000,00 (FIVE MILLION FIVE HUNDRED THOUSAND RAND) plus VAT thereon calculated at zero rate.

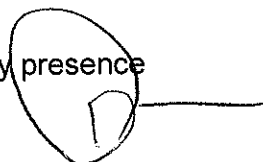
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on

23 October 2018


q.q.

In my presence



REGISTRAR OF DEEDS

^



Reference number: Farm Koudow 88/64, Division George

Date: 27/08/2021

E-mail: janvrolijk@vodamail.com

JAN VROLIJK TOWN PLANNER
PO BOX 710
GEORGE
6530

**APPLICATION FOR CONSENT USE: PORTION 64 OF THE FARM KOUDOUW 88,
DIVISION GEORGE**

Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, W.1.33 of 29 July 2015 decided that the following application for Consent Use in terms of Section 15(2)(o) of the Land Use Planning By-Law for George Municipality, 2015, for a tourist facility consisting of a distillery, restaurant, craft pub, boutique shop and outdoor kids play area on Portion 64 of the Farm Koudouw 88, Division George;

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

- (i). The proposed development is in line with the development principles and guidelines as stated in the MSDP and WC Rural Guidelines.
- (ii). The proposed development will not have a negative impact on the surrounding character of the area or the environment.
- (iii). Required mitigation measures have been imposed in the conditions of approval below. Subject to the following conditions imposed in terms of Section 66 of the said Planning By-Law:

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of Section 43 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) as read with Sections 19(5) of the Land-Use Planning By-Laws for George Municipality this approval shall lapse if not implemented within a period of five years from the date of approval.
2. The development must make use of natural materials and dark paint tones that blend in with the surrounding environment in the design of all exterior elevations, walls and retaining structures. All roofs shall be dark tones, preferably dark greens, greys or black that blends with the surrounding environment.
3. The applicant must clarify the most appropriate method of sewerage disposal for the property with the Department: Civil Engineering Services prior to submission of the SDP.
4. A Site Development Plan (SDP) in accordance with Section 23 of the George Integrated Zoning Scheme Bylaw, 2017 must be submitted to the satisfaction of the Directorate for consideration and approval prior to the submission of building plans.
5. The SDP to incorporate the comments from the Western Cape Department of Transport and Public Works (conditions 10 – 16).
6. The SDP must indicate the 32m as well as the 1:100m flood line buffer area from the dam. No structures will be allowed in this area.
7. The floor area for the Tourist Facilities (including the ablution block) may not exceed 400m².

8. Building plans be submitted for approval in accordance with the National Building Regulations (NBR) after the approval of the SDP;
9. The above approval will be considered implemented on the commencement of building works in accordance with the approved building plans.

CONDITIONS OF THE WESTERN CAPE DEPARTMENT OF TRANSPORT AND PUBLIC WORKS

10. The existing access off Divisional Road 1645 at +/- km 3.9 RHS may be retained as an access for agricultural related purposes.
11. The existing access off Divisional Road 1645 at +/- km 4.11 RHS is due to lack in sufficient access spacing permanently closed with materials like the existing fence in that vicinity.
12. The existing access off Divisional Road 1645 at +/- km 4.21 LHS may be retained as the farm's main access.
13. The existing access off Divisional Road 1645 at +/- km 4.21 RHS may be retained for both agricultural purposes and the proposed consent use.
14. The existing access off Divisional Road 1645 at +/- km 4.24 RHS is due to lack in sufficient access spacing permanently closed with materials like the existing fence in that vicinity.
15. The existing access off Divisional Road 1645 at +/- km 4.11 RHS is due to lack in sufficient shoulder sight distance, permanently closed with materials like the existing fence in that vicinity. 16. That all the approved accesses conform to the standards of the Roads department of Garden Route District Municipality.
17. Approval for the relaxation of the 95m Building Restriction in terms of Act 21 of 1940 must be obtained from the Western Cape Department of Transport and Public Works prior to the submission of building plans.

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee, in terms of Section 79(2) of the Land Use Planning By-law for George Municipality, 2015.

- A detailed motivated appeal with reasons should be directed to and received by the Appeal Authority, P O Box 19, George on or before **17 SEPTEMBER 2021**.
- An appeal that is not lodged within the set date or that does not comply with Section 80 of the Land Use Planning By-law for George Municipality, 2015 will be deemed invalid.

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

Kindly note that in terms of Section 80(14) of the Land Use Planning By-law for George Municipality, 2015, the above decision is suspended until such time as the period for lodging an appeal has lapsed, any appeal has been finalised and you have been advised accordingly.

Yours faithfully



J FOURIE

SENIOR TOWN PLANNER

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Ref: TPW/CFS/RP/LUD/REZ/SUB-12/115 (Application No: 2025-03-0112)

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

Attention: Ms M Arries

Dear Madam

CONSENT USE: PORTION 64 OF FARM KOUDOUW 88, DIVISION GEORGE

1. The following refer:
 - 1.1 This Branch's letter TPW/CFS/RP/LUD/REZ/SUB-12/115 (Job 27268) dated 20 November 2019 to you.
 - 1.2 Your letter Farm Koudow 8/64, Division George dated 27 August 2021 to Jan Vrolijk Town Planner.
 - 1.3 Nel & De Kock Town and Regional Planners' unreferenced letter dated 27 March 2025 to this Branch.
2. This Branch in its letter of 20 November 2019 offered no objections to this proposed development, subject to complying to paragraphs 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7 and 2.8 of that letter. Nel & De Kock Town and Regional Planners, on behalf of its client, confirmed to comply to paragraphs 2.1, 2.2, 2.3, 2.6, 2.7 and 2.8 of this Branch's letter of 20 November 2019, but requested to consider amending paragraphs 2.4 and 2.5.
3. This Branch remains to offer no objection to this application, provided that the following are adhered to:
 - 3.1 Paragraphs 2.1, 2.2, 2.3, 2.6, 2.7 and 2.8 of this Branch's letter of 20 November 2019 remain to be adhered to.
 - 3.2 Paragraph 2.4 of this Branch's letter of 20 November 2019 is allowed to read as follows:
The existing access off Divisional Road 1645 at ±km4.21 RHS (Right Hand Side) must

permanently be closed with materials like the existing road reserve boundary fence in that vicinity.

- 3.3 Paragraph 2.5 of this Branch's letter of 20 November 2019 is allowed to read as follows:
The existing access off Divisional Road 1645 at ±km4.24 RHS may be retained for both agricultural purposes and the proposed consent use.

Yours Sincerely



DD FORTUIN

For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH

DATE: 15 MAY 2025

ENDORSEMENTS

1. George Municipality
Attention: Ms M Arries (e-mail: marries@george.gov.za)
2. Nel & De Kock Town and Regional Planners
Attention: Mr A Havenga (e-mail: neldek@mweb.co.za)
3. Garden Route District Municipality
Attention: Mr JG Daniels (e-mail)
4. District Roads Engineer
Oudtshoorn
5. Mr E Burger (e-mail)
6. Mr DD Fortuin (e-mail)
7. Mr M Steyn (e-mail)