



TOWN PLANNING

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DEVELOPMENT MANAGEMENT CONSULTING

**PROPOSED CONSENT USES
FOR *ROCKFLOW 11 PTY LTD***

**DIEPE KLOOF 226/11
GEORGE MUNICIPALITY & DIVISION**



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8. **Environmental buffers**

Aerial images:

<https://gis.elsenburg.com/apps/cfm/#>

<https://gis.george.gov.za/portal/apps/webappviewer/index.html?id=0283eccf869641e0a4362cb099290fca>

<https://www.google.com/earth/>

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**PROPOSED CONSENT USES:
DIEPE KLOOF 226/11
GEORGE MUNICIPALITY & DIVISION**

1. BACKGROUND INFORMATION & PROPERTY DETAILS

Diepe Kloof 226/11 is an agricultural property in the western fringes of the George Municipal area. The property has undergone many changes over the past decades. Initial houses in the north-eastern corner of the property were demolished before the dam was created in 2005 by previous owners. The stable and warehouse were built somewhere between 2000 and 2004, and the main house, where it is now, was built in 2013 also by previous owners.

The new owners (as of 2023) bought the property due to its locality and potential to be used for agri-tourist activities while the agricultural activities can continue. *DMC Town Planning* was appointed to address the land use requirements to create this envisioned tourist destination on Diepe Kloof 226/11 by applying for the necessary consent uses. The power of attorney attached as **Annexure 1** to this report.

The table below includes relevant information regarding Diepe Kloof 226/11.

Property Description:	Diepe Kloof 226/11
Physical Address:	Divisional Road 1623, Diepe Kloof
Owner:	Rockflow 11 Proprietary Limited
Title Deed No:	T4007/2023(Annexure 2)
Size of the property:	42.4026 ha
Zoning of the property	Agriculture Zone I (Agriculture)
SG Diagram	SG 272/1922 (Annexure 3)

The attached conveyancer's certificate (**Annexure 4**) confirms that the title deed includes no restrictions regarding the land use application proposed for Diepe Kloof 226/11.

1.1 APPLICATION

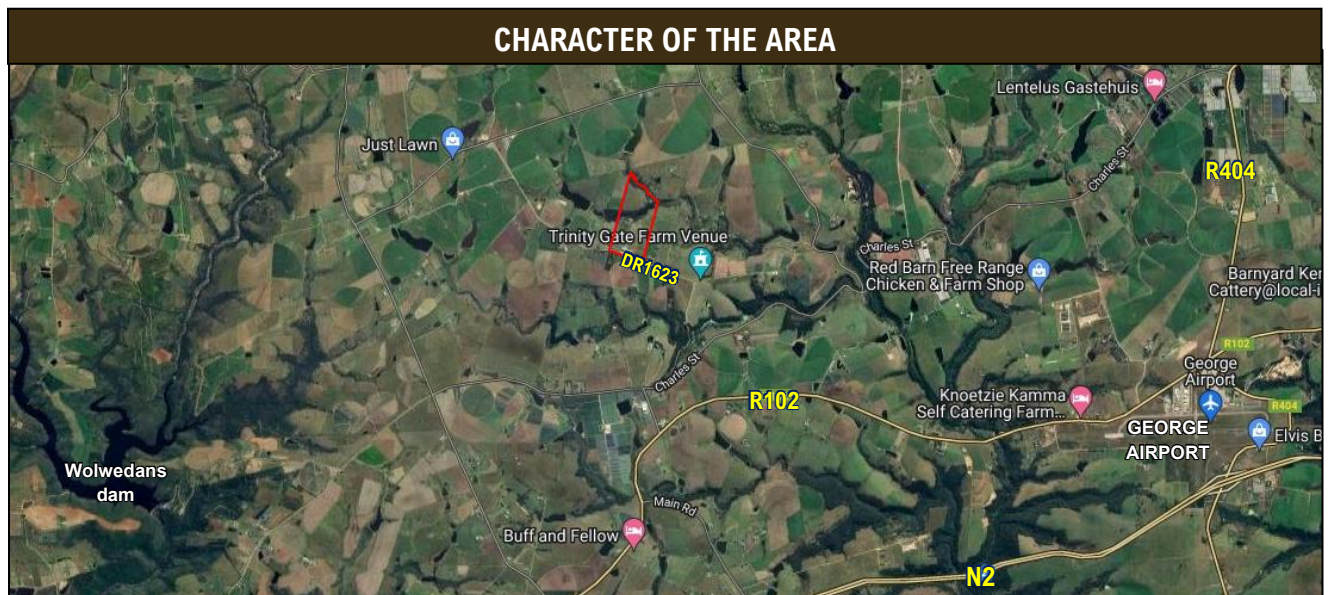
This land use application for Diepe Kloof 226/11 entails the following:

- **Consent Use** in terms of Section 15(2)(o) of the George Municipality: Land Use Planning By-law (2023) for a tourist facility and guest house.

2. CONTEXTUAL INFORMANTS

2.1 LOCALITY

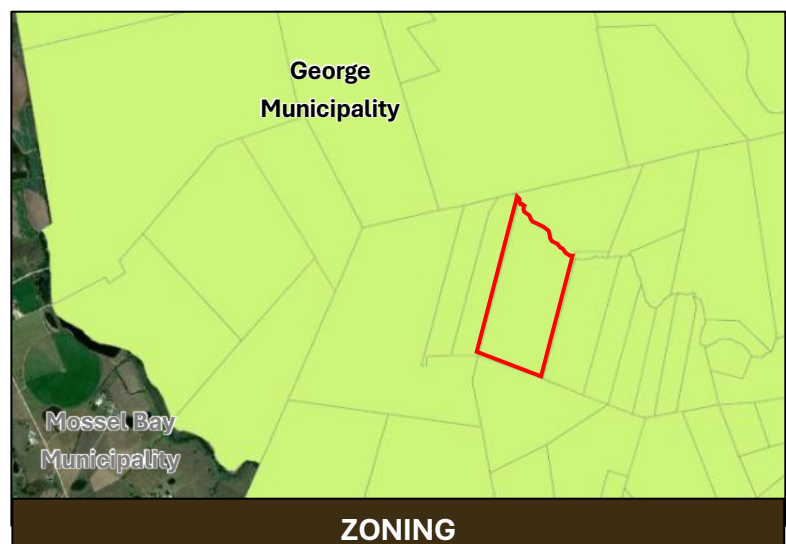
Diepe Kloof 226/11 is an agricultural property located about 7km north-west of the George Airport, about 5km north of the N2, and about 2.5km north of the R102-route. The property is on the western fringes of the George Rural area and within close proximity of the eastern edge of the Mossel Bay Municipal area. Access is from Divisional Road 1623. A locality plan is attached hereto as **Annexure 5**.



2.2 ZONING & LAND USE

The subject property is zoned Agricultural Zone I (Agriculture) in terms of the George Integrated Zoning Scheme By-law (GIZS). The dominant zoning for the area is Agriculture Zone I and the dominant land use in the area is agriculture.

Agricultural Zone I is: *The objective of this zone is to promote and protect agriculture on farms as an important economic, environmental, and cultural resource. 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.*



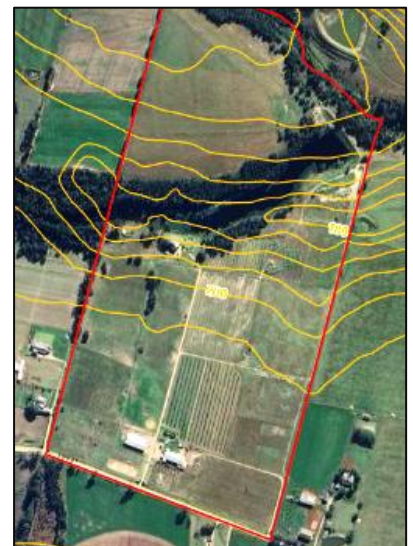
The zoning and use of the property will not change following this land use application. The primary land use (agriculture) will be strengthened, and additional land uses (consent – tourist facility & guest house) added in support of the agricultural activities. The agricultural uses on the property is the existing macadamia crops, and the addition of sheep and alpacas. The proposed land uses (primary & consent) are in line with the agri-tourism character of the greater area. The photos below indicate some of the agricultural activities on this farm.



2.3 CHARACTER OF THE PROPERTY & AREA

The property is situated in George Rural. The area is characterized by mainly agricultural land uses, guest houses, restaurants, some function venues, a primary school, and a NG Church. This farm, Diepe Kloof 226/11 is one of the larger farms in the area.

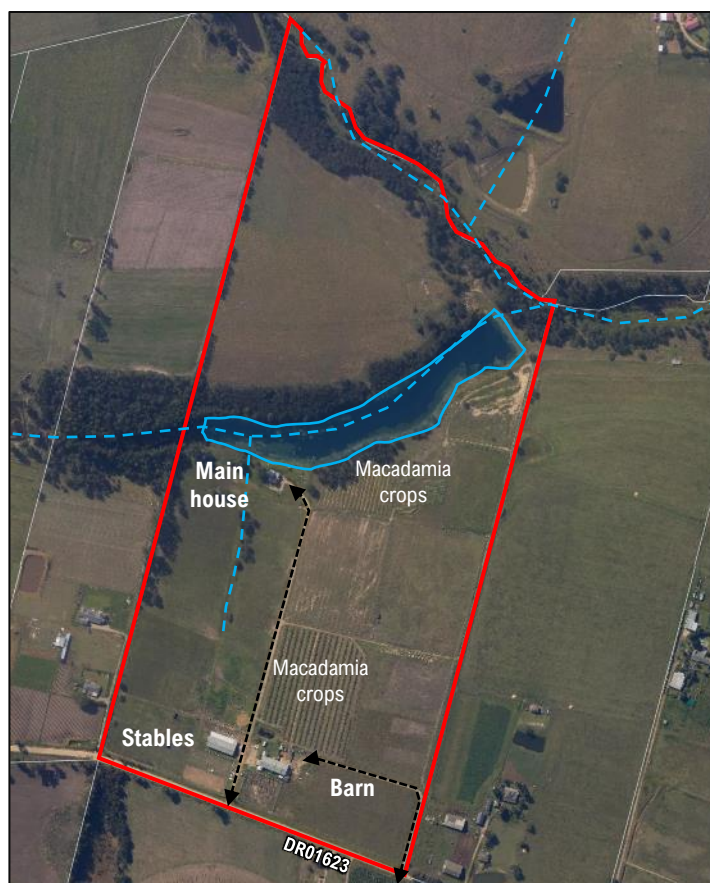
On the northern section are several non-perennial rivers and a dam that traverse the property. The property is relatively level in the south and starts sloping downwards to the dam in the north and upwards again beyond the dam.



The dam was built in 2005 by previous owners. The warehouse and stables were built about 20 years ago and the main house was built about 10 years ago, while the macadamia crops were established in 2019.

The property has two accesses from the unpaved Divisional Road 1623 passing in the south. The one access is situated in the middle of the southern boundary and gives access to all the buildings on the property. The other access is located along the eastern boundary and gives rear access to the barn which also includes the accommodation for the farm manager.

The property has 30m building lines all-around and all the existing structures on the property complies therewith.



3. DEVELOPMENT PROPOSAL

Diepe Kloof 226/11 is an agricultural property located about 7km north-west of the George Airport, about 5km north of the N2, and about 2.5km north of the R102. The property lies on the western fringes of the George Rural area and within close proximity of the eastern edge of the Mossel Bay Municipal area. The area is mainly characterized by agricultural land uses, guest houses, restaurants, some function venues, a primary school, and an NG Church. The subject property is zoned Agricultural Zone I (Agriculture) and used accordingly (macadamia crops). The property is in close proximity to Great Brak River and the coastal suburbs of Mossel Bay Municipality, east of Mossel Bay.

The new owner of Diepe Kloof 226/11 is taking advantage of the locality and rural character of the property to create a tourist destination, with the target market being especially families of tourists, visitors and locals. A place is created where people can bring their families to enjoy various activities indoor and outdoor, with a coffee shop / restaurant and an accompanying coffee-brewery and shop where people can sit and have a light lunch while their children enjoy the activities on the farm. The activities include a petting farm, and a large indoor jungle gym play area. A guest house with three guest rooms is to be accommodated in the existing primary dwelling house.

Currently, the agricultural activities comprise the macadamia crops (0.5ha & 2ha), sheep and alpacas. Especially the latter is part of the interaction for visitors to the farm. The primary land use (agriculture) will thus be strengthened, and additional land uses (consent – tourist facility & guest house) added. This application is thus for consent for a tourist facility and a guest house on Diepe Kloof 226/11. See the site plan, floor plans and elevations attached hereto as **Annexure 6**.

Tourist facility

The tourist facility was consists of a large indoor play area and facilities for the visitors in the former stables – see images below.



The indoor play area is great for days when the weather does not allow outdoor play.

The barn on the eastern side of the former stables accommodates the farm manager's accommodation which has a floor area of $\pm 95\text{m}^2$ including a covered stoep. There is also a farm office of about 20m^2 . The remainder of the barn is used for agricultural purposes as it always has been. On the following page is an image of the existing barn as viewed from the northwest.



Guest house

In the northern section of the property is a double storey dwelling house overlooking the dam to the north. The house has 1 bedroom on the ground floor and three bedrooms on the first floor. Below is the primary dwelling house as viewed from the east with the dam on the right (north).



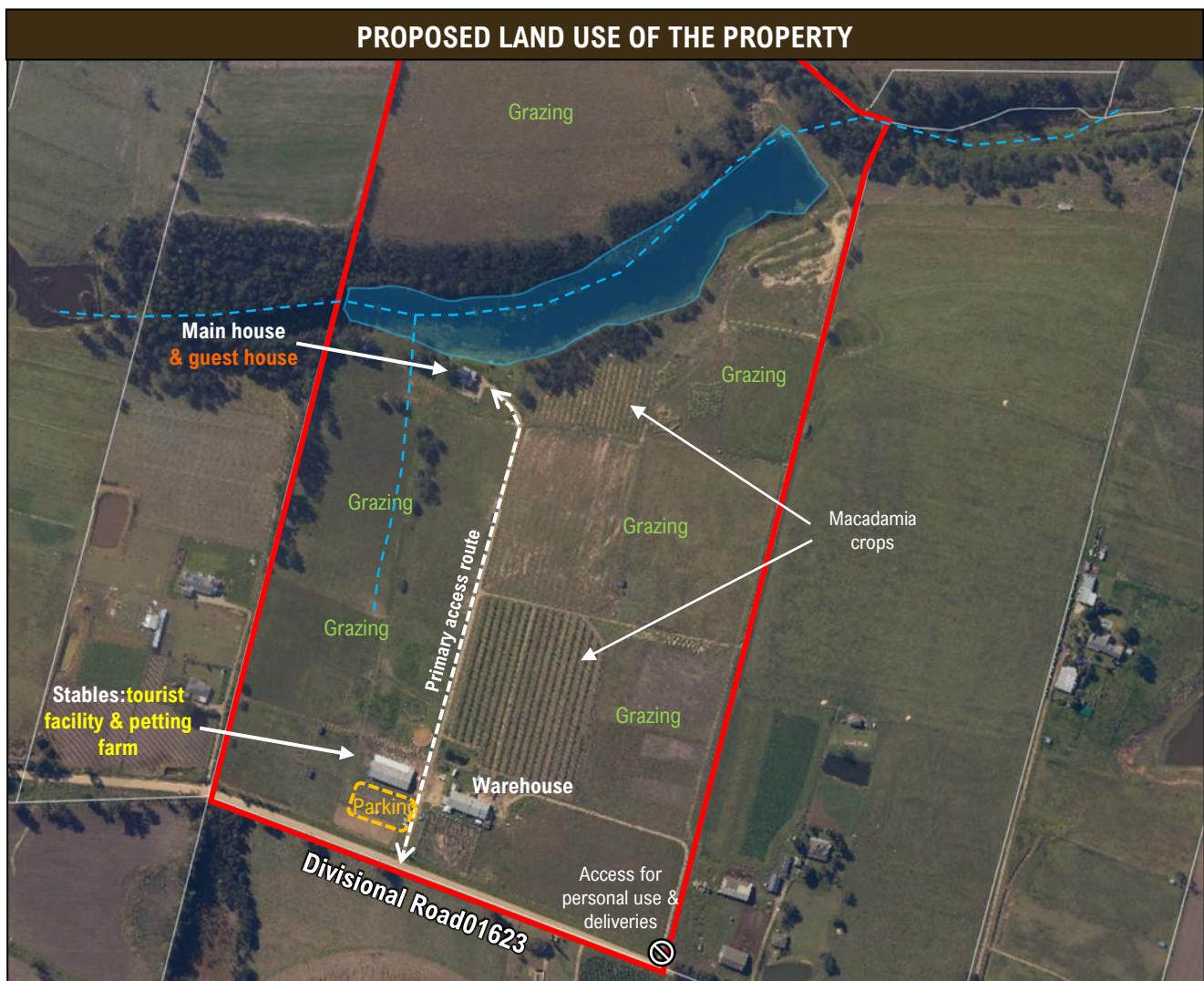
Access & Parking

The mid-lying access point is the primary access to the farm and therefore utilised for the tourist facility, and guest house. The east-lying access from DR1623 is proposed to be used by the farm manager and for the agricultural activities only. As the east lying access is located so near to the abutting property owners' home, the access will not be for public use. The main entrance (mid-lying) is proposed to remain as it is now and will provide access to the parking area proposed for the tourist facility (stables).

This arrangement will ensure that minimal traffic will move along the abutting property's boundary. The parking area is proposed to have about 25 parking bays with ample space for more cars, should it be necessary.

Other development considerations

The total floor area of developed structures on Diepe Kloof 226/11 will be $\pm 1752\text{m}^2$ and the total coverage will be less than 1%. All the proposed structures will comply with the 30m building lines. No new development is proposed within 32m buffer of the dam and non-perennial stream. To follow is an aerial layout illustration of the proposed land uses on the property as seen from above.





3.1 FURTHER CONSIDERATIONS

3.1.1. PRE-APPLICATION CONSULTATION

The pre-application consultation form is attached to this motivation report as **Annexure 7**. The discussion from 12 August 2023 is shown and addressed below:

Town Planning

- Applicant to take cognizance of the development parameters of Guest House and tourist facility.

Noted and done accordingly.

- Applicant to ensure that development parameters are complied with in terms of size, coverage, building lines etc. Possible departures to be addressed with the land use application.

Noted and done accordingly. No new structures are proposed, and existing structures comply with the relevant development parameters.

- Need to address compliance with MSDF of 2023, LSDF, rural guidelines, SPLUMA, Zoning Scheme etc.

Noted and done accordingly.

- Plan to illustrate all environmental buffers on the property.

Noted and done accordingly. See Annexure 8.

- Activities associated with agriculture to be clearly indicated in the motivation report as well as on plans.

Noted and done accordingly. See images contained in paragraphs 2.3; 3; & 4.1.1.4. Also see Annexure 8 for indication of existing macadamia crops and grazing on remainder of farm.

- Access, manoeuvrability, and on-site parking to be provided and indicated on plan.

Noted. see site development plan (Annexure 6) for parking, access, and related dimensions.

- All structures and the respective uses of the buildings and areas to be indicated on the plan.

Noted and done accordingly. See site development plan (Annexure 6).

Civil Engineering Services

- Access: developer to obtain approval from the relevant road Authority.

Noted. This aspect will be addressed during the public participation period.

Water & Sewer

- No Municipal services currently available in this area. The developer will be responsible for these services. Should the municipal network/s be extended, the developer, at his cost, will be required to connect to the system, and be liable for the payment of the applicable DC's

Noted

3.1.2. PUBLIC INTEREST

The proposed consent land uses on Diepe Kloof 226/11 are not expected to have a negative effect on the neighbouring properties and the greater area. The nearest surrounding dwelling houses are about 160m from the proposed tourist facility, one is south-east across the road on Diepe Kloof 226/45 and the other is west on Diepe Kloof 226/41. The house on Diepe Kloof 226/12 is almost 300m east of the proposed tourist facility.

Tourist facilities in the George Rural area are common and within character. Probably the most concerning aspect of this proposal could be the play area for children that is commonly noisy places. However, the owner specifically decided to do the play area indoors, mainly to mitigate potential noise and to provide a safer, shaded, play area rather than outdoors in the potentially harming sun.

The tourist facility and guest house are envisioned to complement and make the most of the peaceful rural character of the area and will thus not encourage or contribute to any loud music or noisy activities.

A tree buffer can be created along the southern road boundary and eastern side boundary to mitigate potential visual and noise concerns for the property owners on Diepe Kloof 226/12 & 45. However, the property owner of Diepe Kloof 226/45 has indicated that a buffer would not be necessary.

The guest house is not expected to have any effect on surrounding property owners as no additional rooms are built to what is already available in the house. The stables are also not provided to have any impact on surrounding property owners as they are an agricultural activity.

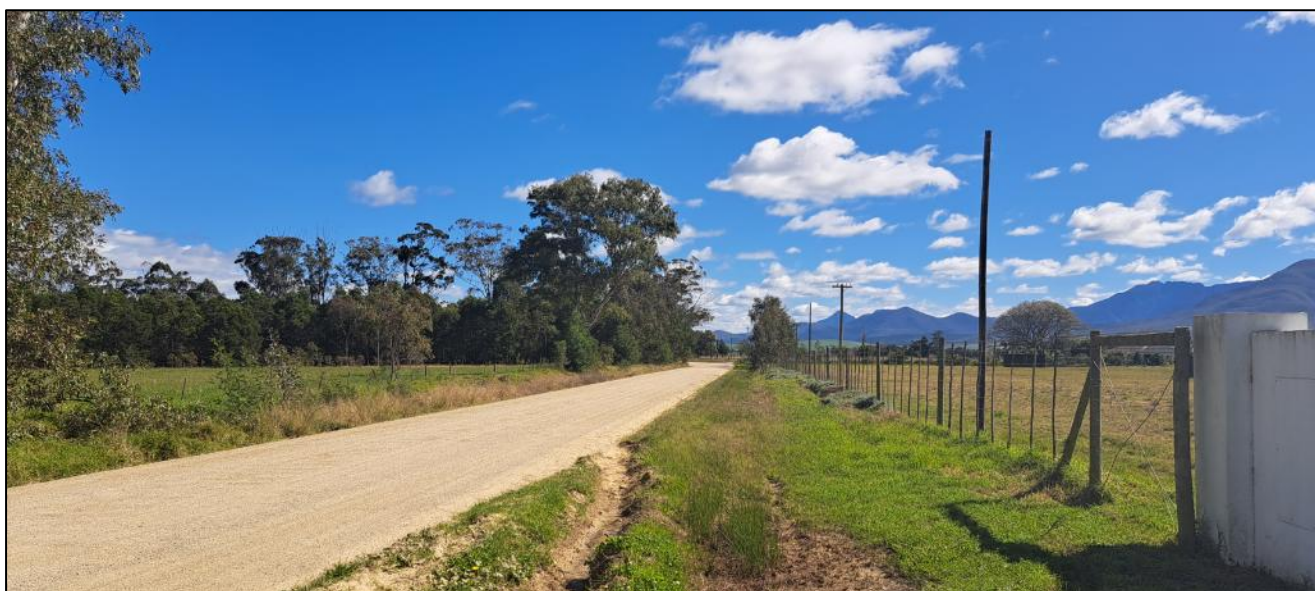
The public interest of this land use application is however limited as the proposed land uses align with the spatial objectives and the character of the George Rural area. It does not impede on any rights of the public and it creates the opportunity for local families and visitors to experience the rural landscape and activities.

3.1.3. MUNICIPAL ENGINEERING SERVICES & ACCESS

Municipal engineering services are not available in this area. Rainwater harvesting and solar power will be implemented on the farm. Sewage disposal will also continue to take place locally.

Access to Diepe Kloof 226/11 is at two points from the Divisional Road 1623, a provincial road. The existing accesses will continue to be used as present with the mid-lying access to be used only for residents and overnight guests and the eastern lying access for day visitors to the tourist facility.

The first photo below is from the main entrance over DR 1623 towards the west.



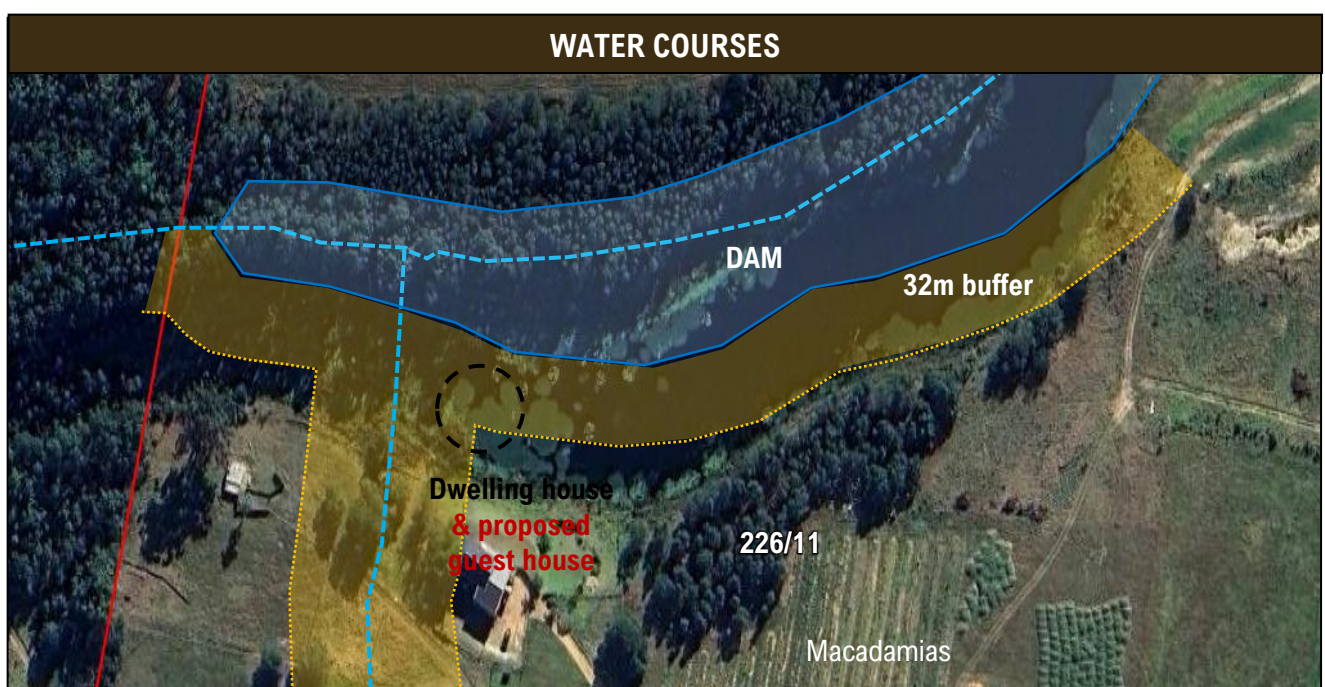
The photo to follow is of the secondary entrance at the southeastern corner of the property from DR 1623:



3.1.4. ENVIRONMENTAL CONSIDERATIONS

There are three non-perennial rivers traversing Diepe Kloof 226/11 in the north, all of which feed run-off water from the area and feed into the Maalgate River in the east. In 2005, a dam was created on Diepe Kloof 226/11 to retain water on the property.

In about 2013, the dwelling house was built by previous owners within the 32m buffer of the dam. Fortunately, the house is built at contour 185m while the dam wall is on contour 180m at its highest. Thus, during heavy raining seasons, the dam is expected to overflow over the dam wall rather than rising 5m above the wall and reaching the house.



The photo to follow shows the significant height difference between the existing dam and the primary dwelling house.

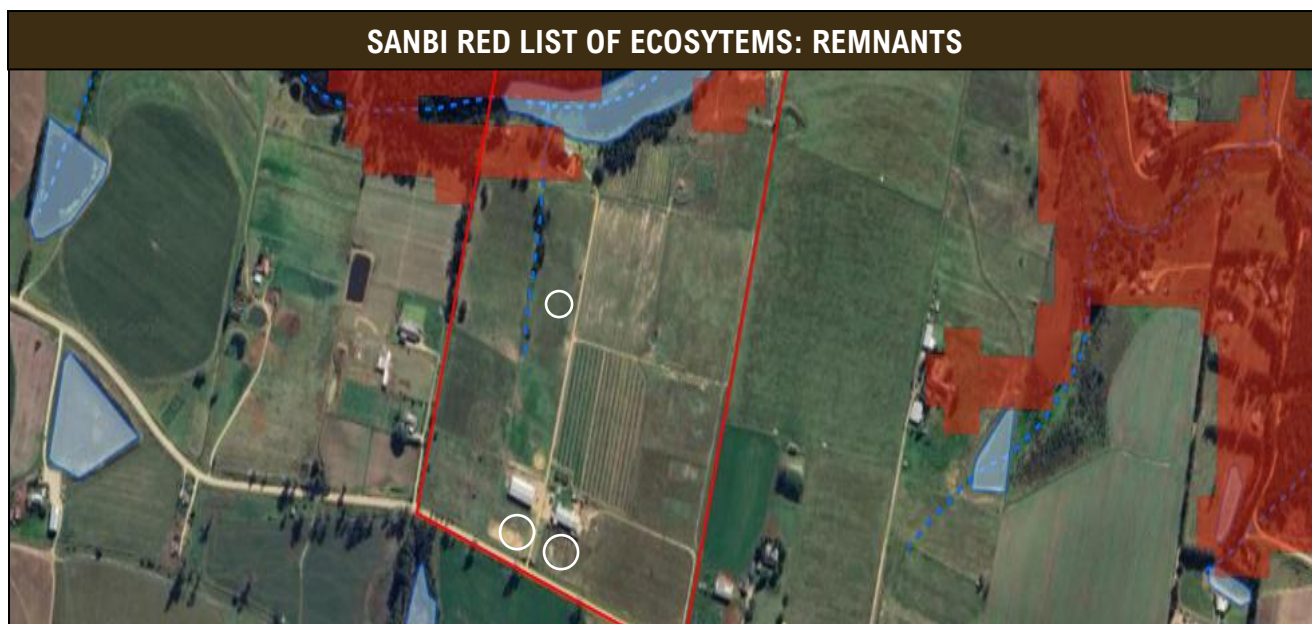


The following image shows the property 23 years ago and the nature of the vegetation on the property then. It can be concluded that the property has been cleared of indigenous forest for decades.

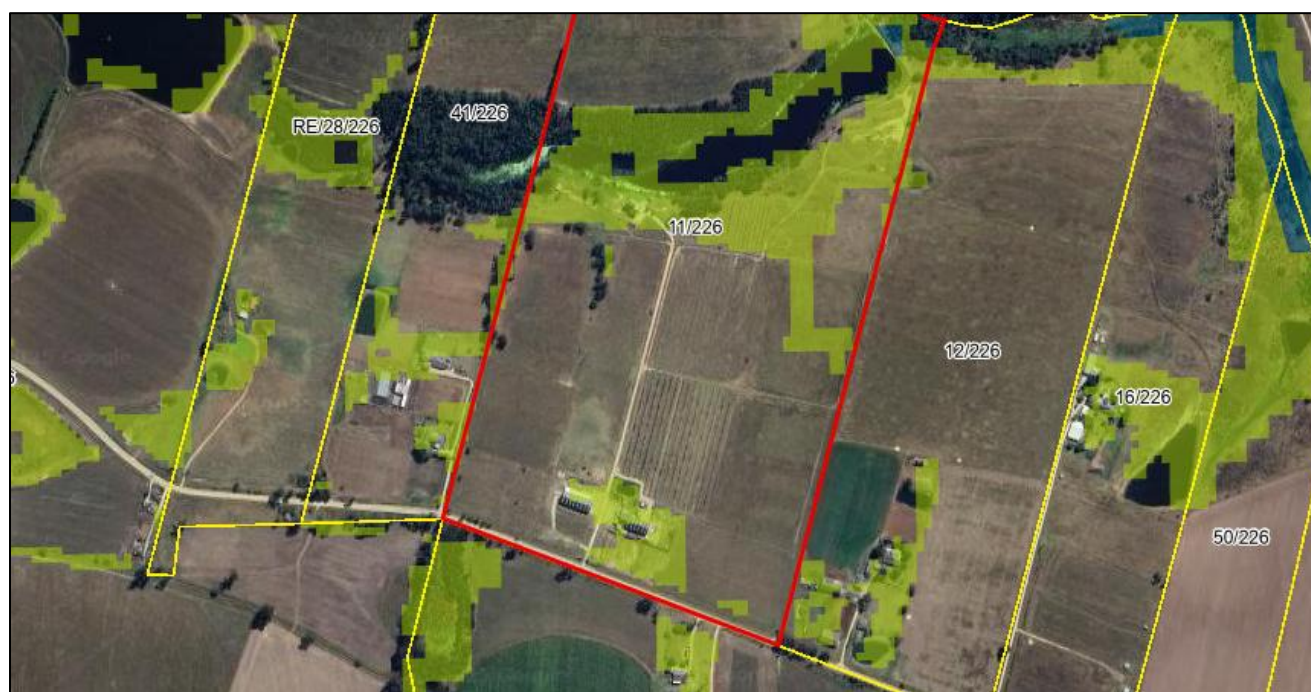


EXTENT OF VEGETATION IN 2000

The following image shows Garden Route Granite Fynbos remnants (red) on Diepe Kloof 226/11.



The image below shows the critical biodiversity (CBA) portions of the property as per the 2023 Western Cape Biodiversity Plan (Cape Nature).



The proposed tourist facility is not near the demarcated remnants and clearly on already disturbed land. No new structures or disturbance is proposed. All structures are existing. The existing dwelling house was constructed by previous owners about 10 years ago, before the 2017 and 2023 Western Cape Biodiversity Spatial Plan. The dwelling house also dates to before the 2014 amendments to the National Environmental Management Act, 1998. Utilising existing structures ensures that no new disturbances are created and that the agricultural activities can continue as at present.

4. CONSIDERATION OF THE APPLICATION

The criteria for the consideration of land use applications as per the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SLPUMA), the Western Cape Land Use Planning Act, (Act 3 of 2014) (LUPA) and the George Municipality: By-law on Municipal Land Use Planning (2015) builds on each other. SLPUMA introduced legislative and procedural changes to the management of land use planning in South Africa. The Western Cape Province followed with LUPA, George Municipality with the Municipal Land Use Planning By-law (2015) and the Western Cape Land Use Planning Guidelines: Rural Areas. What is relevant to this land use application is discussed in the paragraphs to follow.

4.1. STATUTORY INFORMANTS

4.1.1. SPATIAL PLANNING & LAND USE MANAGEMENT ACT, 2013 (SPLUMA)

Section 7 of this Act sets out the five development principles that are applicable to spatial planning, land development and land use management and section 42 of SPLUMA then refers to the factors that must be considered by a municipal tribunal when considering a land use planning application, which include but are not limited to:

- Five SPLUMA development principles
- Public interest
- Constitutional transformation
- Respective rights and obligations of all those affected
- State and impact of engineering services, social infrastructure, and open space requirements
- Compliance with environmental legislation

Relevant aspects not addressed earlier in this motivation report, are addressed below. The five development principles of SPLUMA, namely spatial justice, spatial sustainability, efficiency, spatial resilience, and good administration are not all directly relevant to this land use application.

Spatial justice as described in Section 7(a) of SPLUMA is not relevant to this land use application.

Spatial sustainability as described in Section 7(b) of SPLUMA is relevant to this land use application:

- The effective and equitable functioning of land markets is not negatively affected by this land use application. It is stated that all current and future costs to all parties for the provision of infrastructure and social services in land developments must be considered. This is not directly relevant with this land use application.
- No negative impacts are expected on surrounding properties as the property is mostly bounded by roads and the eastern abutting property is used for agricultural activities with the nearest residential dwellings more than 400m west and 500m east. The area is also demarcated especially for agri-tourism and the proposed additions on the land are in line with this objective.
- Prime and unique agricultural land will not be negatively impacted as existing structures and footprints will be used and additional agricultural activities will be introduced on the property, including grazing, and using of the stables.

Efficiency as described in Section 7(c) of SPLUMA is not fully relevant to this land use application. The property will be used to its full potential considering its location, spatial objectives, and the needs of the property owners.

Spatial resilience as described in Section 7(d) of SPLUMA is not fully relevant to this land use application.

Good Administration as described in Section 7(e) of SPLUMA indicates the responsibilities of all involved in any land use matter.

The paragraphs above show that the land use application for Diepe Kloof 226/11 supports the relevant development principles of SPLUMA.

4.1.2. WESTERN CAPE LAND USE PLANNING ACT, 2014 (LUPA)

LUPA requires that local municipalities consider the following when deciding on land use applications:

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

The land use planning principles expands on the five development principles of SPLUMA which is discussed in foregoing paragraphs and desirability of the proposed land use is addressed in Paragraph 4.2. Section 19(1) and (2) of LUPA refers to **consistency** and **compliance** of a land use proposal regarding spatial development frameworks or structure plans. Considering the aim of this land use application Diepe Kloof 226/11, no conflict was found with the George Municipal Spatial Development Framework (GMSDF).

4.1.3. WESTERN CAPE LAND USE PLANNING GUIDELINES: RURAL AREAS

*“Together with the coastline, the **mountain ranges** belonging to the Cape Fold Belt are without doubt, the most significant assets in **scenic terms**, providing ample leisure opportunities and consequently the **foundation** of the Western Cape’s **tourism** economy making the Western Cape the country’s premier tourism destination.”*

Development in the rural area should not:

- *have a significant negative impact on biodiversity, ecological system services or the coastal environment; **The proposed addition of land uses in the rural area will not negatively impact on the biodiversity, ecological system services, or the coastal environment. No new structures are proposed within any indigenous forest areas and existing structures are to be repurposed for new uses.***

- *lead to the loss or alienation of agricultural land or has a cumulative impact there upon; **Currently, only 2.5ha of Diepe Kloof 226/11 is used for agricultural activities – macadamia crops. The owners intend to introduce low intensity grazing animals to the farm to increase the agricultural activities on the property.***
- *compromise existing or potential farming activities; **The existing macadamia crops will be retained and maintained.***
- *compromise the current and future possible use of mineral resources; **not relevant.***
- *be inconsistent with the cultural and scenic landscape within which it is situated; **the proposed development will provide the public with the opportunity to experience the scenic landscape of the rural area.***
- *lead to inefficient service delivery or unjustifiable extensions to the municipality's reticulation networks; **not relevant.***
- *impose real costs or risks to the municipality delivering on their mandate; **not relevant.***
- *infringe on the authenticity of the rural landscape; **Diepe Kloof 226/11 will make use of the rural landscape by using its potential to provide Agri-tourist activities.***

Chapter 11 & 12 of the Western Cape Land Use Planning Guidelines for Rural areas focuses on tourist & recreational facilities and rural business. The objectives of these chapter are:

Ch. 11:

- *To diversify the Western Cape's rural economic base into the tourism and recreation sectors and develop these sectors on a sustainable and equitable basis.*
- *To offer a range of appropriate nature, cultural and Agri-based rural tourism facilities, and recreational opportunities across the rural landscape (e.g., animal sanctuary, paintball, shooting ranges, and conference facilities).*
- *To provide citizens access to resources, the coast, and the rural landscape.*

Ch. 12:

- *To facilitate the development of rural businesses serving the needs of local communities, rural tourists, and agricultural production.*
- *To provide guidance on suitable locations for appropriate development along main tourism routes.*

The proposed land uses on Diepe Kloof 226/11 will diversify the existing economic base in the rural area of George, offer a range of appropriate Agri-based tourist facilities, and provide citizens access to the rural landscape.

Place-bound businesses to support the rural tourism character on Diepe Kloof 226/11 will include *inter alia* a restaurant & coffee-brewery, a gift shop, a petting zoo, an indoor play area, and outdoor activities like fishing and interacting with farm animals.

Whilst tourist and recreational facilities should be accommodated across the rural landscape (i.e., in all SPCs), the nature and scale of the facility provided needs to be closely aligned with the environmental characteristics of the local context. The appropriate nature and scale of a facility within a particular context should be determined by considering:

- *the extent of the cadastral portion, and*
- *the sensitivity of, and impact on, the receiving environment (i.e. agricultural or natural).*

The proposed land use on Diepe Kloof 226/11 is not affected by any noticeable significant/restricting environmental characteristics as the structures to be used are already existing and the number of guests will not be enough at a time to trigger NEMA. No new development is proposed within the 32m buffer around the dam and the proposed tourist facility is about 400m from the watercourses on the farm.

The scale of the facilities proposed are reasonable and modest and will not dominate the agricultural integrity of the farm. The tourist facility and ancillary areas will cover less than 4% of the farm.

The proposed facility and guest house will not promote any secondary developments (e.g., service stations, shopping centres, retail activities, social services such as schools, etc.) as the property will not provide any form of permanent residence and will only be a transient visitation location.

The proposed tourist facility & guest house offers a range of appropriate nature, cultural, and Agri-based rural tourism facilities, and recreational opportunities across the rural landscape.

No conflict between the proposed consent uses and the rural areas guidelines where identified.

4.1.4. GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW, 2023

The general criteria for the consideration of applications in terms of this By-law are included in Section 65 which, inter alia, includes:

- Desirability of the proposed utilisation of land;
- Impact of the proposed development on municipal engineering services;
- Integrated development plan, including the municipal spatial development framework, the applicable local spatial development framework and/or local structure plans;
- Relevant municipal policies;
- Western Cape Provincial Spatial Development Framework;
- Section 42 of SPLUMA (public interest, constitutionality);
- Land use planning principles transposed from LUPA; and
- Provisions of the applicable zoning scheme.

The above is addressed elsewhere in this motivation report as relevant.

4.1.5. GEORGE INTEGRATED ZONING SCHEME BY-LAW, 2023 (GIZS)

Diepe Kloof 226/11 is zoned Agricultural Zone I (Agriculture) (AZI) in terms of the George Integrated Zoning Scheme By-law (GIZS) (2023). The zoning of the property will not change following the approval of this land use application for additional land uses. The proposed development will be agri-based and tourism-oriented. The land uses applied for are:

1	2	3
Zoning	Primary use	Consent use
AGRICULTURAL ZONES		
Agricultural Zone I (AZI)		
<p><i>The objective of this zone is to promote and protect agriculture on farms as an important economic, environmental and cultural resource. 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.</i></p>	<p>Primary use</p> <ul style="list-style-type: none"> • Agriculture 	<p>Consent uses</p> <ul style="list-style-type: none"> • Abattoir • Additional dwelling units • Airfield • Animal care centre • Aqua-culture • Camping site • Farm grave yard • Farm shop • Freestanding base telecommunication station • Function venue • Guest house • Helicopter landing pad • Off-road trail • Plant nursery • Quarry • Renewable energy structure • Shooting range • Tourist facilities • Utility service

“GUEST HOUSE”

Land use description: “guest house” means a dwelling house, second dwelling, double dwelling house or additional dwelling unit which is used for the purpose of supplying lodging and meals to transient guests for compensation, in an establishment which exceeds the restrictions of a bed and breakfast establishment (more than 2 guest rooms or 4 guests), and—

- includes business meetings or training sessions by and for guests on the property for up to 12 persons; and
- does not include agricultural workers' accommodation.

“TOURIST FACILITIES”

Land use description: “tourist facilities” means amenities for tourists or visitors and—

- includes lecture rooms, restaurants, gift shops, restrooms, farmers' market and recreational facilities; and
- does not include an off-road trail, a hotel, wellness centre; or tourist accommodation.

The proposed land utilisation will include stables, a restaurant & coffee-brewery, a gift shop, a petting zoo, an indoor play area, a guest house, and outdoor activities (fishing & animal interaction). The guest house will consist of 3 bedrooms, 2 bathrooms, and a communal living space. The tourist facility including the indoor play area, coffee shop / restaurant, coffee-brewery and ablution facilities will have a floor area of ±850m². The guest house will provide lodging for a maximum of 6 persons at a time (2 per bedroom).

The tourist facility and guest house will comply with the relevant parameters including height. The latter is indicated on all the elevations (**Annexure 6**).

There is ample space for parking on the property and is shown on the attached plans. Manoeuvring space is also more than adequate as shown on the attached plans.

The proposed parking area will provide about 26 demarcated parking bays for tourists visiting the tourist facility. The guest house / main house will have 6 parking bays for guests and the residents. In total, about 32 parking bays will be available on the property. More space is available for parking, if ever needed.

4.2. SPATIAL PLANNING INFORMANTS

4.2.1. WESTERN CAPE PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK (PSDF) (2014)

The PSDF aims to restructure the urban and rural landscape of the Western Cape to offer socio-economic opportunities for all. The focus is strong on the communities dependent on the agricultural economy and land reform. In addressing the vulnerability of farm workers, it is stated that rural livelihoods and income opportunities should be diversified. The proposed land uses on Diepe Kloof 226/11 holds the potential of providing employment opportunities in a rural agri-tourism area.

Guiding principles

The guiding principles for the PSDF is spatial justice, sustainability & resilience, spatial efficiency, accessibility, quality & liveability.

Regarding sustainability the proposal for the subject property does not involve impacts on high potential agricultural land and it will not compromise ecosystems. The property will continue to be used for macadamia crops and livestock will be introduced for grazing on the farm.

Regarding spatial efficiency, the proposal will not lead to urban sprawl as it is not within the urban edge. No residential land uses are proposed, and no rural residence will be encouraged.

Regarding quality & liveability, the area is characterised by commercial farming, rural living, and Agri-tourism orientated activities. The proposed tourist facility will support the Agri-tourism objectives of the area and promote the rural landscape by providing a diversified destination for tourists locally and nationally.

This proposal for Diepe Kloof 226/11 will not negatively impact on any coastal landscapes. The proposed development on Diepe Kloof 226/11 is found to not be in conflict with the Provincial SDF.

4.2.2. GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (GMSDF) (2023)

Diepe Kloof 226/11 is located in the outer fringes of the George rural area and not mentioned in the GMSDF. Considering the spatial vision directives of the GMSDF, the proposal for the subject property is found to support the 5 normative development principles of SPLUMA (see Paragraph 4.1.1.1). It is also our view that this land use application for expansion of agricultural activities, a tourist facility, and a guest house in the rural area will support the rural objectives of the SDF to further connect the area with the rural tourism identity of George.

The GMSDF is informed by three spatial drivers, namely:

- *Natural & Rural Environment*
- *Settlements & Systems of corridors and nodes / precincts*
- *Regional accessibility network*

The first driver is of importance for this land use application for Diepe Kloof 226/11. Our natural and rural environment should be protected and function optimally which can only be to the benefit of the urban settlements. The importance of the natural and agricultural resource base are also elaborated on in the GMSDF. The natural and rural environment has role in our economy, lifestyle and tourism.

The 6 themes are as follows:

Theme A: Infrastructure

As limited municipal engineering services are provided to rural areas, the impact of this theme is limited.

Theme B: Economic Growth

The proposed land utilisation on Diepe Kloof 226/11 will strengthen the economic character of the George rural area. As stated earlier in this report, the aim is not only for the tourism industry but also to strengthen the agricultural character of the property.

Theme C: Growth Management

The proposed tourist facility, guest house, and expansion of the agricultural activities will support economic activities in the rural area in keeping with the character. The urban edge will not be impacted on by this land use proposal as urban considerations are not relevant. The proposal is associated with the rural areas.

Theme D: Integrated Housing

This theme is not related to this land use application.

Theme E: Wealth of natural assets and resilience

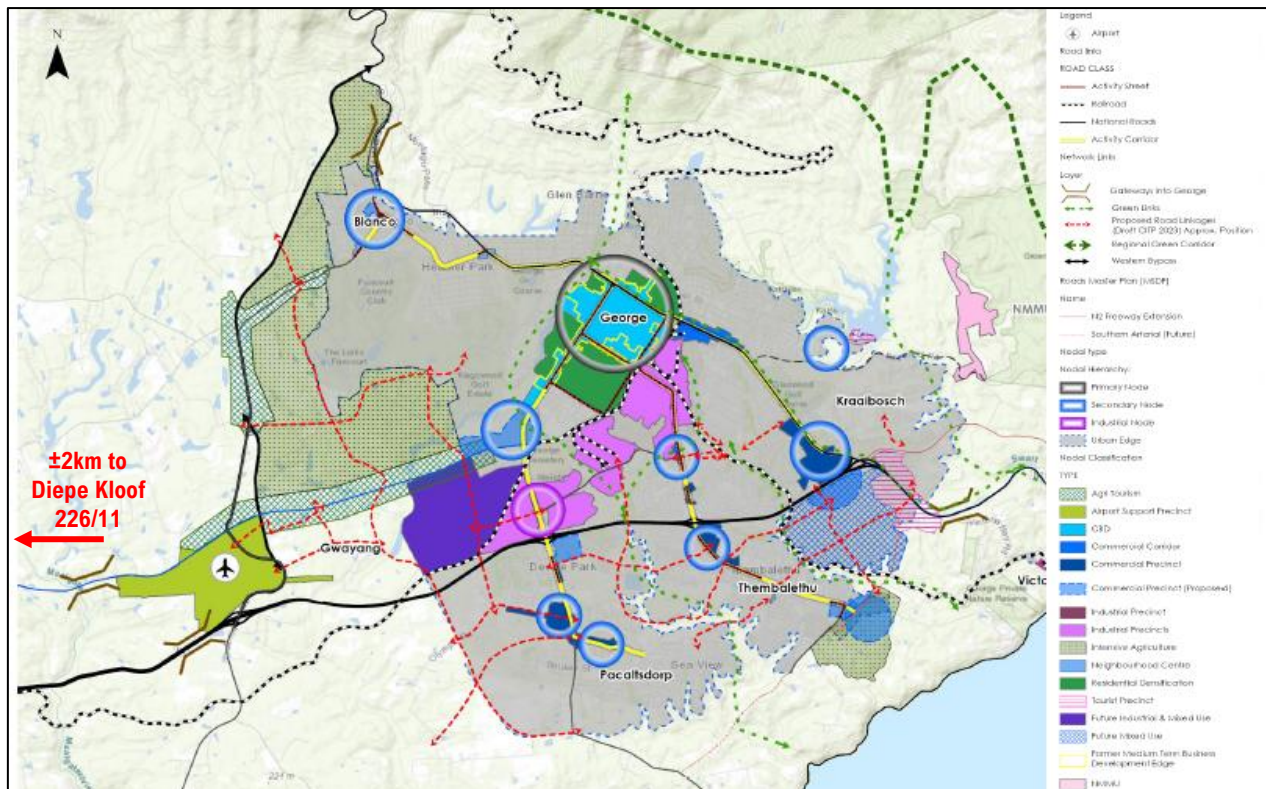
This theme emphasises the protection of natural resources including ecological functioning and rural character. This land use application shows that the proposal for Diepe Kloof 226/11 does not negatively impact on natural resources and functioning. The proposal also reflects the rural character of the area.

Theme F: Heritage

The theme is not directly relevant to this land use application for Diepe Kloof 226/11 as the oldest structure on the property is about 23 years old before which earlier structures were demolished for the creation of the dam.

Spatial element: Agri-tourism

The 2023 GMSDF demarcates areas for agri-tourism especially along the R102 and R404. Although the maps included in the SDF do not show the peripheral rural areas, Diepe Kloof 226/11 is located about 2km further west and just off the R102. The GMSDF encourages agri-based rural tourism activities across the rural landscape.



The main land use on the property will be remain agriculture with supporting tourism land uses. Providing these types of land uses is not in conflict with the GMSDF, 2023.

Considering all aspects of the GMSDF, 2023 we identified no conflict between this spatial framework and the proposal for Diepe Kloof 226/11. The proposed land uses will sufficiently uphold to the rural objectives of the GMSDF (2023).

4.3. NEED & DESIRABILITY

Need and desirability is the balancing of various factors. **Need** depends on the nature of a development proposal and is based on the principle of sustainability. This motivation report has shown that the consent uses for Diepe Kloof 226/11 does not impact negatively on the character of the property with no negative impact on surrounding properties and no negative visual impacts expected. The property owners want to fulfil the need of creating a local tourist location where tourists and visitors can experience the unique rural landscapes, especially with their children.

Desirability, from a planning perspective, is defined as the degree of acceptability of a proposed development on a property. The relevant factors include the physical characteristics of the property, existing planning in the area, character of the area, the locality and accessibility of the property as well as the provision of services.

Physical characteristics of the property

The topography of Diepe Kloof 226/11 is relatively level in the south and downward sloping toward the north. As no new structures are proposed, no physical characteristics are expected to change.

Existing planning in the area

This land use application is not in conflict with the George Municipal Spatial Development Framework (GMSDF) and is supported by the Western Cape Land Use Planning Guidelines: Rural Areas.

Character of the area

As discussed, and shown earlier in this motivation report, the proposed consent uses will not have a negative effect on the character of the greater rural area. The proposed land uses will be in line with the vision of the George rural area and will not impede on the agricultural integrity of the property. The proposed land uses are expected to improve the agricultural value of the property.

Provision of services

Limited municipal engineering services are provided to the rural areas. Access will remain from the divisional road on the southern boundary. Ample parking will be provided.

Economic impact

The proposed land use changes on Diepe Kloof 226/11 remain in accordance with the agricultural / rural character of the property and will have a positive economic impact as it will provide job opportunities in the rural area and contribute to the rural & agri-tourism economy.

Direct impact on surrounding properties

No neighbour will be overshadowed or disturbed by the consent uses as the farms are large and the distances between neighbouring houses are significant.

It is our view that the need and desirability of the consent uses on Diepe Kloof 226/11, showed no negative impacts.

5. CONCLUDING

It is expected that the proposed tourist facility & guest house for Diepe Kloof 226/11 will uplift the existing rural tourism character of the greater George area. The tourist facility will provide visitors an opportunity to experience the serene rural landscape with related activities to enjoy, especially for families. The proposed tourist destination is expected to have a positive economic effect on the surrounding local rural community, and the greater George area, and directly supporting the rural economy. It provides an alternative to existing tourist facilities which is filled during especially holiday periods. The large indoor play area is an important benefit for tourists, visitors and residents of the greater area.

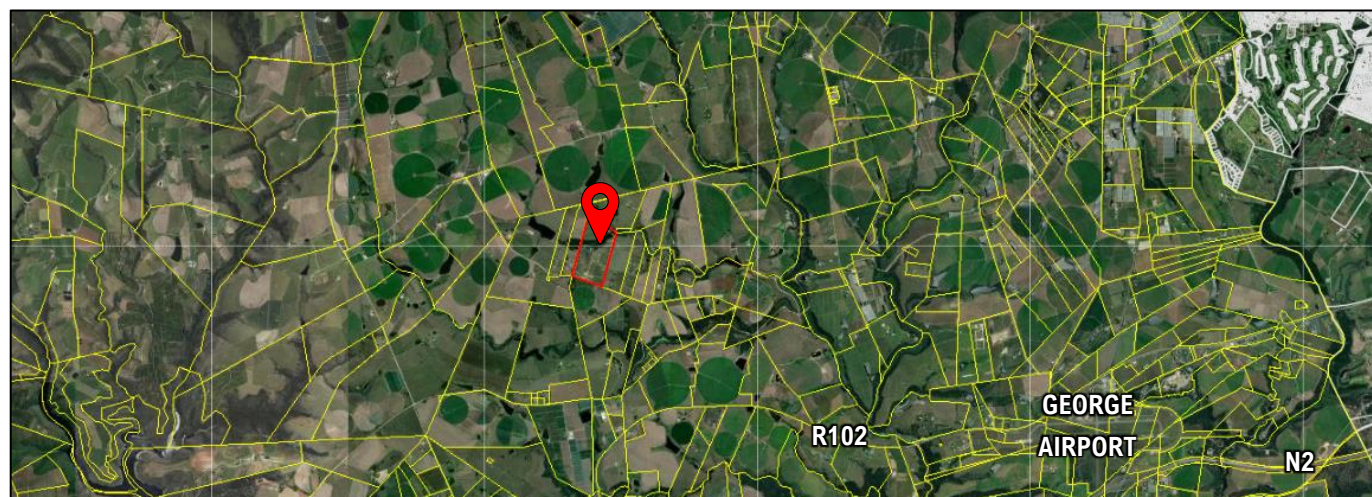
From this motivation report, it is our opinion that the proposed land use application for Diepe Kloof 226/11 is consistent with all relevant considerations as prescribed by the planning legislation. It does not create conflict with the overall spatial objectives for the area. It will provide a tourist destination where local and national tourists can visit and engage in various activities in the sought-after rural landscape and enjoy the view of the Outeniqua Mountains.



MARLIZE DE BRUYN Pr. Pln

May 2025

LOCALITY PLAN



PROPOSED LAND USE APPLICATION

DIEPE KLOOF 226/11, DIVISIONAL ROAD 01623, GEORGE RURAL

GEORGE MUNICIPALITY & DIVISION

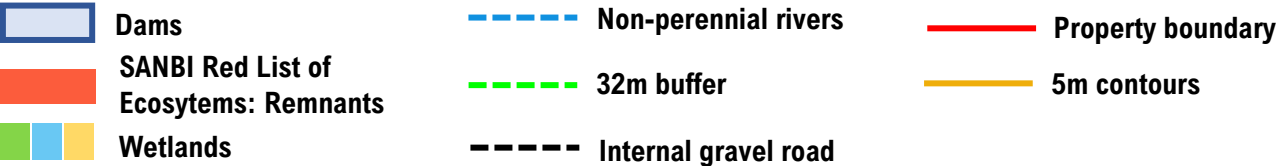
Copyright ©

For scale refer to figured dimensions. Measurements always to be checked by Professional Land Surveyor.

ENVIRONMENTAL BUFFERS ON DIEPE KLOOF 226/11



DIEPE KLOOF 226/11
DIVISIONAL ROAD 01623, GEORGE RURAL
GEORGE MUNICIPALITY & DIVISION



For scale refer to figured dimensions. Measurements always to be checked by Professional Land Surveyor.



SITE PLAN - scale n.t.s.

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Revisions		Wysigings	



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Client/Klient

Mr & Mrs
Spies

Project/Projek

226/11 of the farm
Diepkloof 226
George Rural

Drawing Title/Tekening Titel

LOCALITY PLAN
MUNICIPAL SUBMISSION

Drawing Number/Tokening Nommer

BA23-005 1-01 MS

Wys Nr./Rev No.

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Scale/Skaal

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Designed/Ontwerp

RIAN LE ROUX

Drawn/Gteken

RIAN LE ROUX

Date/Datum

AUG 2024

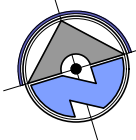
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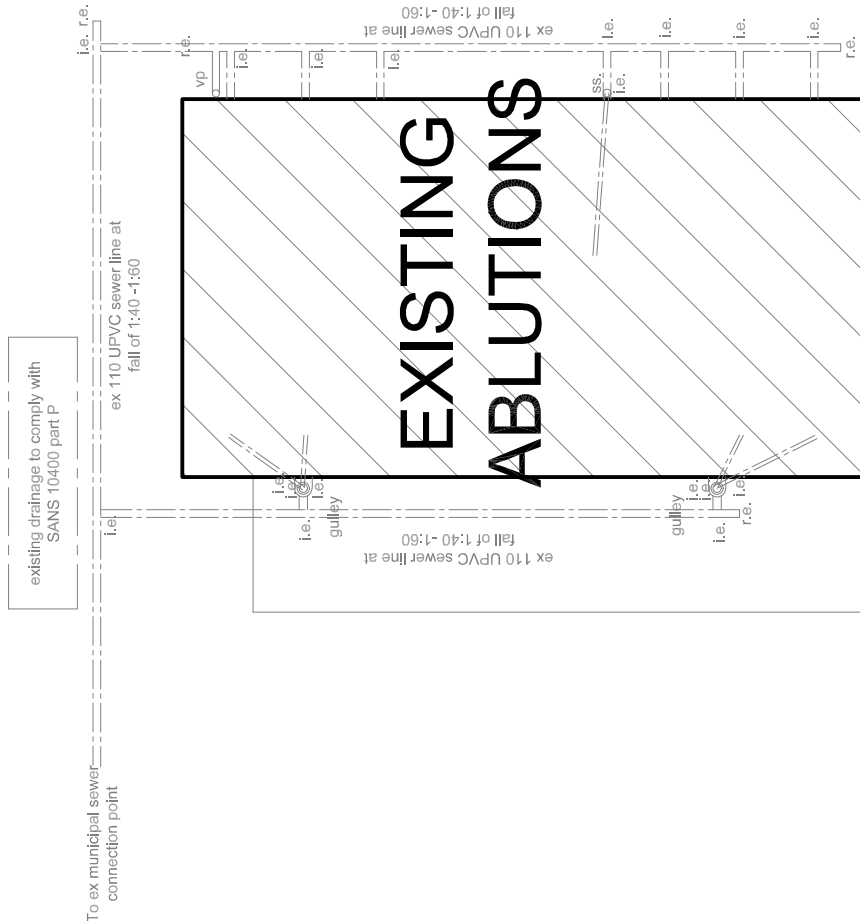
PT Goedehoop
226/11



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EXISTING BUILDING

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ex building 873m²
ex ablutions 45m²
Total 918m²

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Client/Klant

Mr & Mrs
Spies

Project/Projek

226/11 of the farm
Diepkloof 226
George Rural
TOURIST CENTRE

Drawing Title/Tekening Titel

SITE PLAN
MUNICIPAL SUBMISSION

Drawing Number/Tekening Nommer

BA23-005 1-02 MS

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RIAAN LE ROUX

Date/Datum
AUG 2024

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EX TOURIST CENTRE SITE PLAN - scale 1 : 100

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10. *Journal of the American Medical Association*, 2000; 284: 1039-1044.

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Mr & Mrs
Spies

Project/Projek

226/11 of the farm
Diepkloof 226
George Rural
TOURIST CENTRE

Drawing Title/Tekening Titel

ROOF PLAN
MUNICIPAL SUBMISSION

Drawing Number/Tekening Nommer

BA23-005 1-03 MS

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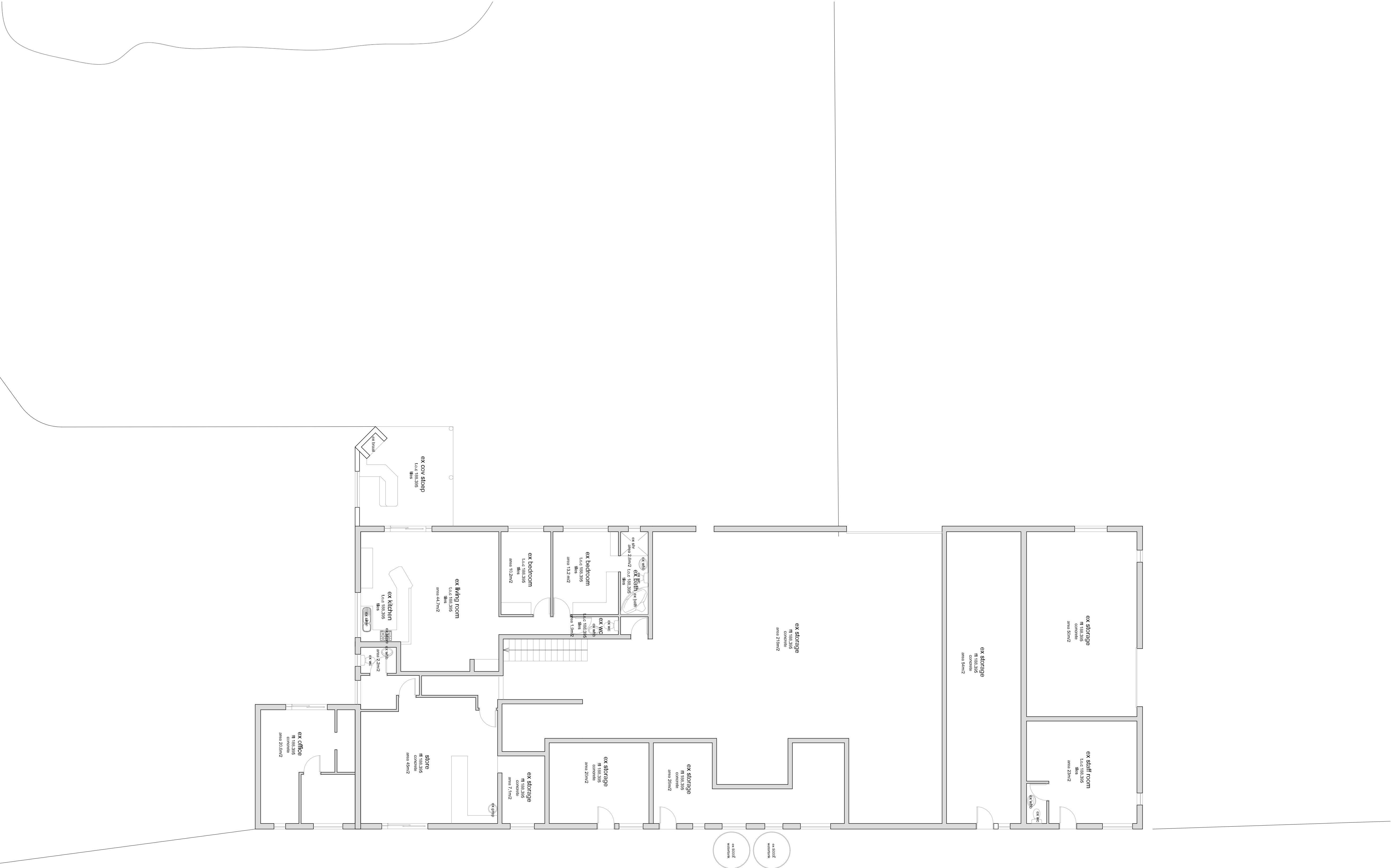
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EX TOURIST CENTRE ROOF PLAN - scale 1 : 100



EX SHED AND FLAT GROUND STOREY - scale 1 : 100

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Client/Klient

Mr & Mrs
Spies

Project/Projek

226/11 of the farm
Diepkloof 226
George Rural
TOURIST CENTRE

Drawing Title/Tekening Titel

FLOOR PLAN
MUNICIPAL SUBMISSION

Drawing Number/Tekening Nommer

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Spies

226/11 of the farm
Diepkloof 226
George Rural
BARN 02

BARN FLOOR PLAN & ELEVATIONS
MUNICIPAL SUBMISSION

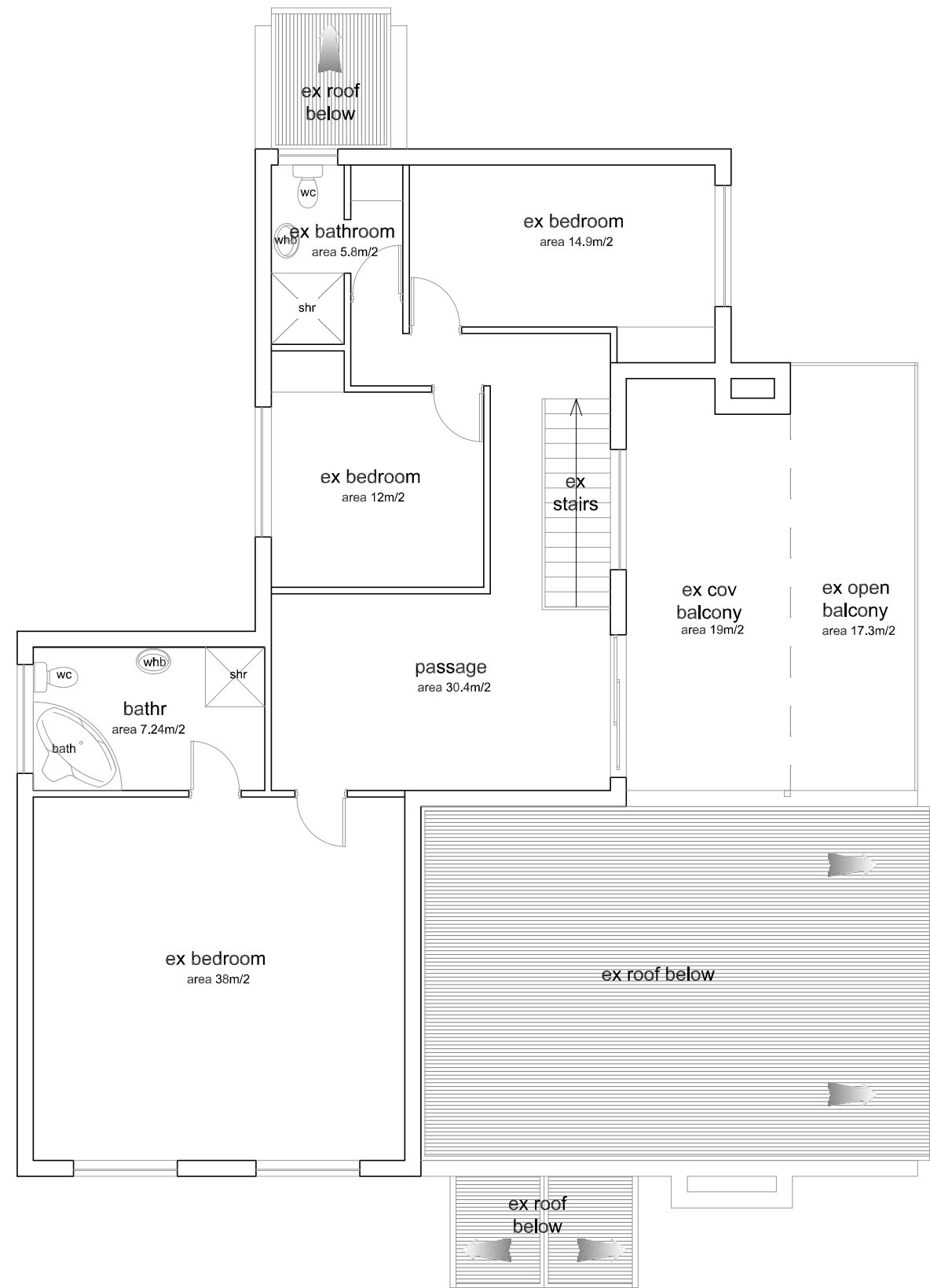
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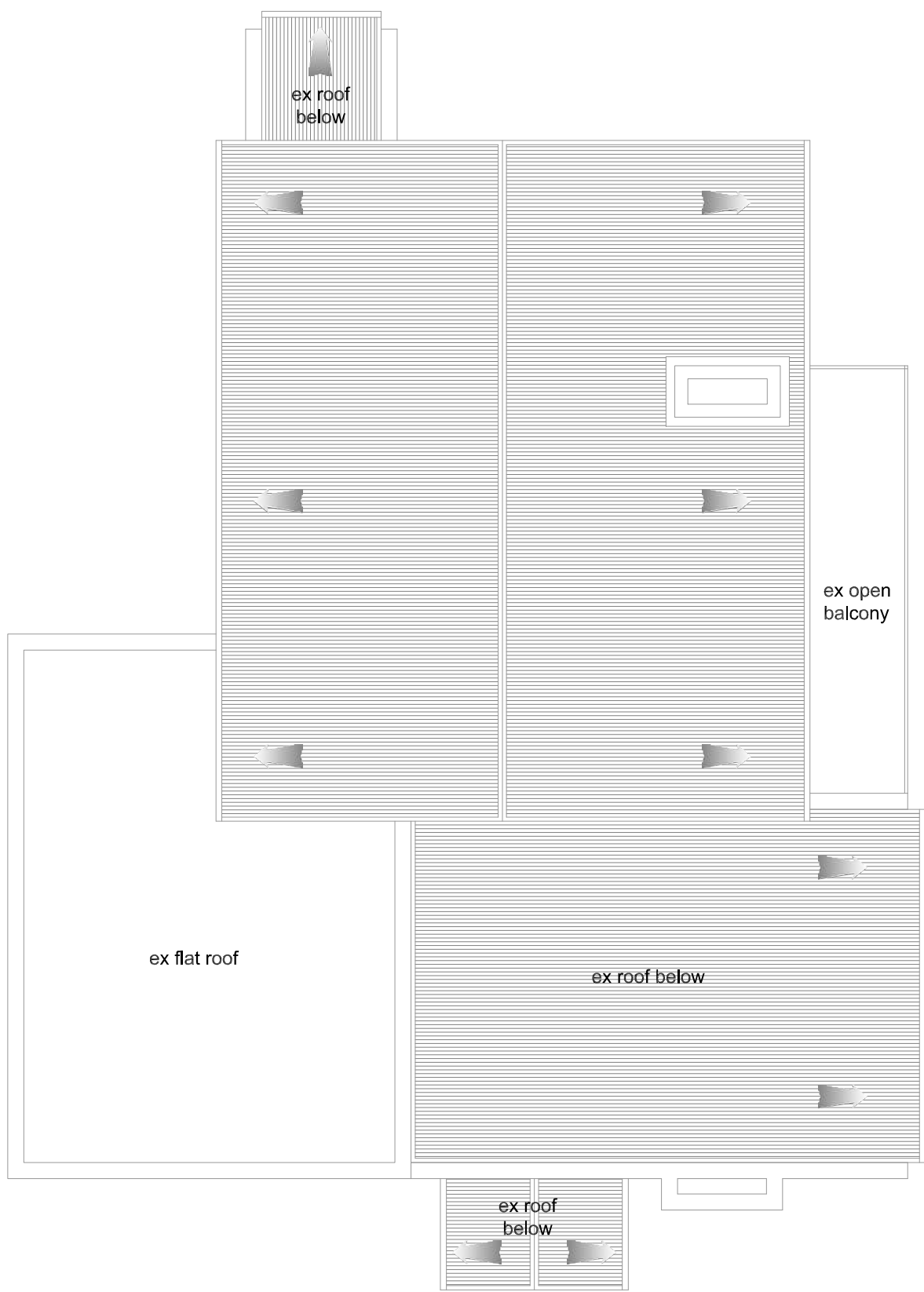
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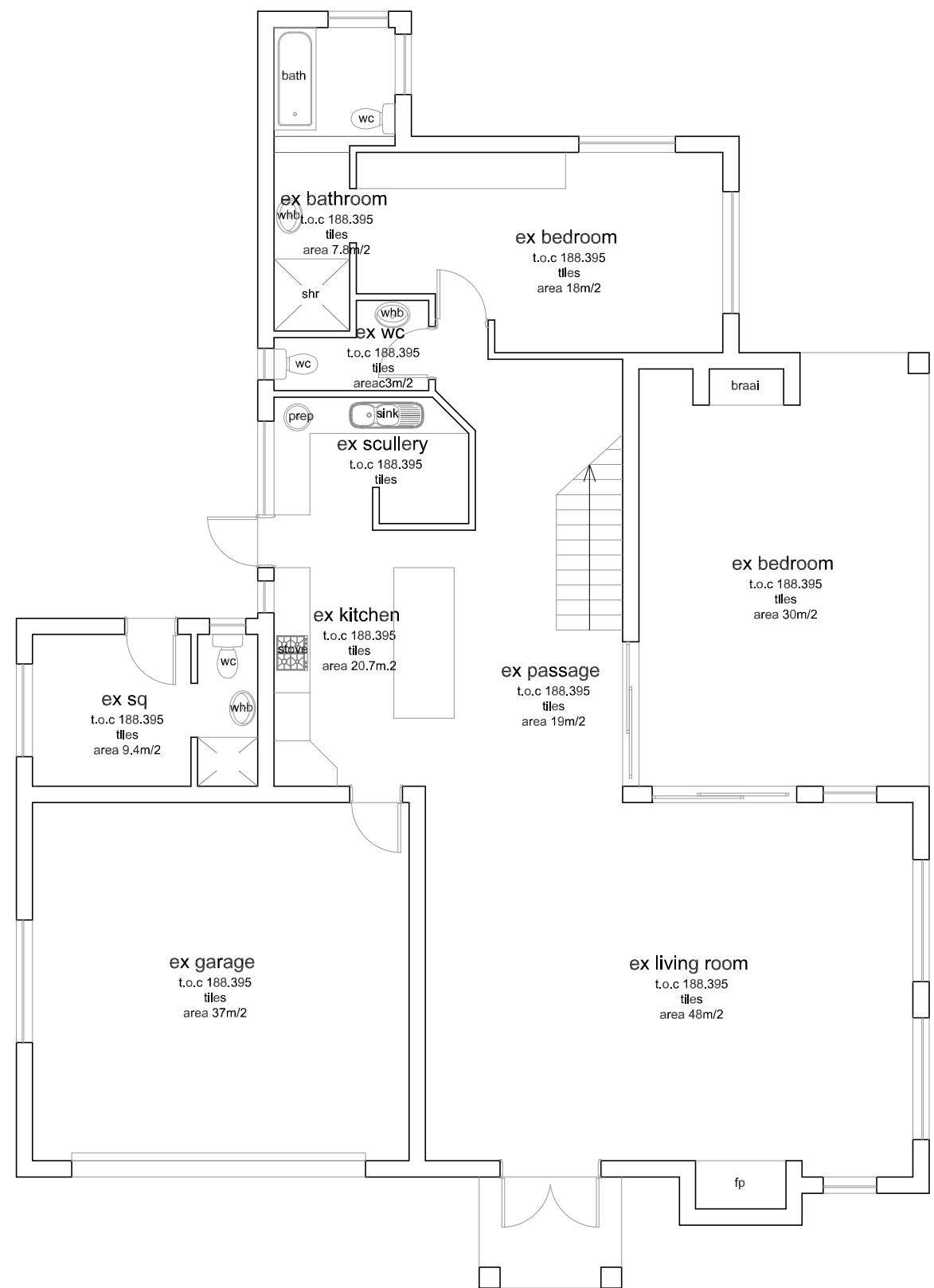
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HOUSE FIRST STOREY - scale 1 : 100



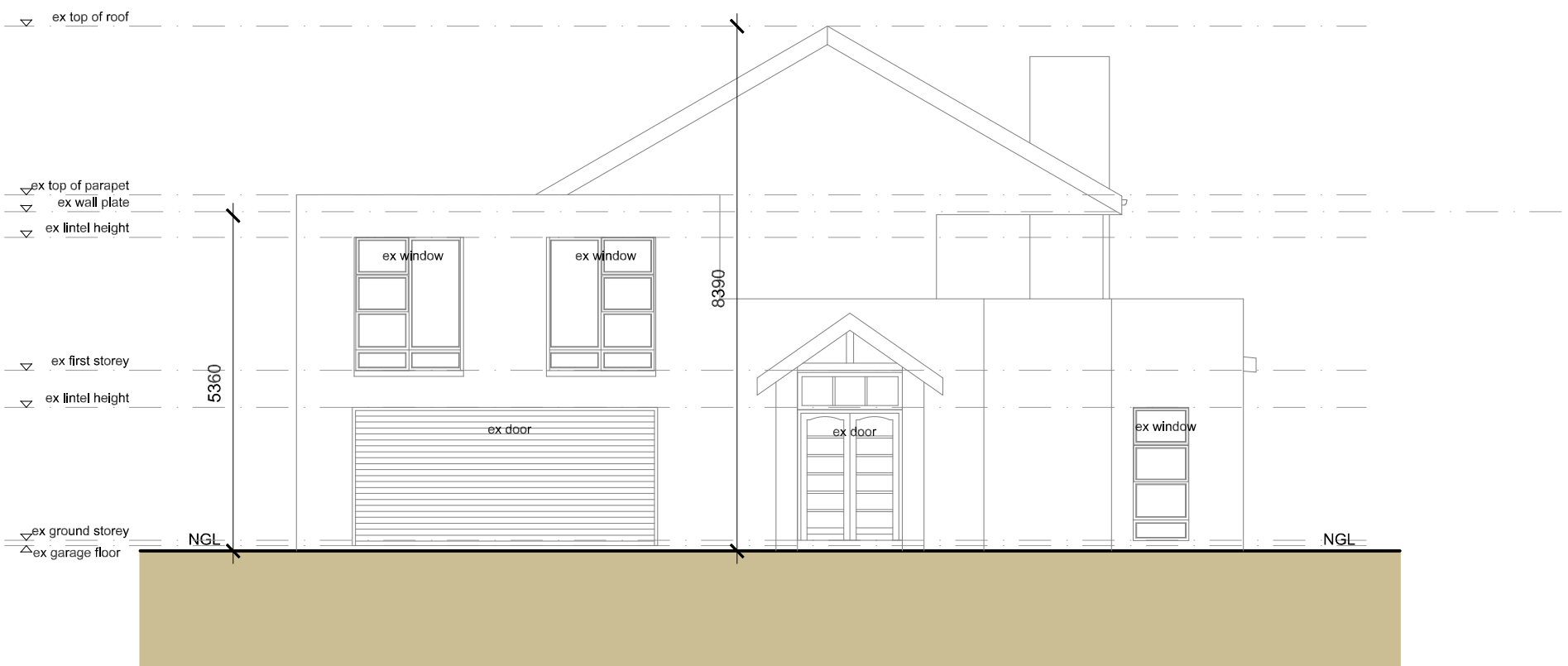
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HOUSE GROUND STOREY - scale 1 : 100



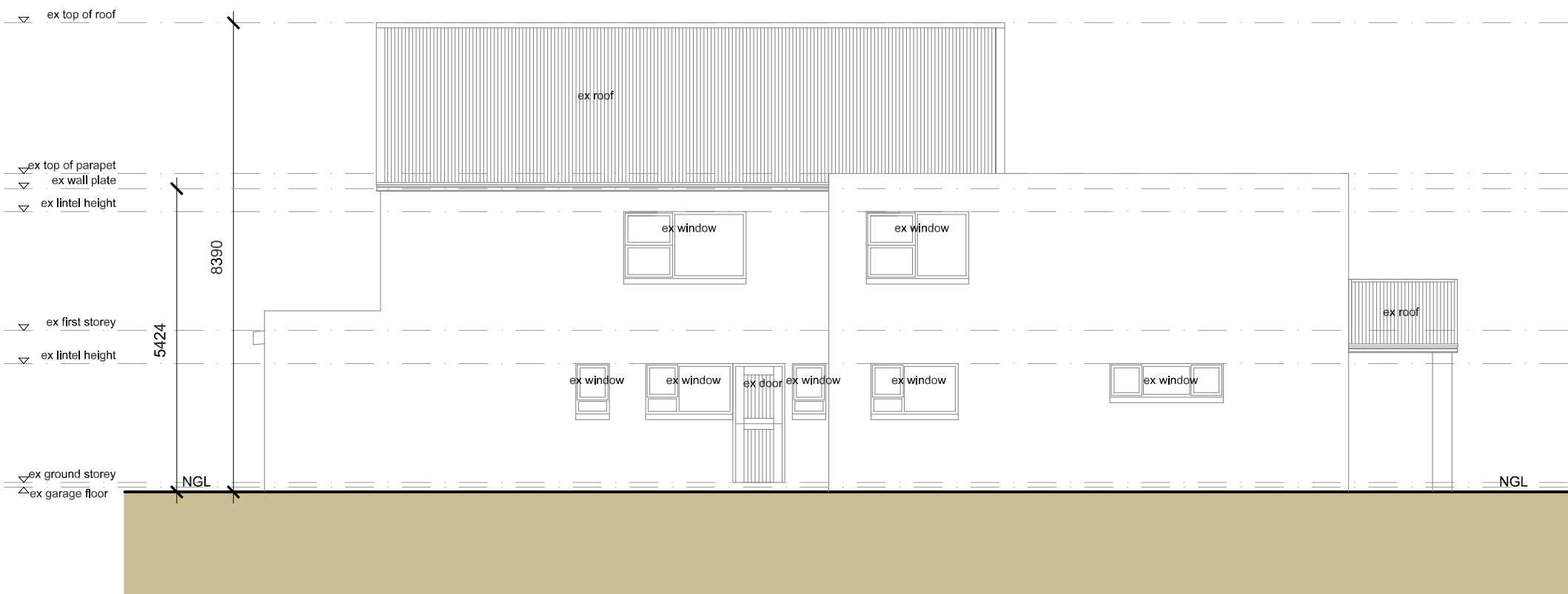
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EAST ELEVATION - scale 1 : 100



NORTH ELEVATION - scale 1 : 100



SOUTH ELEVATION - scale 1 : 100

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Mr & Mrs Spies

Project/Projek

226/11 of the farm
Diepkloof 226
George Rural
Ex House

Drawing Title/Tekening Titel

HOUSE FLOOR PLANS & ELEVATIONS
MUNICIPAL SUBMISSION

Drawing Number/Tekening Nummer
BA23-005 2-03 MS

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Client/Klient

Mr & Mrs Spies

Project/Projek

226/11 of the farm Diepkloof 226
George Rural
TOURIST CENTRE

Drawing Title/Tekening Titel

EX TOURIST CENTRE ELEVATIONS
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RIAAN LE ROUX

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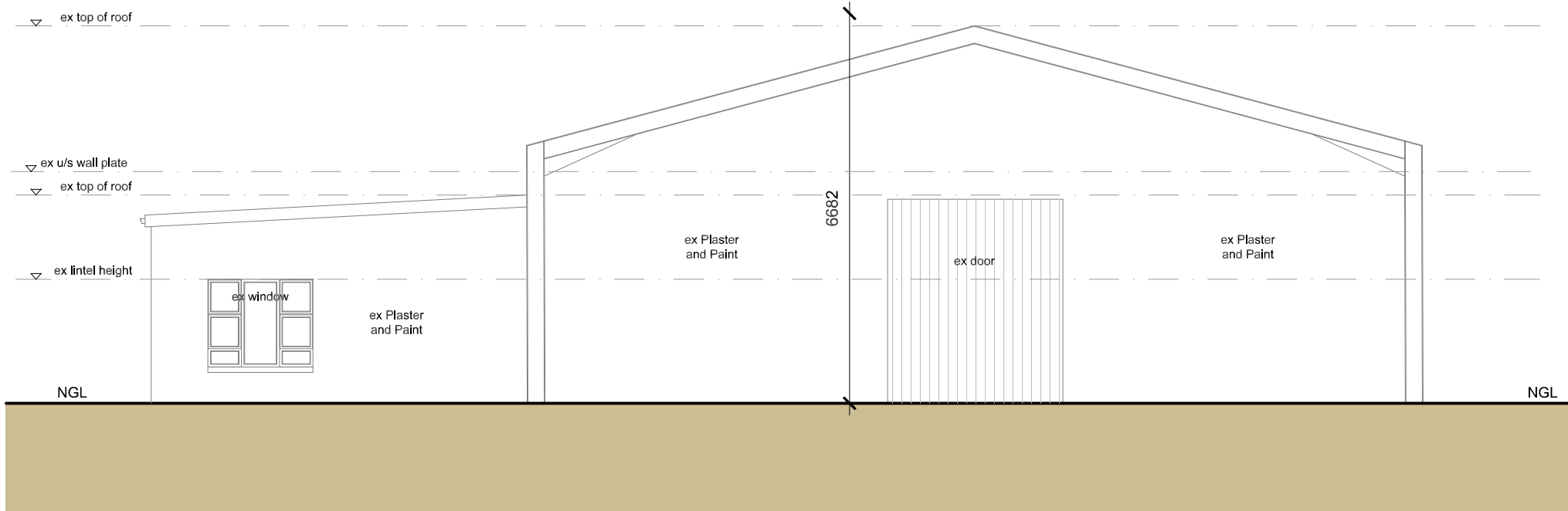
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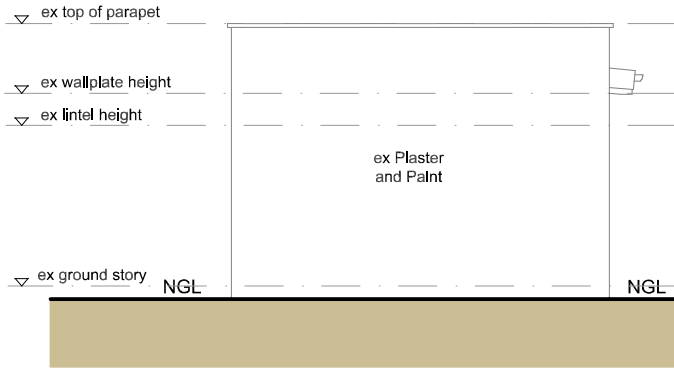
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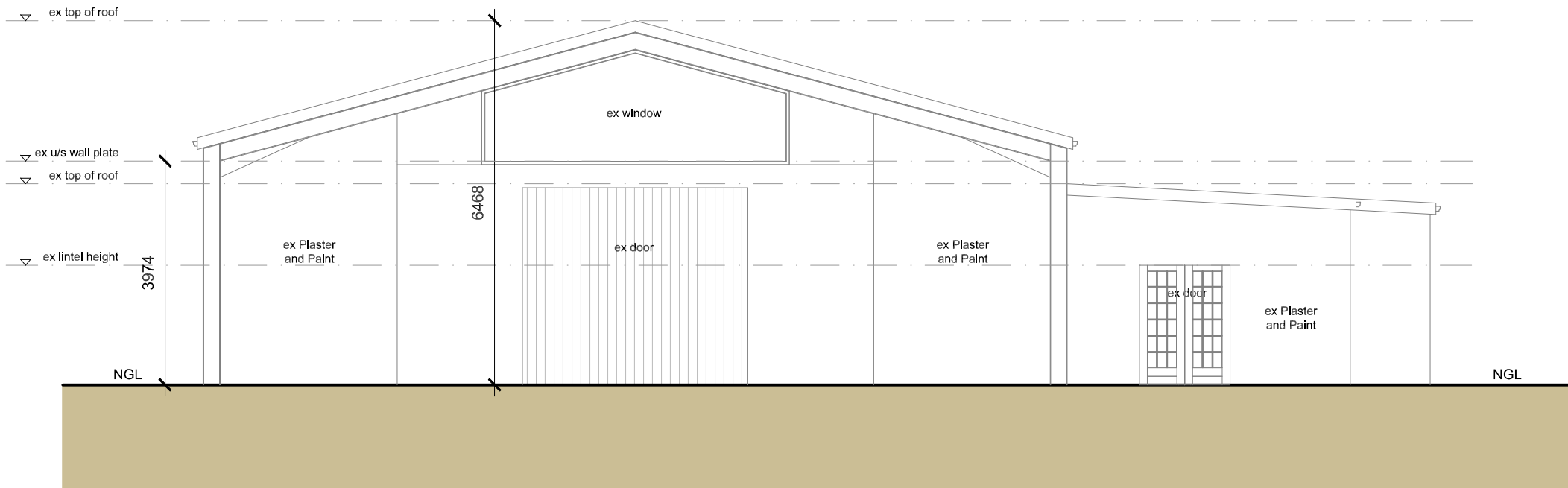
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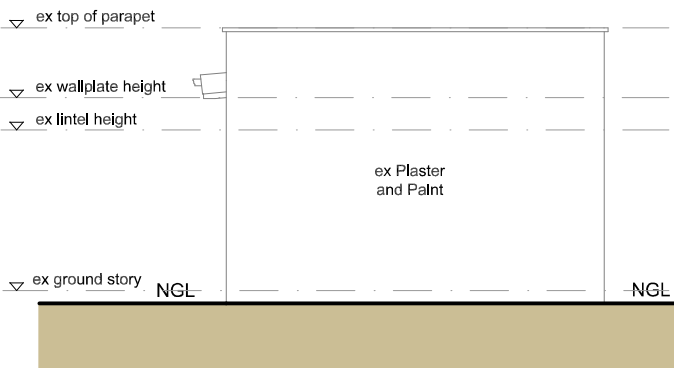
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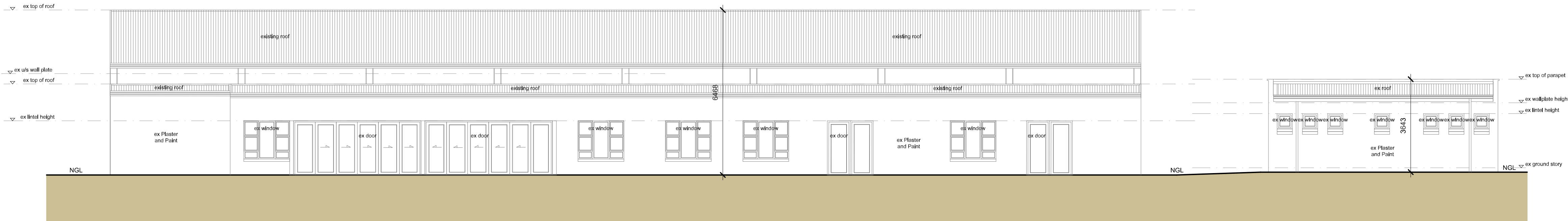
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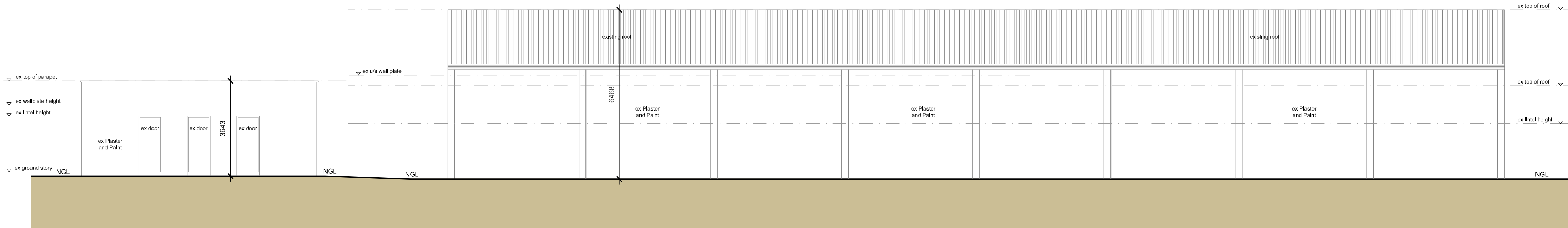
EAST ELEVATION - scale 1 : 100



WEST ELEVATION - scale 1 : 100



NORTH ELEVATION - scale 1 : 100



SOUTH ELEVATION - scale 1 : 100

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Mr & Mrs
Spies

226/11 of the farm
Diepkloof 226
George Rural
SHED WITH FLAT

EX TOURIST CENTRE ELEVATIONS
MUNICIPAL SUBMISSION

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Date/Datum AUG 2024	Checked/Nagesien RIAA N LE ROUX

Op oorspronklike tekening ☐

On original drawing ☐

Resolution & Power of Attorney

We, **Stefanus Jakobus Spies** (██████████) & **Rozelle Rita Spies** (██████████), the directors of *Rockflow 11 Proprietary Limited*, the registered owner of Diepe Kloof 226-11, *George Municipality & Division* hereby authorise *Marlize de Bruyn* and *Denise Janse van Rensburg* from *DMC Town Planning* to submit the required land use application in terms of Section 15(2) of *George Municipality: Land Use Planning By-law (2023)* for the property.

Signed at George on 22/08 2025



Handwritten signature of Stefanus Jakobus Spies over a horizontal line.



Handwritten signature of Rozelle Rita Spies over a horizontal line.

Witness 

Handwritten signature of a witness over a horizontal line.

Our Reference: 2022/██████07

Date: 25/10/2022

E-mail: ACCOUNTS@PILUM.CO.ZA

Dear Business Owner

**WHAT TO DO AFTER REGISTERING A COMPANY
ROCKFLOW 11 (PTY) LTD (2022/795877/07)**

Congratulations on registering your company. The Companies and Intellectual Property Commission (CIPC) wishes you all the best in your business endeavours.

Registering your company is only the first step in managing it. Throughout its life span, a company is required to maintain its information and legal status with the CIPC. Failure to do so may have serious consequences for your company and your business activities, as it may result in deregistration, investigation, administrative fine or prosecution.

The Companies Act, 2008 places compliance requirements on all registered entities throughout its life cycle, which includes any changes to the company information, annual return filings (which includes filing of annual financial statements or financial accountability supplements) and deregistration. **Set out on the next few pages is an easy guide to assist you with retrieving your company registration documents and managing your company compliance obligations. The table is not a legal document but rather a guide to some of the most pertinent requirements that must be adhered to.**

Please ensure that the CIPC always has the latest contact details for the directors or the authorised representative so that important information relating to annual returns, director changes and pending deregistration can be transmitted efficiently and effectively to the correct person. For more information about any of the requirements listed below, please direct your enquiry to:

- Website: www.cipc.co.za / enquiries
- Tel: 086 100 2472

Kind regards



Commissioner: CIPC
Adv Rory Voller

The Companies and Intellectual Property Commission of South Africa
P.O. Box 429, Pretoria, 0001, Republic of South Africa
Docex 256, Pretoria
Contact centre 086 100 2472
www.cipc.co.za



NOTICE TO CUSTOMERS

Dear Customer,

Kindly find below a guide on how to download your new company registration documents from the CIPC website.

It should be noted that the MOI (Memorandum of Incorporation) for companies registered via the CIPC SST's, website or banks, is not included in the registration certificate. Customers are required therefore to download the MOI from the CIPC website after registration.

RETRIEVAL OF REGISTRATION CERTIFICATE (COR14.3) or MOI (INCORPORATION) DOCUMENTS AFTER REGISTRATION VIA SST, BANKS AND WEBSITE:

- Visit the CIPC website at www.cipc.co.za and click on On-line transacting/Certificates and Disclosures.
- Log in with your customer code and password.
- Confirm correct details by clicking on "edit customer details" - ensure that the e-mail and cell phone number are correct.
- Click on certificate and disclosures
- Click on MOI Documents - select transaction

PLEASE NOTE

- Any person may download the registration certificate (CoR14.3 or MOI Documents) after registration.
- The screen will only display the first 10 records under your customer code, if your transaction does not appear, kindly indicate the enterprise number starting with a K and the tracking number of the transaction in the provided fields.

For more information kindly refer to the CIPC website www.cipc.co.za or log a ticket via the Enquiries option.

Kind Regards,



Commissioner: CIPC
Adv Rory Voller

Compliance Activity	Notes	Process/Form
Retrieving your Company MOI Documents and Certificates for E-Service New Company registration	<ul style="list-style-type: none"> Confirm correct cell phone and e-mail address by editing / updating your customer profile. Go to www.cipc.co.za / click on On-line transactions / login with customer code and password / click on edit customer details. Only the directors may retrieve company documents. Each director must register their own customer code and password. The ID of the director links to all the companies he/she is a director. 	<ul style="list-style-type: none"> Go to www.cipc.co.za Click on On-line transacting Login with customer code and password Click on Certificates and Disclosures Click on MOI Documents – select transaction The system generates the document and send it to the customer's e-mail address.
Annual Returns	<ul style="list-style-type: none"> Due on anniversary date of company's incorporation date. Must be filed within 30 business days of its due date. Must be filed electronically via the CIPC website. A fee is payable at the time of filing that is dependent on the turnover of your business. An Annual return is not the same as a tax return which is filed with SARS. Failure to file the annual returns will result in your company being deregistered. 	A step-by-step guide on how to file annual returns can be viewed on the CIPC Annual Return website (annualreturns.cipc.co.za) by clicking on the link at Step 4.
Financial Statements	<ul style="list-style-type: none"> All companies (except external companies) are required to prepare financial statements within 6 months after its financial year end. Some companies are required to audit financial statements. Please refer to Companies Regulation 28 read with Companies Regulation 26. All companies (except external companies) must file with its Annual Return either Annual Financial Statement or Financial Accountability Supplement. Please refer to section 33 of Companies Act, 2008 read with Companies Regulations 28, 29, 30 and 33. 	Refer to the CIPC website www.cipc.co.za / maintaining your company for detailed explanation of process and requirements.
Changes in directors or auditors	<ul style="list-style-type: none"> CIPC must be notified of any changes in the directorship of your company within <u>10 business days</u> of such change on a form CoR39. CIPC must also be notified of any changes to the auditor (appointment, resignation or removal) of your company within 10 business days of such change on a form CoR44. <p>Note: The appointment of an auditor for certain category of companies, e.g. private or non- profit companies are not mandatory but such may be required if the company reaches certain thresholds. Refer to sections 28 – 31 of the Companies Act, and Companies Regulations 24 – 30 relating to financial record keeping, access to such information and</p>	Refer to the CIPC website www.cipc.co.za / maintaining your company for detailed explanation of process and requirements.

The Companies and Intellectual Property Commission of South Africa

P.O. Box 429, Pretoria, 0001, Republic of South Africa

Docex 256, Pretoria

Contact centre 086 100 2472

www.cipc.co.za



Compliance Activity	Notes	Process/Form
Changes in address	<ul style="list-style-type: none"> If a change in the physical and/or postal address occurs, the company must notify the CIPC of such change by filing a form CoR21.1 within 5 working days before the change is to take effect. 	Refer to the CIPC website www.cipc.co.za / maintaining your company for detailed explanation of process and requirements.
Deregistration & Liquidation	<ul style="list-style-type: none"> When a company stops trading, it needs to apply either for deregistration or for liquidation, depending on the circumstances. Deregistration is advisable in cases where the company does not have any assets and is inactive, while liquidation is advisable in cases where the company has outstanding liabilities that must be resolved first. 	Refer to the CIPC website www.cipc.co.za / maintaining your company for detailed explanation of process and requirements.
Business Rescue	<ul style="list-style-type: none"> When a company is unable to honour its debts as they become due and payable within the immediately ensuing six months, the Board of Directors may resolve to place the company into business rescue. Such a resolution must be filed with the CIPC in Form CoR 135.1. 	Refer to the CIPC website www.cipc.co.za / maintaining your company for detailed explanation of process and requirements.
Complaints about company conduct	<ul style="list-style-type: none"> Any person may file a complaint using form CoR135.1 with the CIPC alleging that a company or any other person is contravening the Companies Act, 2008 or that such person's rights under the Companies Act, 2008 or under the company's Memorandum of Incorporation or rules, have been infringed. CIPC may investigate such complaint and take relevant action in the form of requesting information from the company or any interested person and even issuing compliance notices to the company which must be complied with. 	<p>Step 1: Complete form CoR 135.1</p> <p>Step 2: Submit form CoR135.1 with documentary proof via CoR135.1complaint@cipc.co.za.</p> <p>Step 3: CIPC will conduct a preliminary investigation and respond back to the complainant.</p> <p>Step 4: CIPC may do a formal investigation and issue a report on the matter.</p> <p>Refer to the CIPC website for detailed explanation of process and requirements.</p>

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COMPANIES AND INTELLECTUAL PROPERTY COMMISSION REPUBLIC OF SOUTH AFRICA

FORM COR 14.3 - REGISTRATION CERTIFICATE

Issue date: 25/10/2022
Print date: 25/10/2022
Customer code: DEAN52
Tracking number: 9375385152

Concerning

ROCKFLOW 11 (Pty) Ltd 2022/795877/07

The above company has been registered in terms of section 14 of the Companies Act, 2008.

In accordance with the Notice of Incorporation, the registration of the company takes effect on 25/10/2022.

In conjunction with this certificate, the Commission has not issued another notice contemplated in section 12 (3).



Commissioner: CIPC

About this Notice

This Notice is issued in terms of section 14 of the Companies Act, 2008, and Regulation 14 of the Companies Regulations, 2011.

If the Commission has altered the name of the company, in terms of section 14 (2) (b), the company may file an amended Notice of Incorporation to change the name.

If the Commission has issued a Notice of a Potentially Contested Name in conjunction with the Certificate, the company must serve that Notice on each person identified in the Notice, and any such person has the right to challenge the use of the name, by the company.

The Companies and Intellectual Property Commission of South Africa

P.O. Box 429, Pretoria, 0001, Republic of South Africa

Docex 256, Pretoria

Contact centre 086 100 2472

www.cipc.co.za



**Certificate issued by the Companies and Intellectual Property Commission
on Tuesday, October 25, 2022 04:30
Registration Certificate**



Registration number	2022 / 795877 / 07
Enterprise name	ROCKFLOW 11 (PTY) LTD
Enterprise shortened name	NOT APPLICABLE
Enterprise translated name	NOT APPLICABLE
Registration date	25/10/2022
Business start date	25/10/2022
Enterprise type	PRIVATE COMPANY
Enterprise status	IN BUSINESS
Financial year end	FEBRUARY
Type of MOI	STANDARD (COR15.1A)
Main business/main object	BUSINESS ACTIVITIES NOT RESTRICTED.
Postal address	4 CAMPHERSDRIFT CAMPHERSDRIFT GEORGE WESTERN CAPE 6529
Address of registered office	4 CAMPHERSDRIFT CAMPHERSDRIFT GEORGE WESTERN CAPE 6529

The Companies and Intellectual Property Commission of South Africa
P.O. Box 429, Pretoria, 0001, Republic of South Africa
Docex 256, Pretoria
Contact centre 086 100 2472
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**Certificate issued by the Companies and Intellectual Property Commission
on Tuesday, October 25, 2022
Registration Certificate**



Registration number 2022/795877/07
Enterprise name ROCKFLOW 11 (PTY) LTD

Auditors

Directors

Surname and first names	Status	ID number or date of birth	Director type	Appointment date	Addresses
SPIES, ROZELLE RITA	ACTIVE	[REDACTED]	DIRECTOR	25/10/2022	Postal 4 CAMPHERSDRIFT, CAMPHERSDRIFT, GEORGE, WESTERN CAPE, 6529 Residential 4 CAMPHERSDRIFT, CAMPHERSDRIFT, GEORGE, WESTERN CAPE, 6529
SPIES, STEFANUS JAKOBUS	ACTIVE	[REDACTED]	DIRECTOR	25/10/2022	Postal 4 CAMPHERSDRIFT, CAMPHERSDRIFT, GEORGE, WESTERN CAPE, 6529 Residential 4 CAMPHERSDRIFT, CAMPHERSDRIFT, GEORGE, WESTERN CAPE, 6529

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Docex 256, Pretoria
Contact centre 086 100 2472
www.cipc.co.za



A Chimes & Van Wyk Inc
58 Cathedral Street
George
6529

Prepared by me

CONVEYANCER
JANINE FOUCHE
LPCM60411

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. [REDACTED]	R. 3819,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

T 004007 / 23

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~JANINE FOUCHÉ (LPCM60411)~~ RONELLE WILKINSON(97489)

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

JV BOERDERY PROPRIETARY LIMITED
Registration Number 2015/247800/07

which said Power of Attorney was signed at GEORGE on 28 November 2022

And the appearer declared that his/her said principal had, on 25 October 2022, 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:

ROCKFLOW 11 PROPRIETARY LIMITED
Registration Number 2022/795877/07

or its Successors in Title or assigns,

PORTION 11 (GOEDEHOOP) (PORTION OF PORTION 5) OF THE FARM
DIEPE KLOOF NO. 226
IN THE MUNICIPALITY AND DIVISION OF GEORGE, WESTERN CAPE
PROVINCE

IN EXTENT 42,4026 (FORTY TWO COMMA FOUR ZERO TWO SIX) Hectares

FIRST TRANSFERRED by Deed of Transfer Number T7429/1922 with
Diagram No 277/1922 relating thereto and held by Deed of Transfer Number
T50119/2022

A. SUBJECT to the conditions referred to in Deed of Transfer No.
T12104/2012.

B. SUBJECT FURTHER to the conditions contained in Crown Grant No. 15
dated 22 January 1952 and registered on 31 January 1952, which reads
as follows:

- (a) Die van die Goeweneur-Generaal soos in Artikels een-en-dertig en vier-en-dertig van Kroongrond Nederzettings Wet, 1912 (nr. 12 van 1912), bepaal watter genoemde artikels in Skedule A tot hierdie Kroongrondbrief volledig opgeneem is.
- (b) Die bepalings vevat in artikel 8 van die Wysigingswet op Nedersettings, 1949 (nr. 42 van 1949), watter genoemde artikel in Skedule B tot hierdie Kroongrondbrief volledig opgeneem is;
- (c) Die reg van die Goeweneur-Generaal, om te eniger tyd die hierby toegekende grond geheel of gedeeltelik weer in besit te neem, as dit vir openbare doeleindes, of vir 'n uitspanning benodig mag word, teen betaling, as vergoeding aan die eienaar van sodanige som geld soos deur die betrokke partye onderling ooreengekom mag word, of, by gebreke aan die betrokke partye onderling ooreengekom mag word, of, by gebreke aan sodanige ooreenkoms soos deur skeidsregterlike uitspraak vasgestel mag word;

C. SUBJECT FURTHER to the conditions as more fully set out in Schedule A annexed to Crown Grant No. 15 dated 22 January 1952 and registered on 31 January 1952, reading as follows:

SKEDULE A.
ARTIKELS 31 EN 34 VAN DIE KROONGROND NEDERSETTINGSWET
VAN 1912, lui as volg:

31(1)

34. De Geoverneur-generaal kan te eniger tijd op een door hem bepaalde wijze en op door hem te stellen voorwaarden-

- (a) dammen of reservoirs opp een hoeven aanleggen of de aanleg daarvan toestaan;
- (b) watervoen, pijpleidingen, kanalen afvoergoten op, door of onder een hoeve aanleggen of de aanleg daarvan toestaan en ten griewe van het algemeen op van een biezonder eiegenaar of bewoner van een naburig stuk grond daarvandaan of daarover water leiden of toestaan dat dit geschiedt;
- (c) spoorwegen, wegen, telegraaf- en telefoonleidingen op of over een hoeven aanleggen en exploiteren of de aanleg en exploitatie toestaan met inachtneming van desbetreffende wettelijke bepalingen, en voor de doeleinden van deze werken van een hoeve materiaal nemen.
Aan de huurder van de hoeve moet de schade worden vergoed door hem geleden tengevolge van de uitoefening van de bevoegdheden van dit artikel.

N.B. Die woord "huurder" beteken ook 'n persoon an wie de grond toegeken is, "hoeven" sluit in, "grond" onder een Kroongrondbrief gehouden (sien Artikel 2 van die Kroongrond Nederzettings Wet van 1912).

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

JV BOERDERY PROPRIETARY LIMITED
Registration Number 2015/247800/07

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

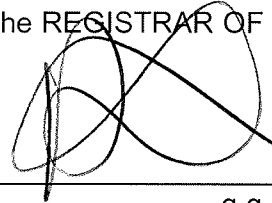
ROCKFLOW 11 PROPRIETARY LIMITED
Registration Number 2022/795877/07

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 R(1 800 000) (1 800 000) .


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

08 FEB 2023


q.q.

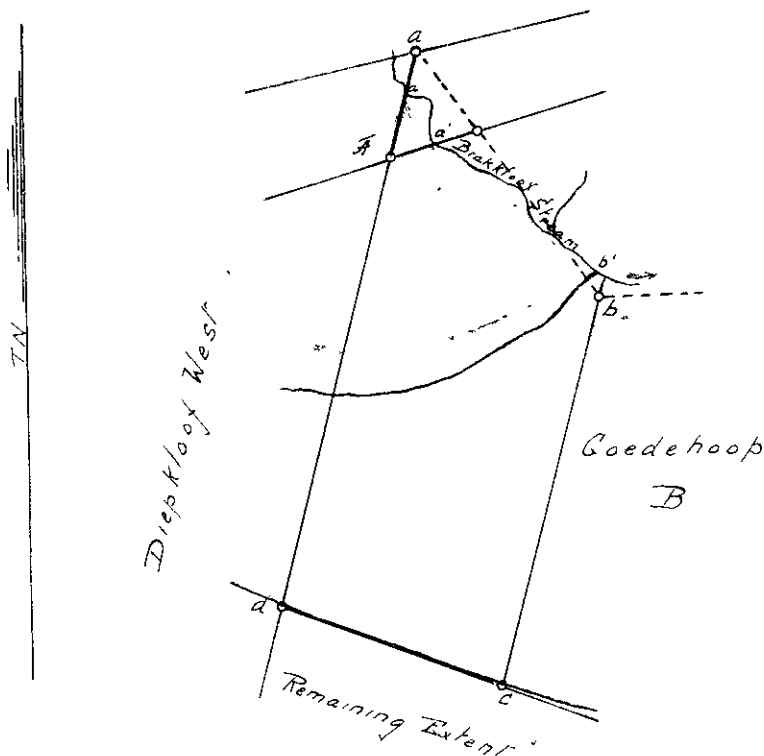
In my presence



REGISTRAR OF DEEDS

J. R. Brunt

Surveyor-General
9. 2. 1922



Sides	
Cape	Rods
ab	159 93
bc	210 00
cd	123 23
da	299 47
Angles	
a	49 58 50
b	130 1 10
c	83 45 50
d	96 14 10

Co-ordinates	
a	+12294 45
b	+12201 54
c	+12254 01
d	+12369 28

Rect Area - 52 Mor 559 rds
Total Area - 50 Morgen
(a middle of Brakkloof Stream b'c'd)

The above Figure, lettered A a middle of Brakkloof Stream b'c'd represents 49 58 50 Morgen, 303 Square Rods, — Square feet of Ground, situated George Division, being Goedehoop A portion of the farm Goedehoop transferred to G van der Hoven on

Bounded NE by Middle of Brakkloof Stream Portion II (Goedehoop) E Goedehoop B Portion of Portion. 5 of the farm S Remaining Extent Diepkloof No 226 W Diepkloof West George

30th August. 1922.
J. J. Claassen

Surveyed and beaconed by me according to regulations.

T. D. Dimbe Moodie
Government Surveyor.

June 1921

CONVEYANCER'S CERTIFICATE

1. I the undersigned, **MARCO VAN DER WALT (LPC 101905)**, in my capacity as conveyancer and attorney practising at Frances Schröter Inc. Attorneys in George, certify that a search was conducted in the Deeds Registry, Cape Town, in respect of the following property (including both current and earlier title deeds / pivot deeds / deeds of transfer):

**PORTION 11 (GOEDEHOOP) (PORTION OF PORTION 5) OF THE FARM
DIEPE KLOOF NO.226**

In the Municipality and Division of George
Province of the Western Cape

IN EXTENT: 42,4026 (FORTY TWO COMMA FOUR ZERO TWO SIX) Hectares

Held by Deed of Transfer Number T4007/2023.

2. The aforementioned property is registered in the name of Rockflow 11 (Pty) Ltd. (registration number: 2022/795877/07).
3. In respect of which the following developmental and / or restrictive conditions were observed, for purposes of consideration of the application as set out below, and numbered as per the references in the aforementioned deed of transfer:

3.1. None.

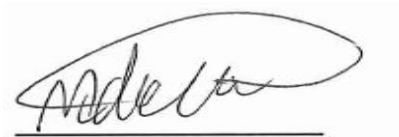
4. The owners of the property now seek:

4.1. Consent use in terms of Section 15(2)(o) of the George Municipality: Land Use Planning By-law (2023) for the conduct of a for a tourist facility and guest house.

as more elaborated in the accompanying application.

5. There are no mortgage bonds registered over the property.

DATED and SIGNED at GEORGE on the 30TH day of JULY 2025.

A handwritten signature in black ink, appearing to read 'Marco Van Der Walt', is written over a horizontal line.

**PER: MARCO VAN DER WALT
CONVEYANCER (LPC: 101905)
FRANCES SCHRÖTER INC. ATTORNEYS
132 MERRIMAN STREET
GEORGE**

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

Pre-application consultation is an advisory session and is required prior to submission of an application for rezoning, consent use, temporary departure and subdivision. It does not in any way pre-empt the outcome of any future application which may be submitted to the Municipality.

PART A: PARTICULARS

Reference number: _Collab no. 3827918_

Purpose of consultation: ____ **To discuss proposed land use application** ____

Brief proposal: ____ **Consent Use** ____

Property(ies) description: ____ **Diepe Kloof 226/11** ____

Date: ____ **25 August 2025** ____

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Municipality	044 801 9477	ihuyser@george.gov.za
Official	Robert Janse van Rensburg	Official	044 801 9477	rhjansevanrensburg@george.gov.za
Pre-applicant	Denise Janse van Rensburg	Marlize de Bruyn Planning	0766340150	denise@mdbplanning.co.za planning@mdbplanning.co.za

Documentation provided for discussion:

(Include document reference, document/plan dates and plan numbers where possible and attach to this form)

____ **Copy of title deed, locality, site plan,** ____

Has pre-application been undertaken for a Land Development application with the Department of Environmental Affairs & Development Planning (DEA&DP)?

Comprehensive overview of proposal:

Diepe Kloof 226/11 is a 42ha farm zoned AZI and used accordingly. The property (zoned Agricultural Zone I) is currently used for macadamia farming, sheep, and alpacas and has a dwelling house, a large agricultural warehouse, and stables thereon. The owner proposes to expand the use of the property by introducing a tourist facility and a guest house. The concept is to create a family-oriented destination where visitors can enjoy both indoor and outdoor activities. Facilities will include:

YES	NO
-----	----

- A coffee shop/restaurant with an on-site coffee brewery and shop.
- A petting farm and large indoor jungle gym for children.
- A three-room guest house within the existing dwelling.

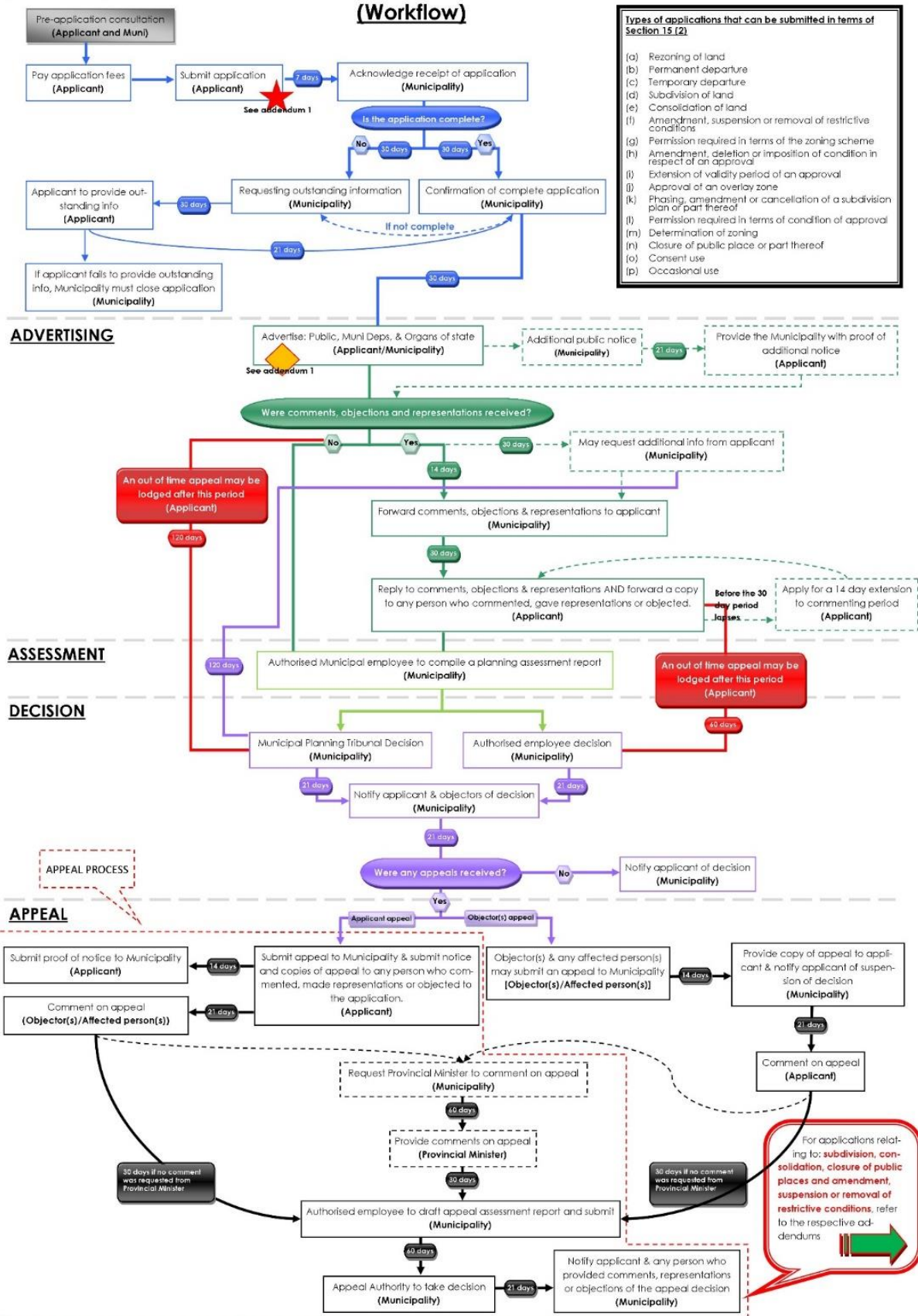
The title deed does not contain any foreseen conditions that restricts the proposed land uses on Diepe Kloof 226/11. The farm has ample space for parking provisioning and access will be from the Divisional Road (01623) abutting to the south.



PART B: APPLICATION PROCESS (WILL FULLY APPLY ONLY ONCE LUPA REGULATIONS ARE IN FORCE)

SUBMISSION

Draft By-Law on Municipal Land Use Planning (Workflow)



PART C: QUESTIONNAIRES

SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant	What land use planning applications are required?	Application fees payable
	2(a) a rezoning of land;	R
	2(b) a permanent departure from the development parameters of the zoning scheme;	R
	2(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
	2(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e) a consolidation of land that is not exempted in terms of section 24;	R
	2(f) a removal, suspension, or amendment of restrictive conditions in respect of a land unit;	R
	2(g) a permission required in terms of the zoning scheme;	R
	2(h) an amendment, deletion, or imposition of conditions in respect of an existing approval;	R
	2(i) an extension of the validity period of an approval;	R
	2(j) an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l) a permission required in terms of a condition of approval;	R
	2(m) A determination of a zoning;	R
	2(n) A closure of a public place or part thereof;	R
X	2(o) a consent use contemplated in the zoning scheme;	R
	2(p) an occasional use of land;	R
	2(q) to disestablish a home owner's association;	R
	2(r) to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant	What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N Serving of notices (i.e. registered letters etc.)	R
Y	N Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):		To be determined

PLEASE NOTE: * Application fees are estimated on the information discussed and are subject to change with submission of the formal application and/or yearly application fee increase.

SECTION B:

PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?			X	
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			X	Conveyancer certificate to confirm
Any other Municipal by-law that may be relevant to application? (If yes, specify)			X	
Zoning Scheme Regulation considerations:				
Which zoning scheme regulations apply to this site? _____ GIZSB 2023 _____				
What is the current zoning of the property? _____ AZI _____				
What is the proposed zoning of the property? _____ AZI _____				
Does the proposal fall within the provisions/parameters of the zoning scheme? _____ To be determined _____				
Are additional applications required to deviate from the zoning scheme? (if yes, specify) _____ To be determined _____				

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?			X	
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?			X	

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?	X			Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		X		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)			X	National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		X		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?			X	National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		X		SANParks / CapeNature
Will the proposal require comments from DFFE?		X		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (strikethrough irrelevant)		X		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

SECTION D:

SERVICE REQUIREMENTS

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:			X	Directorate: Electro-technical Services
Water supply:			X	Directorate: Civil Engineering Services
Sewerage and waste water:			X	Directorate: Civil Engineering Services
Stormwater:			X	Directorate: Civil Engineering Services
Road network:			X	Directorate: Civil Engineering Services

Telecommunication services:			X	
Other services required? Please specify.			X	
Development charges:			X	

PART D: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION

COMPULSORY INFORMATION REQUIRED:					
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N	Bondholder's consent (conveyancer certificate to confirm)
MINIMUM AND ADDITIONAL REQUIREMENTS:					
Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y	N	Land Use Plan	Y	N	Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Home Owners' Association consent
Y	N	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	1 : 50 / 1:100 Flood line determination (plan / report)

PART F: SUMMARY / WAY FORWARD

Refer to comments in section E.

OFFICIAL: Robert Janse van Rensburg
Town Planner



SIGNED: _____

DATE: _____ 2 September 2025 _____

PRE-APPLICANT: _____ Denise Janse van Rensburg _____
(FULL NAME)

SIGNED: _____

DATE: _____ 25 August 2025 _____

OFFICIAL: Ilan  Huyser
(Senior Town Planner)



SIGNED: _____

DATE: _____ 05.09. 2025 _____

**Please note that the above comments are subject to the documents and information available to us at the time of the pre-application meeting and we reserve our rights to elaborate on this matter further and/or request more information/documents should it deemed necessary.*

YES

NO

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

Pre-application consultation is an advisory session and is required prior to submission of an application for rezoning, consent use, temporary departure and subdivision. It does not in any way pre-empt the outcome of any future application which may be submitted to the Municipality.

PART A: PARTICULARS

Reference number: Collab #2728597

Purpose of consultation: To discuss proposed land use application

Brief proposal: Consent Uses

Property(ies) description: Diepe Kloof 226/11

Date: 24 July 2023

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Municipality	044 801 1299	ihuyser@george.gov.za
Official	Robert Janse van Rensburg	Official	044 801 1300	rhjansevanrensburg@george.gov.za
Pre-applicant	Denise Janse van Rensburg	Marlize de Bruyn Planning	0766340150	denise@mdbplanning.co.za planning@mdbplanning.co.za

Documentation provided for discussion:

(Include document reference, document/plan dates and plan numbers where possible and attach to this form)

Copy of title deed, locality, site plan,

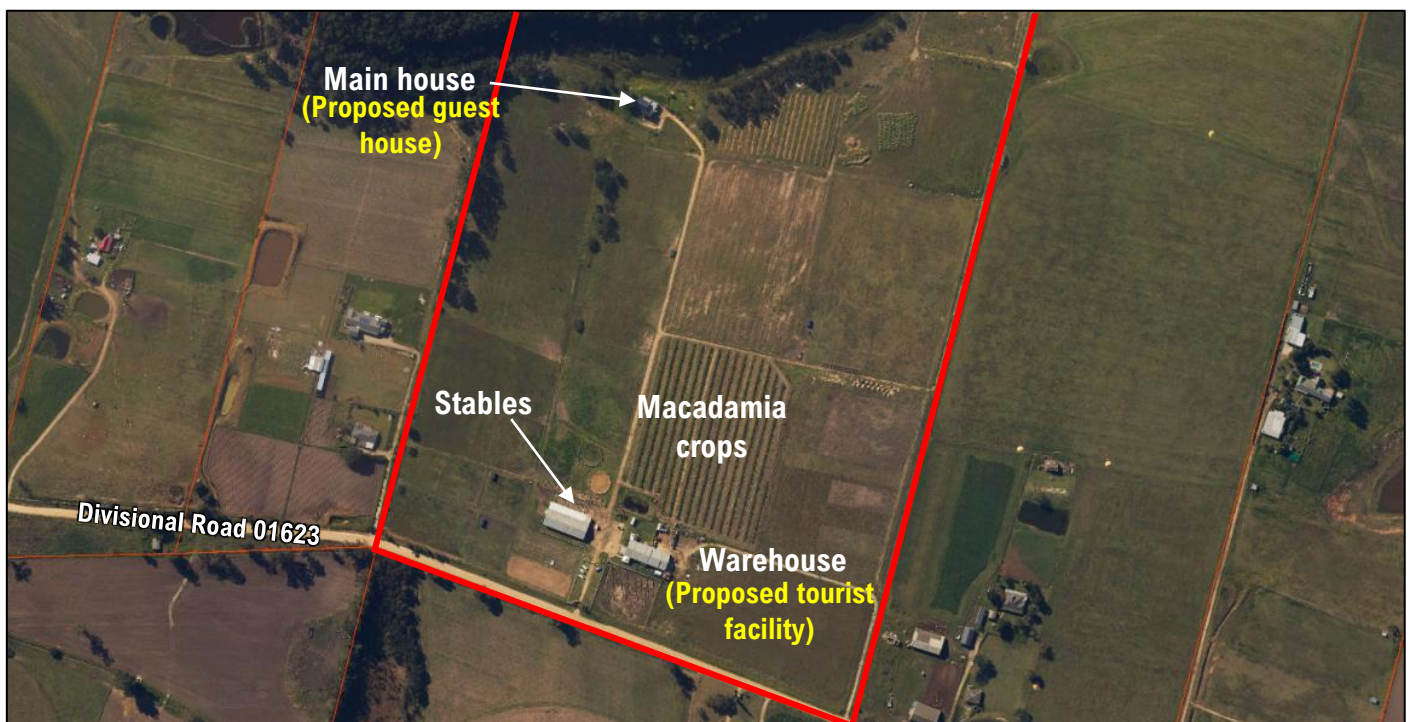
Has pre-application been undertaken for a Land Development application with the Department of Environmental Affairs & Development Planning (DEA&DP)?

Comprehensive overview of proposal:

Diepe Kloof 226/11 is a 42ha farm zoned AZI and used accordingly. The property currently has a dwelling house, a large agricultural warehouse, and stables thereon. The owners intend to reinvent their property to serve a more agri-tourism purpose. They intend to redevelop the warehouse into a tourist facility that will include a restaurant and an indoor play area for children. They further intend to utilise the dwelling house as a guest house.

Consent use for a tourist facility and guest house will be required. Agriculture will remain the main activity on the farm and the tourist facility on the property will be mainly agriculture related. The agricultural activities that will be introduced on the farm are sheep and alpacas. There is also a piece of land already used for macadamia crops.

The property is ideally located for agri-tourism as it will attract tourists from George Municipality and Mossel Bay Municipality. The farm is about 10km from the George Airport, about 6.5km off the N2, and about 3km off the R102. The proposed tourist facility is envisioned to be a type of destination in need, especially where residents and tourists can take their children for an activity-filled day.



The title deed does not contain any foreseen conditions that restricts the proposed land uses on Diepe Kloof 226/11. The farm has ample space for parking provisioning and 2 access points from the Divisional Road (01623) abutting to the south.

PART B: APPLICATION PROCESS (WILL FULLY APPLY ONLY ONCE LUPA REGULATIONS ARE IN FORCE)

SUBMISSION

Draft By-Law on Municipal Land Use Planning (Workflow)

Types of applications that can be submitted in terms of Section 15 (2)

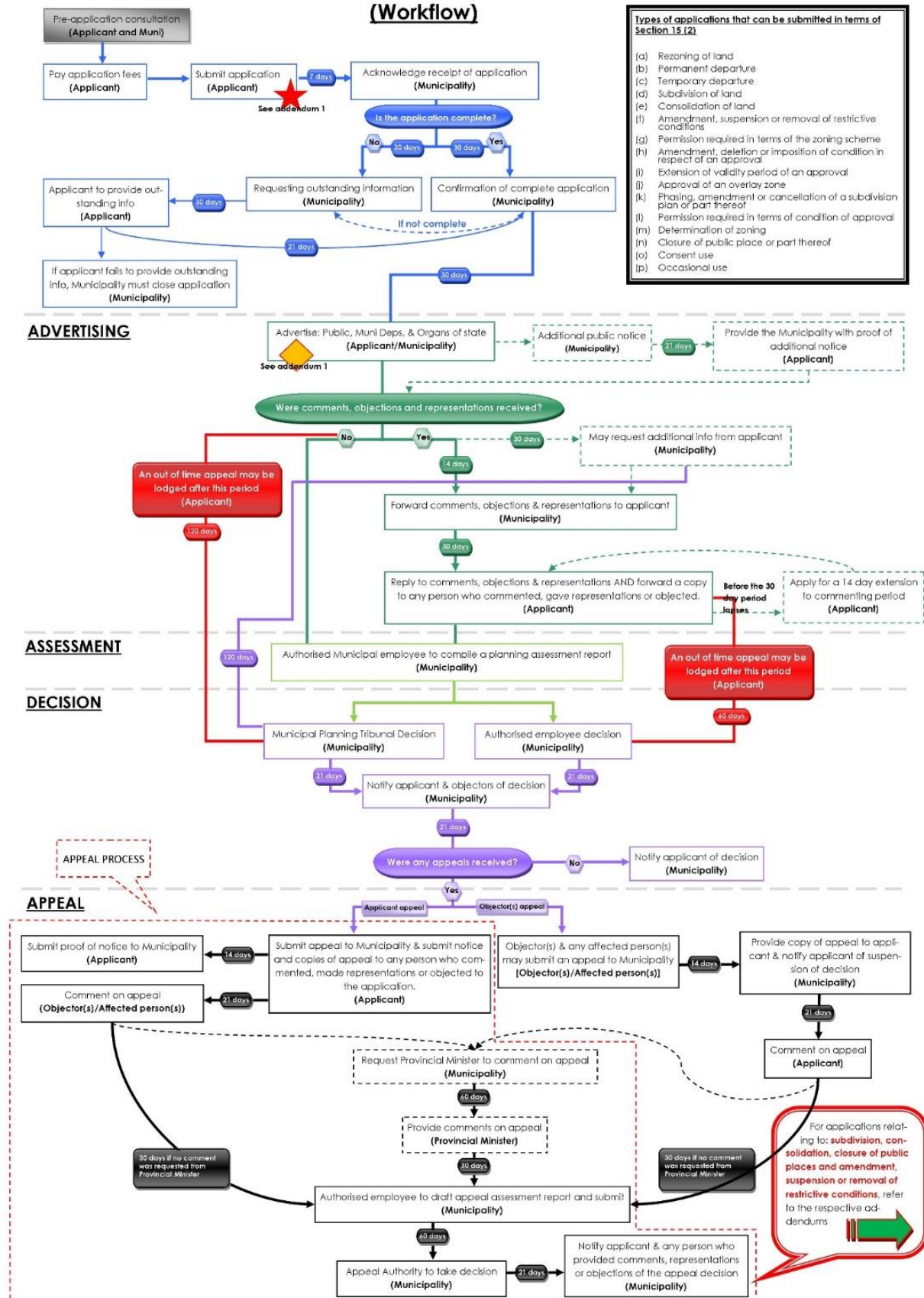
- (a) Rezoning of land
- (b) Permanent departure
- (c) Temporary departure
- (d) Subdivision of land
- (e) Consolidation of land
- (f) Amendment, suspension or removal of restrictive conditions
- (g) Permission required in terms of the zoning scheme
- (h) Amendment, deletion or imposition of condition in respect of an approval
- (i) Extension of validity period of an approval
- (j) Approval of an overlay zone
- (k) Phasing, amendment or cancellation of a subdivision plan or part thereof
- (l) Permission required in terms of condition of approval
- (m) Determination of zoning
- (n) Closure of public place or part thereof
- (o) Consent use
- (p) Occasional use

ADVERTISING

ASSESSMENT

DECISION

APPEAL



PART C: QUESTIONNAIRES

SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant	What land use planning applications are required?	Application fees payable
	2(a) a rezoning of land;	R
	2(b) a permanent departure from the development parameters of the zoning scheme;	R
	2(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
	2(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e) a consolidation of land that is not exempted in terms of section 24;	R
	2(f) a removal, suspension, or amendment of restrictive conditions in respect of a land unit;	R
	2(g) a permission required in terms of the zoning scheme;	R
	2(h) an amendment, deletion, or imposition of conditions in respect of an existing approval;	R
	2(i) an extension of the validity period of an approval;	R
	2(j) an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l) a permission required in terms of a condition of approval;	R
	2(m) A determination of a zoning;	R
	2(n) A closure of a public place or part thereof;	R
X	2(o) a consent use contemplated in the zoning scheme;	R
	2(p) an occasional use of land;	R
	2(q) to disestablish a home owner's association;	R
	2(r) to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant	What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N Serving of notices (i.e. registered letters etc.)	R
Y	N Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):		To be determined

PLEASE NOTE: * Application fees are estimated on the information discussed and are subject to change with submission of the formal application and/or yearly application fee increase.

SECTION B:**PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES**

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?			X	
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			X	Conveyancer certificate to confirm
Any other Municipal by-law that may be relevant to application? (If yes, specify)			X	
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? <u>GIZSB 2017</u> What is the current zoning of the property? <u>AGZ1</u> What is the proposed zoning of the property? AGZ1 with consent for tourist facility and consent use Does the proposal fall within the provisions/parameters of the zoning scheme? <u>To be determined</u> Are additional applications required to deviate from the zoning scheme? (if yes, specify) <u>To be determined</u>				

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?			X	

Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?			X	
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SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?	X			Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?			X application will be referred to DEA&DP during PPP	Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)		X		National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		X		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?			X	National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
				Department of Transport and Public Works (DTPW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		X		SANParks / CapeNature
Will the proposal require comments from DFFE?		X		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (strikethrough irrelevant)		X		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

SECTION D:

SERVICE REQUIREMENTS

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:			X	Directorate: Electro-technical Services
Water supply:			X	Directorate: Civil Engineering Services
Sewerage and waste water:			X	Directorate: Civil Engineering Services

Stormwater:			X	Directorate: Civil Engineering Services
Road network:			X	Directorate: Civil Engineering Services
Telecommunication services:			X	
Other services required? Please specify.			X	
Development charges:			X	

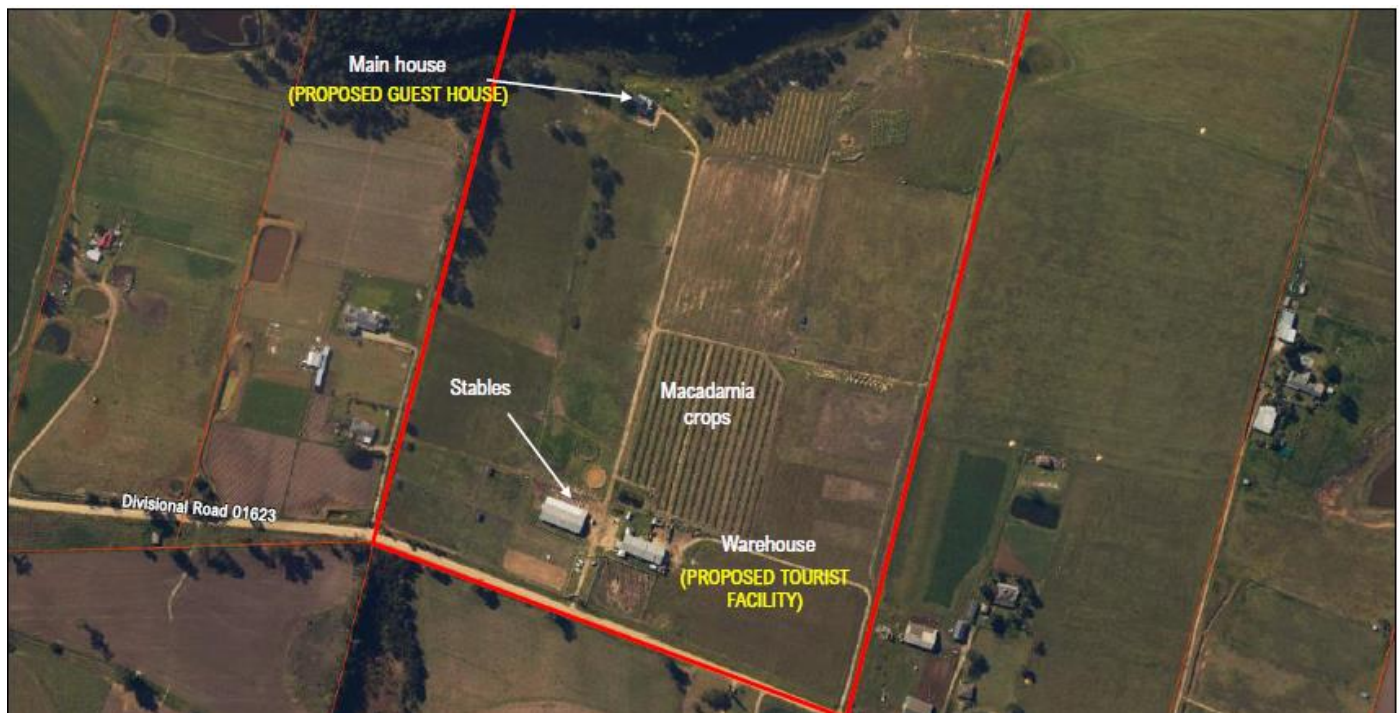
PART D: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION

COMPULSORY INFORMATION REQUIRED:					
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N	Bondholder's consent (conveyancer certificate to confirm)
MINIMUM AND ADDITIONAL REQUIREMENTS:					
Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y	N	Land Use Plan	Y	N	Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Home Owners' Association consent
Y	N	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) /	Y	N	1 : 50 / 1:100 Flood line determination (plan / report)

		Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)				
Y	N	Other (specify)		Y	N	Required number of documentation copies

PART E: DISCUSSION

The Pre-Application meeting dated 2 August 2023 refers. The layout presented at the meeting is illustrated below:



Town Planning

- Applicant to take cognizance of the development parameters of Guest House and tourist facility. Applicant to ensure that development parameters are complied with in terms of size, coverage, building lines etc. Possible departures to be addressed with the land use application.
- Need to address compliance with MSDF of 2023, LSDF, rural guidelines, SPLUMA, Zoning Scheme etc.
- Plan to illustrate all environmental buffers on the property.
- Activities associated with agriculture to be clearly indicated in the motivation report as well as on plans.
- Access, manoeuvrability, and on-site parking to be provided and indicated on plan.
- All structures and the respective uses of the buildings and areas to be indicated on the plan.

CES

- **Access:** developer to obtain approval from the relevant road Authority.

- **Water & Sewer:** No Municipal services currently available in this area. The developer will be responsible for these services. Should the municipal network/s be extended, the developer, at his cost, will be required to connect to the system, and be liable for the payment of the applicable DC's

PART F: SUMMARY / WAY FORWARD

Refer to comments in section E.

OFFICIAL: Robert Janse van Rensburg
Town Planner



SIGNED: _____

DATE: _____ 12.08.2023 _____

PRE-APPLICANT: _____ **Denise Janse van Rensburg** _____
(FULL NAME)

SIGNED: _____

DATE: _____ **24 July 2023** _____

OFFICIAL: **Ilané Huyser**
(Senior Town Planner)



SIGNED: _____

DATE: _____ 15.08.2023 _____

**Please note that the above comments are subject to the documents and information available to us at the time of the pre-application meeting and we reserve our rights to elaborate on this matter further and/or request more information/documents should it deemed necessary.*