



Stads- en Streekbeplanners
Town and Regional Planners

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8 August 2025

The Municipal Manager
P.O. Box 19
George
6530

Sir

PROPOSED AMENDMENT OF CONDITIONS OF APPROVAL, CONSENT USE FOR TOURIST FACILITIES AN APPROVAL OF A SITE DEVELOPMENT PLAN FOR PORTION 236 OF THE FARM KRAAI BOSCH No. 195, SITUATED IN THE MUNICIPALITY AND DIVISION OF GEORGE, WESTERN CAPE.

Duly authorized by the registered owner of Portion 236 of the Farm Kraai Bosch No. 195, George, we hereby apply for the following:

Application is being made for the following in terms of Section 15.(2) of the Land Use Planning By-Law of George Municipality, 2023, for Portion 236 of the Farm Kraai Bosch No. 195, George Country Resort:

1. Amendment of conditions of approval in terms of Section 15.(2)(h) to replace 76 existing caravan stands with 76 tourist accommodation units;
2. Consent Use in terms of Section 15.(2)(o) for the conversion of the existing ablution facility into Tourist Facilities featuring an entertainment area and a guest lounge; and
3. Approval of a Site Development Plan in terms of Section 15.(2)(g) of the proposed development.

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

- a) Application form fully completed and signed (**Annexure 1**);
- b) Power of Attorney by the Registered Owner (**Annexure 2**);
- c) Motivation Report (**Annexure 3**);

- d) Copy of the Surveyor General Plan No. 6177/95 (**Annexure 4**);
- e) Plan No. G/W/224-2 (**Annexure 5**);
- f) Proof of Payment will be provided in due course as it is made available to the applicant (**Annexure 6**);
- g) Copy of Title Deed No. T39221/2011 (**Annexure 7**);
- h) George Country Resort occupancy figures (**Annexure 8**);
- i) Electro Technical Report by BDE Consulting Engineers (**Annexure 9**);
- j) Visual Impact illustrations (**Annexure 10**);
- k) Municipal Approval dd. 20/06/2013 (**Annexure 11**);
- l) SDP Approval dd. 14/07/2014 (**Annexure 12**);
- m) Building Plan Approval dd. 26/01/2014 (**Annexure 13**);
- n) Occupancy Certificate dd. 11/10/2016 (**Annexure 14**);
- o) Municipal Approval dd. 17/09/2021 (**Annexure 15**);
- p) Municipal Approval 12/05/2023 (**Annexure 16**);
- q) Building Plan Approval dd. 02/10/2023 (**Annexure 17**);
- r) SANRAL Approval dd. 9/03/2020 (**Annexure 18**);
- s) Occupancy Certificate dd. 03/12/2024 (**Annexure 19**); and
- t) Copy of Pre-Application dd. 27/05/2025 (**Annexure 20**).

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

Yours Sincerely



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



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

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

PART A: APPLICANT DETAILS

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

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

Registered owner	Ronald Jomar Meyer				
Address	191 Eastwood Avenue, Pinnacle Point				
	Mossel Bay	Postal code	6500		
E-mail	rjmeyer@absamail.co.za				
Tel	n/a	Fax	n/a	Cell	084 400 1000

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

Property	Portion 236 of the Farm Kraai Bosch No. 195, George
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Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]											
Physical Address	George Country Resort, Kraaibosch, George										
GPS Coordinates	33°59'34.23"S 22°31'12.70"E				Town/City		George				
Current Zoning	Resort Zone		Extent		5.4815ha		Are there existing buildings?		Y	N	
Current Land Use	Resort										
Title Deed number & date	T20814/2008 & T39221/2011										
Any restrictive conditions prohibiting application?	Y	N	If Yes, list condition number(s).								
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).								
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?								
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?			Kraaibosch 195/236, George Collab No: 1603753 Collab No: 2467525					
Any existing unauthorized buildings and/or land use on the subject property(ies)?					Y	N	If yes, is this application to legalize the building / land use?			Y	N
Are there any pending court case / order relating to the subject property(ies)?					Y	N	Are there any land claim(s) registered on the subject property(ies)?			Y	N
PART D: PRE-APPLICATION CONSULTATION											
Has there been any pre-application consultation?		Y	N	If Yes, please complete the information below and attach the minutes.							
Official's name	Martin Botha		Reference number		3701397		Date of consultation		27/05/2025		
PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE											

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

BANKING DETAILS

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

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

Application is being made for the following in terms of Section 15.(2) of the Land Use Planning By-Law of George Municipality, 2023, for Portion 236 of the Farm Kraai Bosch No. 195, George Country Resort:

1. Amendment of conditions of approval in terms of Section 15.(2)(h) to replace 76 existing caravan stands with 76 tourist accommodation units;
2. Consent Use in terms of Section 15.(2)(o) for the conversion of the existing ablution facility into Tourist Facilities featuring an entertainment area and a guest lounge; and
3. Approval of a Site Development Plan in terms of Section 15.(2)(g) of the proposed development.

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

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

Is the following compulsory information attached?

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

Minimum and additional requirements:

Y	N	N/A	Conveyancer's Certificate		Y	N	N/A	Land Use Plan / Zoning plan
Y	N	N/A	Proposed Subdivision Plan (including street names and numbers)		Y	N	N/A	Phasing Plan

Y	N	N/A	Consolidation Plan	Y	N	N/A	Copy of original approval letter (if applicable)
Y	N	N/A	Site Development Plan	Y	N	N/A	Landscaping / Tree Plan
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes	Y	N	N/A	Required number of documentation copies 2 copies
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	Other (specify)

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

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

SECTION I: DECLARATION

I hereby wish to confirm the following:

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



Applicant's signature:

Date:

8 August 2025

Full name:

Alexander Havenga

Professional capacity:

Registered Professional Planner

SACPLAN Reg. Nr:

Pr. Pln A/3313/2023

POWER OF ATTORNEY

I, the undersigned,

Ronald Jomar Meyer

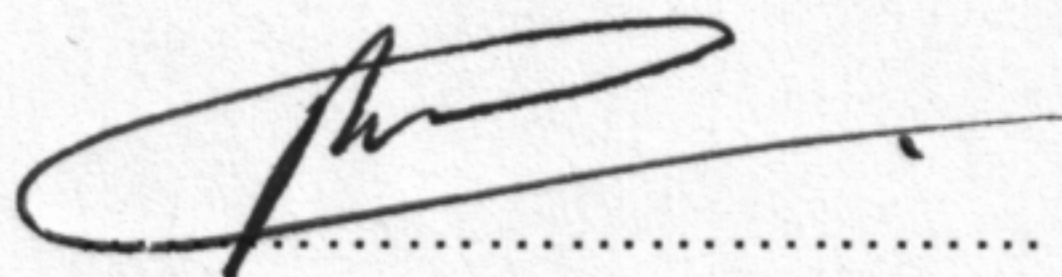
In my capacity as the Registered owner of Portion 236 of the Farm Kraai Bosch No. 195, George, situated in the Municipality and division of George, Province of the Western Cape.

hereby nominate and appoint:

NEL & DE KOCK TOWN & REGIONAL PLANNERS

With power of substitution, to be my true and lawful Agent in my name, place and stead, to apply to the George Municipality for the **amendment of conditions of approval, consent use for tourist facilities and the approval of a Site Development Plan w.r.t. Farm Kraai Bosch 195/236, George**, and I hereby ratify, allow and confirm, and promise and agree to ratify, allow and confirm all and whatsoever my said Agent shall lawfully do or cause to be done by virtue of these presents.

SIGNED at MOSSELBAY on this 4 AUGUST 2023 in the presence of the under mentioned witnesses.



AS WITNESSES:

1. [Signature]

2. [Signature]

MOTIVATION REPORT

AMENDMENT OF CONDITIONS OF APPROVAL, CONSENT
USE FOR TOURIST FACILITIES AND THE APPROVAL OF A
SITE DEVELOPMENT PLAN: PORTION 236 OF THE FARM
KRAAI BOSCH No. 195, SITUATED IN THE MUNICIPALITY
AND DIVISION OF GEORGE, PROVINCE OF THE WESTERN
CAPE
FOR
GEORGE COUNTRY RESORT



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1. APPLICATION

Application is being made for the following in terms of Section 15.(2) of the Land Use Planning By-Law of George Municipality, 2023, for Portion 236 of the Farm Kraai Bosch No. 195, George Country Resort:

1. Amendment of conditions of approval in terms of Section 15.(2)(h) to replace 76 existing caravan stands with 76 tourist accommodation units;
2. Consent Use in terms of Section 15.(2)(o) for the conversion of the existing ablution facility into Tourist Facilities featuring an entertainment area and a guest lounge; and
3. Approval of a Site Development Plan in terms of Section 15.(2)(g) of the proposed development.

2. BACKGROUND

Portion 236 of the Farm Kraai Bosch No. 195, George - currently known as George Country Resort and formerly operating as Brigadoon Caravan Park - has functioned as a resort for over 40 years. The original development approval provided for 128 caravan stands and 6 chalets.

In 2014, the Department of Environmental Affairs and Development Planning approved a proposal to convert 40 caravan stands into tourist accommodation units, responding to a shift in demand away from caravan sites. In 2019, Nel & de Kock Town and Regional Planners submitted an application to amend the existing development conditions. The amendment sought to convert a further 76 caravan stands into tourist accommodation units and 12 caravan stands into 24 overnight rooms. The application also provided for a function venue and tourist facilities as consent uses.

In 2021, George Municipality approved only the conversion of 12 caravan stands into 24 overnight rooms and granted consent for the function venue and tourist facilities. However, the Municipality refused the proposed conversion of the 76 caravan stands into tourist accommodation units. The reasons for this decision will be elaborated on in Paragraph 4 of this report. Primarily it stemmed from the fact that the property was, at the time, located outside George's designated Urban Edge and was therefore regarded as a rural area.

Since the approval granted in 2021, the owner has completed the construction of the approved 24 overnight rooms, which are now available as part of the accommodation offered at George Country Resort and highly sought-after as an overnight destination.

3. PURPOSE

The purpose of this application is, on the one hand, to give greater functional effect to a resort that, in terms of its zoning, is not being optimally utilised for the expansion of tourism in the Southern Cape and on the other hand, to provide for a facility that will complement the accommodation component, enabling it to function as a fully-fledged destination resort between Cape Town and Gqeberha (Port Elizabeth).

4. MOTIVATION

4.1 NEED

The need for this application arises from the declining demand for caravan and camping sites in comparison to the increasing demand for tourist accommodation units next to the N2 as well as the proposed conversion of an existing ablution facility into an entertainment area and guest lounge. Attached hereto, as Annexure 8, is the resort's occupancy figures, which reflect a significant contrast: over a five-month period, the caravan stands achieved an average occupancy rate of only 7.56%, while the tourist accommodation units reached an average occupancy rate of 49%. This tendency is primarily due to the reality that the location of this resort is no longer part of a rural area like when it was established more than 45 years ago.

The conversion of the currently underutilised caravan stands into tourist accommodation units will enable the owner to cater more effectively to transient guests visiting the Garden Route. Furthermore, the resort will be able to accommodate large school groups that frequently travel to the region to attend sports festivals and other similar events. The owner has indicated that he often has to turn away large groups due to insufficient capacity, resulting in schools being forced to seek alternative accommodation outside George. Approval of this application would therefore not only address a proven demand, but also contribute to increased visitor expenditure within the local economy.

At present, the low occupancy rate of the caravan stands does not justify the associated maintenance costs right through the year, which include grass cutting, road upkeep and general servicing. By replacing these underperforming sites with tourist accommodation units, the resort can reduce its maintenance overheads while increasing its income potential, while simultaneously serving the tourist industry of the Southern Cape more efficiently.

Another key motivation for this application is the absence of a natural attraction at the resort that would typically draw camping enthusiasts. Unlike traditional campsites located in nature reserves or on scenic riverbanks, the resort's primary draw is its location in George and proximity to the N2 highway. As such, its guests primarily comprise of tourists and groups travelling between Cape Town and Gqeberha (Port Elizabeth), who seek convenient, short-term accommodation rather than traditional camping experiences.

In May 2023, George Municipality adopted a new Spatial Development Framework (SDF) for the 2023–2027 period. Under this updated framework, the subject property now falls within the Urban Edge. Map 24 of the SDF designates the property as part of a broader Tourist Precinct. However, the SDF does not offer clear guidance on the specific nature or scope of development permissible within a Tourist Precinct.

In light of the property's revised inclusion within the Urban Edge, the owner now seeks to revisit the opportunity to convert the 76 remaining caravan stands into 76 tourist accommodation units. The proposed conversion of caravan stands unto tourist accommodation units will optimise the resort's high potential as a sought-after overnight tourist destination in the Southern Cape.

The reasons for the previous refusal, as outlined in the Decision Letter dated 17 September 2021 (Collab No. 1603753), are listed below. Each reason is followed by a discussion of the changed circumstances and the revised approach that now support the proposed amendment of conditions:

“(i). Section 42 (1) of the Spatial Planning and Land Use Management Act, 2013 (SPLUMA) states that a decision-maker must take a decision that is consistent with, among others, national and provincial government policies and the municipal spatial development framework.”

- Bearing in mind that the property is now included in the urban edge and earmarked for tourist related uses the proposal is in line with the MSDF and therefore consistent with this planning document.

“(ii) The department is in principle not against allowing a diversity of accommodation forms and facilities in the resort. However, as the present proposal is not consistent with the development objectives and spatial planning guidelines for the area, and thus deviates from the MSDF.”

- The proposal is now in line with the spatial planning guidelines for the area as the property is included in a tourist precinct and does not deviate from the MSDF.

“(iii) It is determined that the proposed holiday resort layout is still too urban in nature and the approval thereof will effectively lead to urban expansion and urban leapfrogging, without any justification therefore, especially as the resort is not linked to any special resource.”

- As stated above, the property is now included in the urban edge and will not lead to urban expansion or leapfrogging, but will offer accommodation which is permitted by the property's zoning, i.e. tourist accommodation.

“(iv) The applicant and owner must understand that any permission to increase the number of units to aid the viability and sustainability of the holiday resort, cannot be construed as acceptance that urban densities and land uses are acceptable to this area.”

- The viability and sustainability of the holiday resort to increase the number of units can now be accepted at urban densities as the property is included in the urban edge and included in a tourist precinct. Furthermore, in terms of permissible occupancy, the existing caravan stands allow for a maximum of six persons per stand, whereas the proposed two-bedroom accommodation units will accommodate a maximum of only four persons each. As such, the proposed development will not result in an increased in residential density, in fact, the overall theoretical density of the resort will decrease. However, it is anticipated that the average occupancy rate of the accommodation units will be substantially higher than that of the caravan stands based on the existing trend, thereby improving the functional utilisation of the site without placing additional pressure on infrastructure or the surrounding environment. This aligns with sound planning principles aimed at promoting efficient land use within tourist nodes.

“(v) The site is part of the rural (albeit not agricultural) area of George and the municipality needs to ensure that the further development of the property, cannot be used to motivate for the extension of the urban edge.”

- As stated above, the approval of this proposal will not lead to the expansion of the urban edge as the property is already included in the Urban Edge.

“(vi) It is thus concluded that the proposed development of these additional holiday accommodation units is not aligned with the Rural Development Guidelines or the provisions of the George MSDF, 2019 and could thus, not be supported.”

- The rural development guidelines are not applicable to this development proposal as the property is not situated in a rural environment anymore.

“(vii) Section 42 (1) of SPLUMA also states that the decision-maker must also consider the state and impact of engineering services, social infrastructure and open space requirements.”

- The applicant acknowledges that the decision-maker must take into account the condition and impact of engineering services, social infrastructure, and open space requirements. Accordingly, an Electro Technical Report prepared by BDE Engineers is included as Annexure 9 to this application. This report assesses the current and projected electricity demand of the resort. It concludes that an upgrade to the existing 150 A three-phase electrical connection will not be necessary, provided that energy-saving measures are implemented throughout the resort.

“(viii) The Civil Engineering Department and Electrotechnical Departments of the municipality advised that the proposed layout cannot be considered without knowing the future position of the water, sewerage and electricity services connections on site, the type and size of services infrastructure that need to be installed or upgraded to accommodate the additional holiday accommodation units on site. It was pointed out that the owner also needs to

address the capturing and disposal of stormwater runoff which is likely to increase due to the additional roofs and hardened surfaces and that the traffic impact of converting caravan stands into rooms and units must also be determined.”

- The existing 76 caravan stands are already equipped with electrical and water connections to accommodate visitors. Sewerage is currently directed to a central location—namely, the ablution facility—and will be redirected to service the proposed tourist accommodation units. As a result, the overall capacity and bulk connections to the Municipality will remain the same or potentially decrease, since each caravan stand accommodates up to six guests, whereas the proposed units will accommodate only four guests each. However, the internal layout of services will need to be reconfigured to connect to the new units.

“(ix) Detailed water, sewerage, stormwater, and electricity services studies and a traffic impact assessment were not submitted to the respective engineering departments for consideration.”

- Refer to the feedback in point viii above.

“(x) The location of the services would have influenced the location of structures shown on the site development plan.”

- Refer to the feedback in point viii above.

“(xi) The municipality’s engineering departments also pointed out that the services upgrades required to accommodate all these uses may lead to the triggering of listed activities in terms of NEMA. Section 42 (2) of SPLUMA requires needs to ensure that where developments have an impact on the environment, that environmental legislation is complied with, and the applicant did not place the decision-maker in a position to do so.”

- Refer to the feedback in point viii above.

“(xii) Further, in terms of Section 22 of SPLUMA, a land use application may not be approved if the application is in consistent with the municipality’s municipal spatial development framework (MSDF), unless the applicant can demonstrate site specific circumstances exist that to allow a decision-maker to consider a Departure from said MSDF.”

- The property is now included in the urban edge and consistent with the MSDF. Therefore, there is no need to demonstrate site specific circumstances for the conversion of 76 existing caravan stands to tourist accommodation units.

“(xiii) As stated above, the application conflicts with the provisions of the George MSDF as it will lead to a form of urban development outside the urban edge. The applicant did not present any information to justify the decision-maker taking a positive decision on the application and there is no special resource linked to this resort to justify an urban residential density on the subject property, and the setting of a precedent for the surrounding area.”

- As mentioned above, the proposal is now in line with the MSDF and will result in a tourist orientated development in an urban form within the urban edge.

“(xiv) The Authorised Official was thus obligated (could not apply any discretion) in refusing the application.”

- The applicant has no response to this statement.

4.2 DESIRABILITY

PHYSICAL CONDITION:

4.2.1 TOPOGRAPHY

The site has a gradual southward slope, requiring minimal excavation and filling for the construction of the proposed accommodation units. Therefore, topography will not negatively affect the approval of this application.

4.2.2 BOTTOM CONDITIONS

A top layer of sandy loam soil overlays a deep clay subsoil. These soil conditions do not pose any construction challenges that cannot be mitigated through expert design, as demonstrated by the existing buildings within the resort. Therefore, bottom conditions will not negatively affect the approval of this application.

4.2.3 VEGETATION

In addition to a few indigenous trees, a variety of other tree species are present on the property. While these trees are not necessarily of conservation value, they are considered an asset to the resort. For this reason, the trees have been surveyed and mapped on the site plan attached hereto as Annexure 5. The final placement of the proposed tourist accommodation units will be done sensitively, taking these trees into consideration. Furthermore, a large number of Ficus trees have already been planted on the southern portion of the property where no tourist accommodation units are proposed in order to enhance the visual character of the resort. Therefore, approval of this application will not negatively affect any conservation worthy vegetation.

4.2.4 FLOOD LINES

A perennial river transecting over the abutting Rem Farm 195/46 is roughly 30m lower lying than the structures currently erected on the resort. The closest distance between the aforementioned river and structures on the resort is roughly 150m. Therefore, taking the above into consideration and the fact that the owner has not

experienced any troubles with regard to flood lines, no further elaboration will be made in this regard.

4.2.5 SENSITIVITIES

As mentioned earlier in this report, there are indigenous trees on the property which have been surveyed and is indicated on the attached Plan No. G/W/224-2. The proposed tourist accommodation units will be positioned sensitively in order to not negatively affect any of the sensitive trees. Therefore, bearing in mind that approval of this application will not negatively affect sensitive vegetation, no further elaboration will be made in this regard.

4.2.6 WATER TABLE

The water table poses to not be an issue with regard to the proposed application as the owner have not experienced any issues relating to the water table since he took ownership of the resort in 2011.

4.2.7 DRAINAGE PATTERN

The design of the existing structures has accounted for proper drainage. The drainage for the proposed new tourist accommodation units will be thoroughly reviewed by the Municipality upon submission of the building plans. It is worth noting that the resort benefits from a natural, gradual slope towards the south, which allows for effective drainage towards the dam located in the southern section of the property. Therefore, the drainage pattern will not negatively affect the approval of this application.

4.2.8 FILLINGS AND EXCAVATIONS

There are no existing fillings or excavations on the site that would impact the proposed development. Only minor earthworks will be required to level the ground for the proposed tourist accommodation units, and these are not expected to negatively affect the approval of this application.

There is, however, a quarry located approximately 270m south of the property on Farm 195/46, which appears unflattering. Visitors of the resort have not raised any complaints about it, thanks to the trees on the property that soften its visual impact. The proposal does not make provision for the removal of any trees in order to retain the resort's visual integrity.

4.3 EXISTING PLANNING AND LEGISLATION

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

4.3.1.1 SPATIAL JUSTICE

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

The property became available on the open market when the current owner acquired a 50% share in 2008. In 2011, the owner acquired the remaining 50%, becoming the sole registered owner of the property. As a resort primarily offering short-term rental accommodation to tourists, it would not be practically feasible to comply with this objective, which is aimed at addressing past inequalities.

- **Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.**

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

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

As mentioned earlier, this objective has already been addressed above. It should be pointed out that the existing and proposed tourist accommodation units are available for the broad spectrum of the community including the previously disadvantaged. The present trend in occupancy reflects this reality.

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

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

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

This aspect has already been discussed above.

- **A Municipal Planning Tribunal considering an application before it, may not be implemented or restricted in the exercise of its discretion solely**

on the ground that the value of land or property is affected by the outcome of the application.

This provision does not apply to the application.

4.3.1.2 PRICIPLE OF SPATIAL SUSTAINABILITY

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

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

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

The property forming the focus of this application is zoned Resort Zone. Therefore, it was withdrawn from agriculture in the past. In light thereof, no further elaboration will be made in this regard.

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

There are a few indigenous trees and a wide variety of exotic trees on the site. Large trees have been surveyed and mapped with the aim of positioning the proposed units in such a way that none need to be removed.

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

Each proposed tourist accommodation unit will accommodate up to four guests, compared to the existing caravan stands, which can accommodate six guests each. As such, the future demand for services is expected to be lower than the current levels experienced at the resort. According to the attached Electro Technical Report prepared by BDE Consulting Engineers, the existing 150 A three-phase electrical connection will not require an upgrade, provided that energy-saving measures—such as solar panels, gas stoves, and gas geysers—are implemented throughout the resort. Therefore, the approval of this application is not expected to result in any additional service infrastructure costs for the Municipality. All related costs will be borne by the developer/owner of the property.

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

George Municipality's Spatial Development Framework includes the subject property in the Urban Edge. Therefore, approval of this application will not lead to urban sprawl and in light thereof no further elaboration will be made in this regard.

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

Approval of this application will significantly enhance the long-term viability of the resort. When the resort was originally established, the property was located outside the Urban Edge of George. However, ongoing development in the surrounding areas has gradually transformed the character of the location into a more urban environment. In recognition of this shift, the George Municipality included the property within the Urban Edge during the 2023 review of the Spatial Development Framework (SDF).

Occupancy data for George Country Resort shows that tourist accommodation units consistently outperform camping sites in terms of demand - likely due in part to the absence of a natural source on the property. The proposed development will allow the resort to respond to this demand and cater to a growing market segment - namely, large groups such as schools - that are currently underserved in the George area. Given that the proposal aligns with the George Municipal Spatial Development Framework (MSDF), which designates the area as a tourist precinct, this development will contribute positively to the creation of a sustainable and viable local community.

4.3.1.3 PRINCIPLE OF EFFICIENCY

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

Approval of this application will promote the optimal utilisation of existing infrastructure and resources. The proposed development will enable year-round use of existing services, in contrast to the low occupancy rates currently associated with the caravan stands which will result in additional income for the Municipality. Therefore, no further elaboration will be made in this regard.

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

As a privately funded project, careful decision-making to minimize negative consequences is essential for its successful implementation. As previously discussed, the project will not have any adverse social or economic impacts but will instead create a viable opportunity for the owner to expand the resort.

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

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

4.3.1.4 PRINCIPLE OF SPATIAL RESILIENCE

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

4.3.1.5 PRINCIPLE OF GOOD ADMINISTRATION

- **All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.**

The only authority involved in this application is George Municipality. The various departments of the Municipality function as an integrated team and the applicant has no further comment on this principle of good administration.

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

Procedures of the public participation process for this application will be adhered to as prescribed when the applicant receives a Section 38 Land Use Planning By-Law, 2023, compliance letter and is instructed to start with this process.

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

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

4.3.3 NATIONAL, PROVINCIAL AND LOCAL GOVERNMENT POLICIES AND GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK, 2023

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

George Municipality's Spatial Development Framework, 2023, includes the subject property within the Urban Edge. Map 24 of the SDF designates the property as part of a broader Tourist Precinct. However, the SDF does not offer clear guidance on the specific nature or scope of development permissible within a Tourist Precinct. Taking the nature of this application into account which is to enhance the property as a resort, it poses to be in line with the SDF. In light thereof, no further elaboration will be made in this regard.

4.3.4 Western Cape Land Use Planning Guidelines for rural areas, 2019

The subject property, Portion 236 of the Farm Kraai Bosch No. 195, George, has been included within the Urban Edge of George. As such, it is no longer considered to be located in a rural area. In light of the above, no further elaboration will be made in this regard.

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

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

4.3.4.1.1 **Annexure 1**, Application form fully completed and signed;

4.3.4.1.2 **Annexure 2**, Power of Attorney to Nel & de Kock Town and Regional Planners by the registered owner to prepare and submit this application;

4.3.4.1.3 **Annexure 3**, Motivation Report by Nel & de Kock Town and Regional Planners;

4.3.4.1.4 **Annexure 4**, Copy of the Surveyor General Plan No. 6177/95 is attached to this application;

4.3.4.1.5 **Annexure 5**, Plan No. G/W/224-2 which includes a locality map is attached to this application;

4.3.4.1.6 **Annexure 6**, Proof of Payment will be provided in due course as it is made available to the applicant;

4.3.4.1.7 **Annexure 7**, Copy of Title Deed No. T39221/2011 is attached to this application;

4.3.4.1.8 **Annexure 8**, George Country Resort occupancy figures;

4.3.4.1.9 **Annexure 9**, Electro Technical Report by BDE Consulting Engineers;

4.3.4.1.10 **Annexure 10**, Visual Impact illustrations;

- 4.3.4.1.11 **Annexure 11**, Municipal Approval dd. 20/06/2013;
- 4.3.4.1.12 **Annexure 12**, SDP Approval dd. 14/07/2014;
- 4.3.4.1.13 **Annexure 13**, Building Plan Approval dd. 26/01/2014;
- 4.3.4.1.14 **Annexure 14**, Occupancy Certificate dd. 11/10/2016;
- 4.3.4.1.15 **Annexure 15**, Municipal Approval dd. 17/09/2021;
- 4.3.4.1.16 **Annexure 16**, Municipal Approval 12/05/2023;
- 4.3.4.1.17 **Annexure 17**, Building Plan Approval dd. 02/10/2023;
- 4.3.4.1.18 **Annexure 18**, SANRAL Approval dd. 9/03/2020; and
- 4.3.4.1.19 **Annexure 19**, Occupancy Certificate dd. 03/12/2024; and
- 4.3.4.1.20 **Annexure 20**, Copy of Pre-Application dd. 27/05/2025:

The following comments were received as part of the Pre-Application:

- **The application must be motivated in terms of the required legislation and policies (i.e. SPLUMA, LUPA, Western Cape PSDF, George MSDF, etc.).**
 - This application is motivated in terms of the listed legislation and can be reviewed in Paragraphs 4.3.1 – 4.3.4.
- **Please take note of and address the requirements of the George Integrates Zoning Scheme By-Law, 2023 (Zoning Scheme), i.e. zoning objective and development parameters.**
 - George Municipality's Integrated Zoning Scheme By-Law is discussed in depth in the below Par. 4.3.4.2.
- **Indicate the potential visual impact along the N2.**

Attached as Annexure 10 is a visual representation of the property as seen from specific viewpoints along the N2 Highway. These visuals clearly demonstrate that the proposed development will be scarcely visible from the N2, as the resort is effectively screened by the existing, approved overnight accommodation units and established natural vegetation, including mature trees. As such, the approval of this application will not have a negative impact on the visual character of the resort as observed from the highway.
- **All measurements and dimensions to be indicated on the site layout plan.**

- Measurements and dimensions are indicated on the attached Annexure 5, Plan No. G/W/224-2.
- **Retain indigenous trees on the property. Tree survey required.**
 - This proposal will not result in the removal of any large or indigenous trees on the property. A tree survey was conducted to identify and map large trees and served as the basis for the placement of the proposed tourist accommodation units, ensuring that the existing vegetation remains undisturbed.
- **A layout and design considering and enhancing the natural environment is recommended.**
 - The layout for the proposed conversion of caravan stands into tourist accommodation units has been sensitively designed to preserve the natural environment. The architectural design of the proposed units will match that of the existing accommodation on the resort, ensuring visual cohesion and contributing positively to the surrounding natural setting.
- **Please submit the original approval and indicate compliance with its conditions.**
 - During the investigation of the property's rights in 2012, it was established that no formal approvals existed for the original resort development. However, a plan found in the records of the District Municipality indicated 128 caravan stands and 6 chalets. This plan has since been used as the basis for determining the rights considered to have been approved on the property.
 - An application was submitted in 2012 for the conversion of 40 existing caravan stands with 40 tourist accommodation units. Attached hereto as Annexure 11 is the relevant Municipal Approval dd. 20 June 2013. The conditions of approval, along with the compliance status for each, in relation to the aforementioned decision, are outlined as follows:
 - - **“Die goedkeuring van hierdie aansoek sal verval in ooreenstemming met die bepalings van die Ordonansie op Grondgebruikbeplanning (Ordonansie 15/1985) indien die voorwaardes nie nagekom word nie;”**
 - The applicant has no comment on this condition.
 - **“Alle vereistes van die Soneringskema moet nagekom word;”**
 - The applicant has no comment on this condition as it is standard practise to comply with the Zoning Scheme.
 - **“Die ontwikkelaar moet probeer om ten minste 25% van alle boumateriaal te laat bestaan uit herwinbare material tot**

bevrediging van die Direktooraat: Menslike Nedersettings, Grondsake en Beplanning;”

- The owner complied with this condition as the Municipality approved building plans for the proposed tourist accommodation units, attached hereto as Annexure 12.
- **“Reënwater opvangstelsels sowel as water en energie besparingsmaatreëls soos sonpaneel verhitingsstelsels, moet voorsien word;”**
 - The owner has installed gas geysers and induction cooktops in the units. In addition, heat pumps are used to provide hot water, which consume approximately 75% less electricity compared to traditional geysers. Considering these measures, the owner has implemented energy-efficient equipment throughout the approved tourist accommodation units.
- **“‘n Terreinuitlegplan moet aan en tot tevredeheid van die Direktooraat: Menslike Nedersettings. Grondsake en Beplanning, voorgelê word voordat bouplanne ingehandig word welke plan die volgende moet aantoon:**
 - Ligging en grense van aaliggende eiendomme;**
 - Indeks van voorgestelde grondgebruik en omvang daarvan;**
 - Parkeeruitleg en toegangspunte, ook vir gestremdes;**
 - Erfgrense en boulyne;**
 - Kontoere teen 1,0m interval;**
 - Alle serwitute;**
 - Ligging van riool, elektrisiteit en waterpype;**
 - Ligging van betsaande bome;**
 - Gebouaansigte en beskrywing van argitektoniese afwerking in ooreenstemming met die voorskrifte vervat in die munisipaliteit se argitektoniese riglyn dokument;**
 - Landskappering en grensmure of heinings;**
 - Parkeerarea vir besoekers en persone met gestremdhede;”**
 - Attached hereto as Annexure 12, is an approved SDP for the conversion of the 40 caravan stands into tourist accommodation units.
- **“‘n Bouplan ten opsigte van die chalets moet ingedien word vir goedkeuring ingevolge die Wet op Nasionale Bouregulasies en Boustandaarde, 1977, (Wet 103 van 1977);”**

- As stated above, the approved building plan for the 40 tourist accommodation units is attached hereto as Annexure 13.
- **“Geen bouplanne sal goedgekeur word nie voordat die terreinontwikkelingsplan goedgekeur is nie;”**
 - This aspect has been addressed above.
- **“Hierdie goedkeuring sal net met die uitreiking van ‘n okkupasie sertifikaat vir genoemde strukture as geïmplementeer geag word;”**
 - Attached hereto as Annexure 14, is the relevant occupation certificate. Therefore, the approval is deemed implemented.
- **“‘n Tarief van 4x die bouplanfooi, soos goedgekeur in die tariewelys van die munisipaliteit, moet duer die eienaar betaal word ten opsigte van die ongemagtigde bouwerk wat op die eiendom plaasgevind het;”**
 - It is presumed that the owner complied with this condition, as evidenced by the Municipality’s approval of the building plans for the tourist accommodation units.
- **“Capital Contributions are payable by the developer for each new equivalent erf (ee) created, as per standard tariff for George, applicable in transfer of apportion of the approval of building plans, or on application for a CPT, or as stipulated in a Services Agreement between George Municipality and the Developer. The total amount payable will be determined by the Directorate: Civil Engineering Services, and will be subject to annual adjustment. Contributions payable may be adjusted should the actual water usage exceed the accepted normal daily usage based on the Guidelines for Human Settlement Planning and Design, based on a six month average use;”**
 - The application did not propose any new erven, but merely the replacement of 40 existing caravan stands with 40 tourist accommodation units. Therefore, this condition is not applicable.
- **“Any existing service damage during the development of the erf is to be repaired at the developer’s expense, and in accordance with municipal standards;”**
 - The applicant has no response to this comment.

- **“The developer will be responsible for all costs related to the proposed development;”**
 - The applicant has no response to this comment.

- **“All civil services – internal, link and relocation of or upgrades to exiting – are to be designed by a registered consulting engineer in accordance with “the Guidelines for Human Settlement Planning and Design” and Council specifications. All drawings and plans are to be submitted to the Directorate: Civil and Technical Services (hard copy and electronically) for the approval prior to any construction work taking place. All work is to be carried out under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer;”**
 - The applicant has no response to this comment.

- **“A meter must be installed by the developer at commencement construction to monitor water usage during each construction phase. The Directorate: Civil and technical Services (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Installation of separate water meters is to be addressed in conjunction with the Directorate: Civil Engineering Services.”**
 - The applicant has no response to this comment, as it pertains to a condition that is presumed to have been complied with, given that the Municipality issued an occupation certificate for the tourist accommodation units upon completion of construction.

- **“Only municipal water for residential use is provided.”**
 - The applicant has no response to this comment.

- **“Storm water runoff from individual erven and proposed roads need to be addressed by the developer. (Condition 4). All costs related are for the developer;”**
 - This condition has been addressed above.

- **“A stormwater management plan is to be submitted and approved by the relevant departments. Authority. All approved measures are to be implemented by the developer. The approved management plans must be incorporated into all home owner constitutions/ body corporate/ any such governing or controlling body;”**

- This condition has been addressed above.
- **“As only a general layout has been provided, with limited dimensions indicated, the developer is to take note that all road reserve widths are to be in accordance with “The Guidelines for Human Settlement Planning and Design”: (Red Book). The width of road reserves is to be approved by the Directorate: Civil Engineering Services before the final layout can be approved;”**
 - This condition has been addressed above.
- **“Internal parking requirements (i.e. within the development area), position of access, provision for pedestrians and non-motorised transport and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval;”**
 - This condition has been addressed above.
- **“If required, the developer is to have a Traffic Impact Assessment (TIA) conducted by a registered traffic engineer. The terms of reference of the TIA are to be finalised with the Directorate: Civil Engineering Services together with any other approving authority, who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the relevant authority, are to be implemented by the developer and prior to any transfer being approved or on occupation certificate being issued. All costs will be for the developer.”**
 - This condition has been addressed above.
- **“No private parking allowed in the road reserve;”**
 - This condition has been addressed above.
- **“The developer is to adhere to the requirements of the OHS Act at all times, as well as all conditions stipulated by any other authority whose approval was required and obtained for this development.”**
 - The applicant has no response to this comment.
- In 2019 an application was submitted to George Municipality for the conversion of 76 caravan stands with 76 tourist accommodation units, the conversion of 12 caravan stands with 24 overnight rooms and consent use for a function venue and tourist facilities. Attached as Annexure 15, is the relevant Municipal Approval dd. 17/09/2021. The

conditions of approval, along with the compliance status for each, related to the aforementioned decision are as follows:

- **“That approval of the above application shall lapse in accordance with the provisions of the Land Use Planning By-law for the George Municipality, 2015 if not implemented within a period of five (5) years from the date thereof;”**
 - The applicant has no response to this condition.
- **“That a revised site development plan that complies with the requirements of Section 23 of the George Integrated Zoning Scheme Bylaw, 2017 and Section 65(2) of the Land Use Planning Bylaw, 2015, and which indicates the position of the overnight accommodation units within the resort grounds, in a position that considers the location of the internal water sewer, electricity, road and stormwater reticulation infrastructure, required to accommodate the additional buildings on site; be submitted to the satisfaction of the Directorate: Planning and Development for approval;”**
 - This condition was complied with as a Site Development Plan was approved by the Municipality on 12/05/2023, attached hereto as Annexure 16.
- **“That a building plan for the units be submitted for approval in accordance with the National Building Regulations (NBR) after approval of the revised SDP;”**
 - This condition was complied with as the Municipality approved building plans for the overnight rooms which is attached hereto as Annexure 17.
- **“That the approval will only be regarded as implemented on the commencement of building works in accordance with the approved building plans for at least one of the buildings shown on the SDP;”**
 - The approval is regarded as implemented as the owner constructed the overnight rooms in accordance with the approved building plans attached hereto as Annexure 17, while an occupancy certificate for the overnight rooms is attached hereto as Annexure 19.
- The 71 conditions imposed by the Municipality’s Directorates: Civil Engineering Services and Electrotechnical Services are not relevant as there were no Development Charges applicable.

- In 2022 an application was submitted to George Municipality for the approval of a Site Development Plan which was a result of a condition of approval in the Decision Letter dd. 17/09/2021. Attached hereto as Annexure 16 is the relevant Municipal Approval Letter dd. 12 May 2023. The aforementioned approval does not contain any conditions of approval and therefore no further elaboration will be made in this regard.

Taking the above into consideration it is presumed that all of the conditions of approval related to the resort development on the subject property has been complied with.

- **Consider / note the access alignment to Farm 195/7 (“Destiny Africa land”).**
 - The access to Farm 195/7 does not traverse the property relevant to this application. The alignment of the access is also not published on the Municipality’s GIS Viewer and therefore the applicant is unable to note this access alignment to Farm 195/7.
- **Address the reasons for the refusal of the previous application.**
 - The reasons for the refusal of the previous application is discussed extensively in Par. 4.1 above.
- **Comment / approval from SANRAL will be required.**

SANRAL approved the plan submitted with the previous application which also made provision for the conversion of the remaining caravan stands to tourist accommodation units, and is attached hereto as Annexure 18. As the Department’s comment is again required, the applicant will refer the application to SANRAL during the Public Participation Process and provide their feedback/ comment to the Municipality upon receipt thereof.
- **Submit Notice of Intent to Develop to Heritage Western Cape.**
 - The applicant will submit a notice of Intent to Develop to Heritage Western Cape once instruction is given to commence with the Public Participation Process.

ETS:

- **Electrical services report is required.**
 - Attached hereto as Annexure 9, is an electro technical report compiled by BDE Consulting Engineers. The detail of the report will be discussed in Par. 4.7.2 below.
- **Development Charges will be applicable.**
 - The applicant takes note of this comment.

4.3.4.2 Proposed development parameters (George Integrated Zoning Scheme By-Law, 2023)

Tourist Accommodation:

Land Use Description: “tourist accommodation” means a harmoniously designed and built holiday development, used for holiday or recreational purposes, whether in private or public ownership, that –

- (a) consists of a single enterprise that provides transient or short-term overnight accommodation on a rental or time-sharing basis only;**
 - (b) may include the provision of a camping site, caravan park, chalets or mobile home park, resort shop, wellness centre, staff accommodation, ancillary facilities, private or public roads; and**
 - (c) does not include a hotel.**
- As mentioned throughout this report, the proposal—to convert 76 caravan/camping stands into tourist accommodation units—is consistent with the land use description of "tourist accommodation," which is the primary use of Resort Zone. The proposed units will be managed by a single enterprise and will provide short-term and overnight accommodation to guests. Therefore, the application aligns with the applicable land use description

DEVELOPMENT PARAMETERS:

4.3.4.2.1 The parameters of the existing lawful development apply as land use restrictions with regard to land which is deemed to be zoned as resort zone with effect from the date of commencement of the Land Use Planning Act:

The development parameters for tourist accommodation are discussed in detail below, as they apply to this application.

4.3.4.2.2 When land is zoned to Resort Zone, the Municipality must lay down conditions with regard to density, layout, landscaping, and building design:

- Attached hereto as Annexure 5 is a Site Development Plan submitted for the Municipality’s consideration. The proposed conversion of the existing 76 caravan stands into tourist accommodation units will not increase the number of accommodation units, as the new units will match the number and design of those currently in place. Accordingly, the application does not result in a higher residential density, and the design will remain consistent with the existing structures. Furthermore, the proposal has been specifically planned to avoid the removal of any large or indigenous trees. In light of the above, this application complies with this development parameter.

4.3.4.2.3 The Municipality may impose restrictions on the number of staff accommodation units to be provided:

- This application does not propose staff accommodation units. Therefore, this development parameter is not applicable to this application.

4.3.4.2.4 A site development plan must be submitted to the Municipality for its approval, clearly indicating the position of all structures, stands, services and internal roads:

- A Site Development Plan is attached to this application as Annexure 5, illustrating the information outlined above. Accordingly, this application complies with the relevant development parameter.

4.3.4.2.5 Provided that if a hotel or wellness centre is approved within Resort Zone, the following additional conditions apply:

- This application does not make provision for a hotel or wellness centre. Therefore, this development parameter is not applicable to this application and no further elaboration will be made in this regard.

Tourist facilities:

Land Use Description: “tourist facilities” means amenities for tourists or visitors and-

(a) includes lecture rooms, restaurants, gift shops, restrooms, farmers’ market, museum, microbrewery, micro-distillery and recreational facilities; and

(b) does not include an off-road trail, hotel, wellness centre; or tourist accommodation

- The tourist facilities proposed in this application will include an entertainment area for guests and a lounge room. These facilities will be accommodated within the existing ablution building, once it is no longer required—following the conversion of all camping sites into tourist accommodation units. This centrally located venue will offer guests a convenient space for recreational use. By improving the resort’s recreational offerings, this facility will significantly enhance its functionality.

DEVELOPMENT PARAMETERS:

Development parameters applicable to the primary land use apply.

Bearing in mind that an existing, approved ablution facility is proposed to be converted into the aforementioned tourist facilities, and that the development parameters applicable to tourist accommodation are applicable -as discussed above- no further elaboration will be made in this regard.

4.3.5 TITLE DEED

The attached Annexure 7, which includes Title Deed No.’s T20814/2008 and T39221/11 states that Ronal Jomar Meyer was ½ owner of Portion 236 of the Farm Kraai Bosch No. 236, George, in 2011. Title Deed No. T39221/11 states that the other 50% share of the property was transferred to Ronald Jomar Meyer in 2011 which therefore implies that he is now the sole owner of the subject property. Given that this application aligns with the property's primary zoning and that a previous

application for the conversion of 40 caravan stands into tourist accommodation units was approved, it is not considered necessary to submit a Conveyancer's Certificate. The relevant Title Deed has an endorsement which states that an Access Servitude over the subject property has been registered in favour of SANRAL. The access servitude measuring 551m² is indicated on the attached Plan No. G/W/224-2 and is located on the northern portion of the property abutting the N2. No tourist accommodation units are proposed in close proximity to the aforementioned servitude. Therefore, it will not be negatively affected by the approval of this application.

4.4 CHARACTER OF THE ENVIRONMENT

The property relevant to this application was originally located outside the urban edge of George, in a rural area, when the resort was first established more than 45 years ago. However, the influx of people to the Garden Route and the subsequent expansion of George have led to significant urban development in the vicinity of the property. This transformation has been formally acknowledged in the Spatial Development Framework (MSDF), with the promulgated 2023 MSDF now including the property within the urban edge.

As such, while the surrounding environment was historically rural in nature, recent development has resulted in a shift towards a more urban character. Furthermore, the MSDF designates the property as part of a tourist precinct, which supports the intent of this application. Approval of this application will enable the owner to continue developing the resort by replacing the approved caravan stands with tourist accommodation units. The demand for this shift is clearly reflected in the attached occupancy figures for the two accommodation types. Therefore, approval of this application will not negatively impact the character of the surrounding area, but will rather promote the optimal use of the property while retaining its semi-rural character as the large indigenous trees will be preserved to form part of the resort.

4.5 POTENTIAL OF THE PROPERTY

4.5.1 AGRICULTURE

The property forming the subject of this application was withdrawn from agriculture in the past and is currently zoned Resort Zone. Therefore, the property does not hold any agriculture potential, while this proposal is in line with the zoning thereof.

4.5.2 CONSERVATION

As stated earlier in this report, the large trees on the property was surveyed in order to position the proposed tourist accommodation units sensitively in order to not require the cutting of any large trees. Therefore, special consideration is given not

only to the conservation worthy large indigenous trees, but all of the large trees on the property.

4.5.3 MINING

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

4.5.4 RECREATION

This application proposes the conversion of existing, underutilised caravan stands into tourist accommodation units. This will offer the owner an opportunity to develop facilities specifically tailored to the needs of tourists visiting the area. The historically low occupancy of the caravan stands suggests that their conversion could attract more visitors to the resort, thereby enhancing its overall recreational appeal. The proposed consent use will be accommodated within the existing ablution facility, which will no longer be required once all caravan stands have been converted. The planned tourist facilities will include an entertainment area and a lounge room, providing guests with a comfortable and enjoyable space for relaxation. Approval of this application will therefore contribute positively to the resort's recreational potential and long-term viability. It should be noted that a previous land use application approval dated 17 September 2021 included the approval of a function venue and various tourist facilities, such as a petting farm, obstacle course, outdoor gym, BMX track, and related amenities. Although these facilities have not yet been developed, they remain part of the approved rights and will be constructed in phases, as the need arises and the owner obtains the necessary financial resources.

4.5.5 RESIDENTIAL

This application proposes the conversion of 76 existing caravan stands into tourist accommodation units. Although the proposed use is not residential in the traditional sense, it will enable the owner to accommodate more guests visiting the resort in a more formal manner compared to caravan stands. Considering the nature of the land use, approval of this application will support a more residential character on the property, as the currently approved 76 caravan stands are no longer the preferred accommodation typology for resort guests.

4.6 LOCATION AND ACCESSIBILITY

The subject property is situated at 33°59'34.23"S 22°31'12.70"E in the Kraaibosch area of George. The property is accessed via a service road connected to the N2 highway. This application does not propose any amendments to the existing access,

which is considered adequate. It should be noted that SANRAL approved the plan submitted with the previous application for the conversion of caravan stands to tourist accommodation units, attached hereto as Annexure 18. As part of the Pre-Application process, the Municipality indicated that comment and/or approval from SANRAL is required. The applicant will therefore obtain the necessary comment or approval from the relevant Department and will submit it to the Municipality upon receipt thereof.

4.7 PROVISION OF SERVICES

4.7.1 WATER

George Country Resort, like the rest of the Kraaibosch node, is serviced by Municipal water supply. The proposal which this application provides for does not require a higher volume of water supply, as 76 existing opportunities are being replaced with the same number of units. The difference, however, is that the availability of this service will now be utilized throughout the year, instead of only during the annual peak holiday season when it is also not utilised optimally due to the diminishing attractiveness thereof for caravan camping. This consequently holds certain advantages for the Municipality, as a commercial service will now be used by clients on a more sustainable and continuous basis.

4.7.2 ELECTRICITY

Attached as Annexure 9 is an Electro-Technical Report compiled by BDE Consulting Engineers. According to the report, the existing 150 A three-phase electrical connection will be sufficient to accommodate the proposed 76 tourist accommodation units, provided that energy-saving measures - including the use of solar panels, gas stoves, and gas geysers - are implemented throughout the resort. As such, the approval of this application is not expected to necessitate any upgrades to the existing electrical infrastructure and will therefore not result in additional service infrastructure costs for the Municipality in respect of electricity.

4.7.3 SEWERAGE

The resort currently operates with a conservancy tank system, which collects sewage at a central location and is pumped out by the Municipality as needed. At present, each caravan stand can accommodate up to six individuals, whereas the proposed tourist accommodation units are designed to accommodate a maximum of four individuals each. As such, approval of this application is not expected to result in a higher demand on the sewage system than what is currently experienced. The proposed tourist accommodation units will also be connected to the existing conservancy tank. The alignment of the proposed sewerage lines to the existing conservancy tank is illustrated on the attached Plan No. G/W/224-2.

4.7.4 STORMWATER

As mentioned in the above Par. 4.2.7. the property benefits from a natural, gradual slope towards the south, which allows for effective drainage towards the dam located in the southern section of the property. The increase in roof area will, however, result in increased stormwater runoff, which can be managed by an engineer-designed system, should the municipality require it. Therefore, stormwater poses to not negatively affect the approval of this application.

4.7.5 REFUSE REMOVAL

The proposed development is not expected to generate greater volumes of refuse, as the tourist accommodation units will accommodate fewer guests than the existing caravan stands. Rather, it is anticipated that similar volumes of waste will need to be managed, but on a more consistent basis throughout the year. Household waste removal is a commercial service rendered by the Municipality, with fees calculated based on the volume of refuse collected

4.8 CONSTRUCTION PHASE

The owner intends to develop 10 tourist accommodation units per year. Should he be in a financial position to develop an additional 10 units within a given year, and provided there is sufficient demand, he will proceed accordingly. Construction of the proposed tourist accommodation units will therefore occur in phases of 10 at a time, with full development anticipated to be completed within a maximum period of 8 years.

5. CONCLUSION

According to the rationale followed in this report, it is evident that the existence of this resort is a historical reality that previously served the function of a caravan park. However, due to changing needs, its use has declined to such an extent that it has, for all practical purposes, become obsolete and therefore financially unsustainable. The innovative approach through which the successful continuation of the resort has been stimulated - by upgrading 40 caravan stands into tourist accommodation units - serves as a guideline for how the remaining caravan stands should be addressed. The high occupancy rate of these units throughout the year confirms their success in serving the tourism market.

The previous application was refused primarily because the resort was located outside the urban edge at the time, and the proposed development reflected urban densities. However, the property is now included within the urban edge of George, indicating the town's planned expansion. This inclusion supports the current

development proposal, aligning it with the Municipality's spatial planning framework. Furthermore, approving this application will not only increase revenue for the Municipality through additional rates and taxes, but will also benefit the broader tourism sector. The resort will be better positioned to accommodate larger groups, particularly school- and sport groups visiting the area.

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

August 2025

SYE Meter		RIGTINGS -HOEKE	KOÖRDINATE		Alles plus Lo 23° X
			Y	Stelsel	
		Konstante	0,00		3 700 000,00
AB	62,43	316 12 40	A	44 284,35	62 665,57
BC	272,58	14 53 00	B	44 241,14	62 710,64
CD	25,88	53 19 30	C	44 311,15	62 974,08
DE	74,94	92 26 10	D	44 331,91	62 989,54
EF	132,10	123 53 00	E	44 406,79	62 986,35
FG	60,82	188 55 10	F	44 516,46	62 912,71
GH	69,42	209 13 50	G	44 507,03	62 852,62
HJ	66,04	210 59 20	H	44 473,13	62 792,04
JK	16,11	311 40 00	J	44 439,13	62 735,43
KL	74,13	249 08 50	K	44 427,09	62 746,14
LM	48,41	238 03 50	L	44 357,81	62 719,75
MA	43,18	228 34 20	M	44 316,72	62 694,14
(29) George Town Peak		Δ	49 649,48	53 731,15	
(17) Cradocksberg		Δ	49 869,07	51 779,29	

Die figuur A B C D E F G H J K L M

stel voor 5,4815 hektaar grond, synde

Gedeelte 236 (n gedeelte van Gedeelte 46) van die
plaas Kraai Bosch No. 195

gelee in die ~~Munisipaliteit~~ en Administratiewe Distrik
George Provinsie Kaap die Goeie Hoop

Opgemeet in Junie 1994 - Julie 1995
deur my.

O.J.A. GOOSEN (0220) Professionele Landmeter

Hierdie kaart is geheg aan

Die oorspronklike kaart is

Lêer Nr. GEOR. 195

Nr.
gedateer
t.g.v.

Nr. 2325/42 geheg aan
Transport/Grondboek
Nr. 1942 - - 8131

M.S. Nr. E1893/95
Komp BL-8CCC (6423)

Registrateur van Aktes

Annexure 4

KANTOOGRAFSKRIF

L.G.Nr.

6177/95

Goedgekeur

Rat

Landmeter-generaal

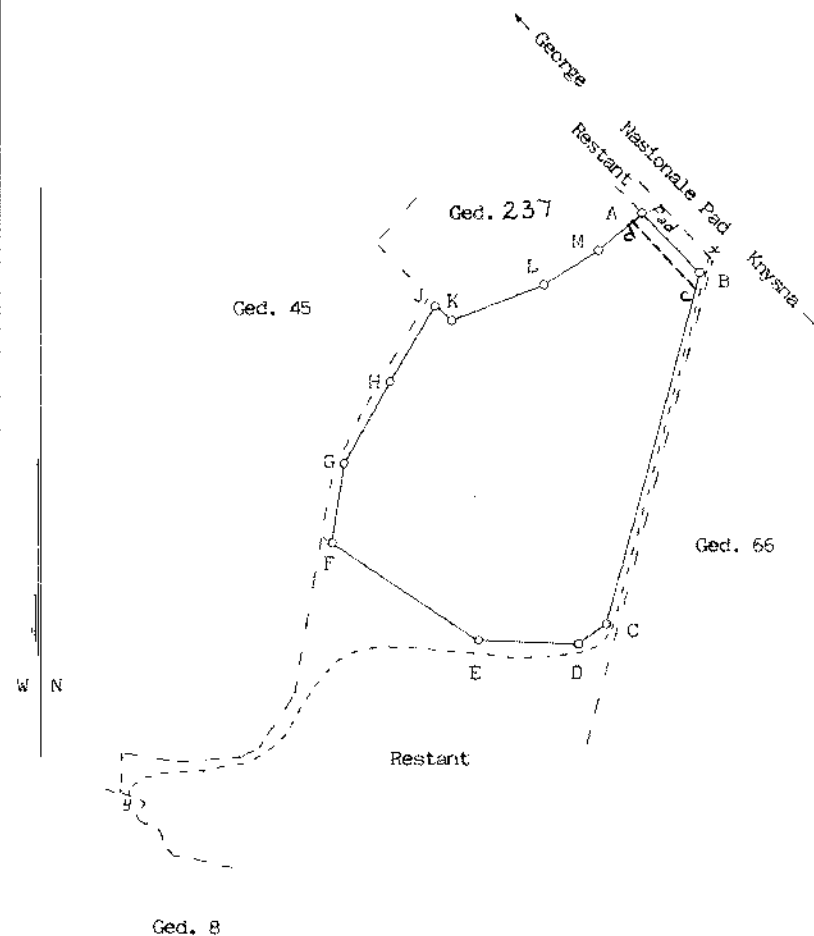
1995 08 16

Bakenbeskrywing

Alle bakens 16 mm ysterpen

Serwituutnota

Die ^{gebroke} kromlyn x y stel voor die middellyn van 'n
Serwituutpad 6,61 meter wyd oor die Restant



Skaal 1 : 4 000

SERVITUDES/LEASEHOLD AREAS				
SURVEY NUMBER	DIAGRAM NO.	DESCRIPTION	DEED	INITIALED
692/2020	1189/2020	The figure ABCd represents 551 m ² of land being servitude Right of way	K1219/2022	JA

VRYGESTEL VAN DIE BEPALINGS
VAN WET 70 VAN 1970
ARTIKEL 1(f)

HIERDIE GEDEELTE IS GOED-
GEKEUR Kragtens WET 54
VAN 1971.

GOEDGEKEUR Kragtens ART. 25
VAN ORD. 15/1985
VERWYSING 14/7/2/1192
DATUM 1995-01-20

L06069 RDS No. 80365 DP/2/038/195/1 N2/7

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 23° X		
		Constants	±0,00	±0,00
A B	62,44	316.11.40	A	+44 332,40 +3 762 960,93
B C	11,03	14.53.00	B	+44 289,18 +3 763 005,99
C D	68,51	137.47.30	C	+44 292,01 +3 763 016,85
D A	7,52	228.34.20	D	+44 338,03 +3 762 965,90
KNYS 1 (198)			Δ	+41 536,88 +3 763 498,01
PANORAMA (446)			Δ	+40 599,28 +3 763 317,20

S.G. No.
1189/2020

Approved

for Surveyor-General

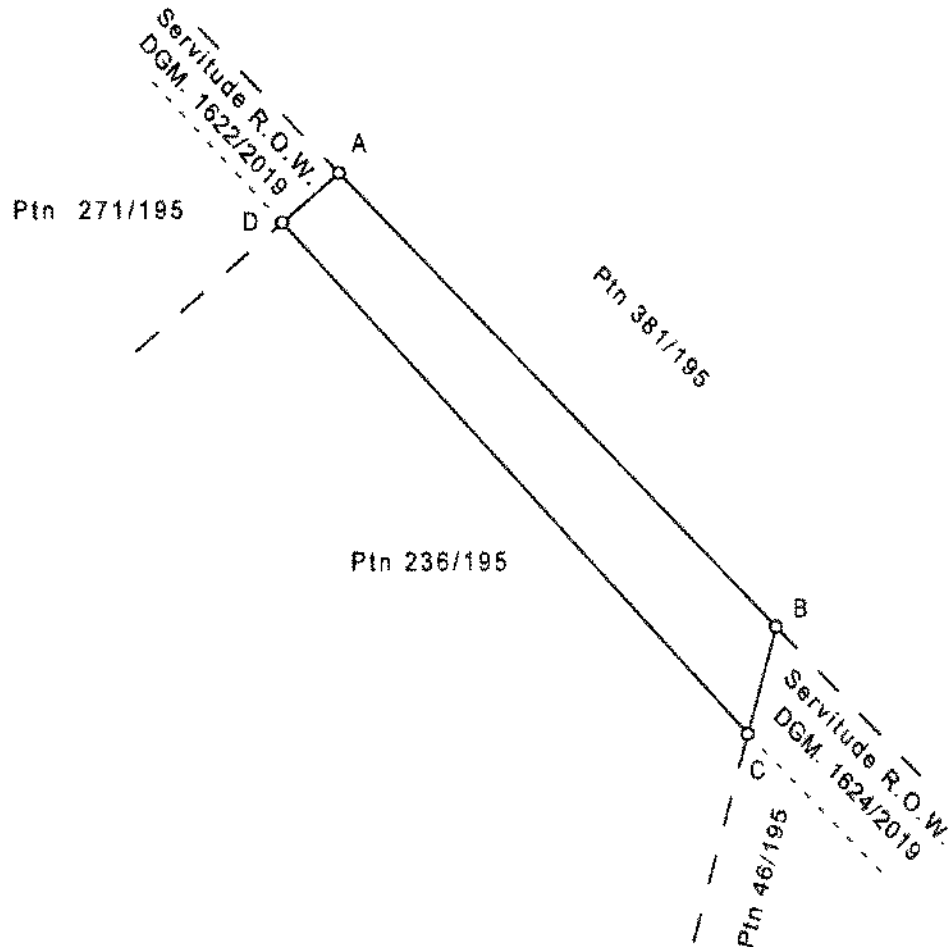
04.09.2020

Beacon Descriptions

A : 20mm Iron peg

B : 12mm Iron peg

C, D : Y standard

Scale: 1/ 750

The figure A B C D

represents 551 square metres of land, being

a Servitude Right of Way Area over
Portion 236 of the Farm Kraai Bosch No.195

Situate in George Local Municipality

Administrative District of George

Province of the Western Cape

Surveyed in November 2019 & February 2020

by me,

S Sibiya (PLS 1404)

Professional Land Surveyor

This Diagram is annexed to

The original diagram is

File No. Geor. 195 V.10

No. K 1219/2022^s
 dated
 i.f.o

No. 6177/1995

S.R. No. 692/2020

Registrar of Deeds

Transfer

Comp. BL-8CCC (6423)

LPI C0270000

Exempt i.t.o. Section 24
 of Municipal Land Use Planning Bylaw
 Ref: Farm 194 & 565, Wilderness.
 Date: 30.07.2020

Approved in terms of
 Act 7/1998

EXEMPT FROM PROVISIONS OF ACT
 70 OF 1970
 SECTION 2(a)

LOCALITY PLAN:



GEORGE COUNTRY RESORT
FARM 195/236
KRAAIBOSCH

True to Scale

PORTION 45



LEGEND

- SEWER PIPE
- HOUSE
- BUILDING
- MANHOLE COVER
- BOUNDARY LINE
- ▲ BENCH MARK
- BOUNDARY BEACON
- POWER POINT

PROPOSED AMENDMENT OF CONDITIONS OF APPROVAL, CONSENT USE FOR TOURIST FACILITIES AND APPROVAL OF A SITE DEVELOPMENT PLAN IN TERMS OF SECTION 15.(2) OF THE LAND USE PLANNING BY-LAW OF GEORGE MUNICIPALITY, 2023, FOR PORTION 236 OF THE FARM KRAAI BOSCH NO. 195, GEORGE COUNTRY RESORT, GEORGE

Application is being made for the following in terms of Section 15.(2) of the Land Use Planning By-Law of George Municipality, 2023 for Portion 236 of the Farm Kraai Bosch No. 195, George:

- 41-116** Amendment of conditions of approval in terms of Section 15.(2)(h) to replace 76 existing caravan stands with 76 tourist accommodation units;
- Consent Use in terms of Section 15.(2)(o) for the conversion of the existing abluation facility into Tourist Facilities featuring an entertainment area and a guest lounge; and
- Approval of a Site Development Plan in terms of Section 15.(2)(g) of the proposed development.

EXISTING

1 - 40 40 Existing Accommodation Units*

Red Caretaker's Cottage/ Administrative/ Facilities

A - F Historic Chalets

Pink 24 Overnight Rooms**

Blue Function Venue**

* Approved by DEA&DP on 11 December 2024 (Ref: 15/3/12/1/D2/farm 195/266)

** Approved by George Municipality on 17/09/2021 (Collab No. 1603753)

OTHER:

Grey Roads and Parking

Green Parks

Yellow Open Space

Conceptual services reticulation network as proposed by the owner:

Red Electricity

Blue Water

Orange Sewerage

Pink Refuse

REMARKS:

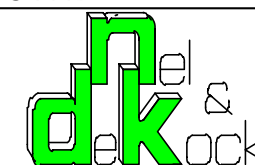
- This Site Development Plan will replace Plan No. G/W/223-SDP2 approved by George Municipality on 12 May 2023. It also replaces a Site Plan dd. April 2014 approved on 14 July 2014 by George Municipality which is a result of Conditions 5(i) - (xii) of DEA&DP contained in Decision dd. 11/02/2014.
- The existing caravan abluation facilities indicated in dotted lines, will be demolished when it is no longer required, while the abluation/ washroom facility will be converted to tourists facilities when the caravan stands are replaced by tourists accommodation units.
- Existing services will be relocated as indicated on plan to service the proposed new tourist accommodation units.
- Parking for the proposed tourist accommodation units 41-116 will be provided on the grass between units in order to minimise hardened surfaces and will adhere to the requirements as set out in George Municipality's Integrated Zoning Scheme By-Law.
- The proposed tourist accommodation units will have the same design and finish as the existing units and will be positioned sensitively in order to not affect existing trees.
- After approval and implementation of this application there will be no more caravan stands in the resort.

GEORGE COUNTRY RESORT PORTION 236 OF THE FARM KRAAI BOSCH NO. 195 GEORGE

SKAAL

1 : 1500 (A3)

SCALE



Yorkstraat 56 York Street
Posbus 1186 / P.O. Box 1186
George 6530

Town and Regional Planners
Stads -en Streekbeplanners

Tel: (044) 874 5207
Fax: (044) 873 6354
E-pos / E-mail: neldek@mweb.co.za

Beplan Planned	D.N.	Plan No	G/W/224-3
Geteken Drawn	A.H.		
Datum Date	AUGUST 2025		

KOPIEREG VOORBEHOU / COPYRIGHT RESERVED



Absa Online: Notice of payment

03 September 2025

Dear RONALD JOMAR MEYER

Subject: Notice of payment: GEORGEMUN

Please be advised that you made a payment to GEORGEMUN as indicated below.

Transaction number:	80AFC365BB-1
Payment date:	2025-09-03
Payment made from:	TJEK REKENING
Payment made to:	GEORGEMUN
Bank branch code:	0142821
For the amount of:	19,426.95
Reference on beneficiary statement:	LUA668
Additional comments by payer:	-

If you need more information or assistance, please call us on 08600 08600 or +27 11 501 5110 (international calls).

If you have made an incorrect internet banking payment, please send an email to digital@absa.co.za

Yours sincerely

General Manager: Digital Channels

This document is intended for use by the addressee and is privileged and confidential. If the transmission has been misdirected to you, please contact us immediately. Thank you.

Ons verw/Our ref : DE ROUX / E OOSTHUIZEN / cac / S17/22

E-pos / E-mail : chinel@visagievos.co.za

Datum / Date : 26/01/2023

U verw/Your ref : RJ Meyer

BY HAND

Mr RJ Meyer

Dear Mr Meyer

**OUR NOTARIAL DEED OF ACCESS SERVITUDE by RJ MEYER ifo SANRAL
PORTION 236 (A PORTION OF PORTION 46) OF THE FARM KRAAI BOSCH
NUMBER 195, IN THE GEORGE LOCAL MUNICIPALITY, ADMINISTRATIVE
DISTRICT OF GEORGE, PROVINCE OF THE WESTERN CAPE**

We refer to the abovementioned matter and attach the following documents hereto:

1. Deed of Transfer number T39221/2011;
2. Deed of Transfer number T20814/2018.

Kindly acknowledge receipt hereof.

Yours faithfully



**E GOOSEN
VISAGIEVOS INC.**

TO: VISAGIEVOS INC.

We acknowledge receipt of abovementioned document/s

SIGNATURE:

FULL NAMES:

DATE:

268


Faure & Faure
Canal Edge One
Carl Cronje Rylaan
Tyger Waterfront
BELLVILLE
7530

Opgestel deur my




TRANSPORTBESORGER
COETZEE B R

Share of Hferec no. 2.

GETRANSPORTEER AAN		TRANSFERRED TO	
R. J. Meyer			
RESTANT/REMAINDER			
T	039221/11		
20 JUL 2011			
REGISTRATEUR/REGISTRAR			

T 000020814/2008

TRANSPORTAKTE

DATA / CAPTURE

02 APR 2008

OLIVIER Y

HIERBY WORD BEKEND GEMAAK DAT

BAREND RUDOLF COETZEE

voor my verskyn het, REGISTRATEUR VAN AKTES te Kaapstad, hy die genoemde komparant synde behoorlik daartoe gemagtig deur 'n Volmag aan hom verleen deur

GEORGE WOONWAPARK BK
Nr. 2003/034581/23

geteken te GEORGE op 30 JANUARIE 2008

DATA / VERIFY

03 APR 2008

MURIEL

DOCUMENTE KYK BLADSY
DOCUMENTS SEE PAGE

En genoemde Komparant het verklaar dat sy prinsipaal, op 28 Januarie 2008, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy, in sy voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

1. **RONALD JOMAR MEYER**
Identiteitsnommer 630427 5127 08 2
Ongetroud
2. **CHARLES MULLER**
Identiteitsnommer 641017 5051 08 0
en
SHARON GWENDOLENE MULLER
Identiteitsnommer 641209 0030 08 2
Getroud binne gemeenskap van goed met mekaar

hulle Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes ,

GEDEELTE 236 'N GEDEELTE VAN GEDEELTE 46 VAN DIE PLAAS KRAAI
BOSCH NR. 195, IN DIE MUNISIPALITEIT EN AFDELING GEORGE,
PROVINSIE WES-KAAP;

GROOT 5,4815 (VYF KOMMA VIER AGT EEN VYF) Hektaar

AANVANKLIK OORGEDRA kragtens Transportakte Nr. T 19231/1996 met
Diagram L.G. Nr. 6177/95 wat daarop betrekking het en gehou kragtens
Transportakte Nr. T42414/2004

- A. **ONDERHEWIG** aan die voorwaardes verwys na in Grondbrief gedateer 9 Oktober 1929, Grondbrief Nr. 152/1929, uitgereik kragtens die bepalings van Wet 12 van 1912 en geregtig op sekere voordele daaronder.
- B. **ONDERHEWIG VERDER** aan die spesiale voorwaardes vervat in Transportakte Nr. 4014 gedateer 8 Mei 1924, naamlik:

"That Edwin Thomas Leach Edmeades and his successors in title reserve the right to construct, use and maintain a roadway of 9,45 metres across the land hereby granted i.e. being an extension of the roadway across the adjoining Lot E, eastwards so as to give access to the remaining extent, now known as Lots K en L transferred to Edward Peter Robertson by Deed of Transfer No. 11263 dated the 1st December 1926."
- C. **ONDERHEWIG VERDER** aan die spesiale voorwaardes vervat in gesegde Grondbrief nr. 152/1929, een waarvan soos volg lees:-

"That subject to the provisions of the reserved Minerals Development Act No. 55 of 1926, and the Precious Stones Act No. 44 of 1927, all rights to gold, silver and precious stones on or under the land hereby granted shall be and are hereby reserved to the State."
- D. **ONDERHEWIG VERDER** aan die Serwituut na verwys in die endossement gedateer 17 September 1940 op Transportakte Nr. 12002 gedateer 11 November 1937, wat soos volg lees:

"By Notarial Deed No. 267/1940 dated 17th July 1940 the within mentioned

GhostConvey 9.7.5.11

Transferee has granted certain water rights in favour of the Municipality of George, subject to conditions as will more fully appear on reference to the said Notarial Deed registered this day in the Servitude Register under No. 267/1940."

- E. **ONDERHEWIG VERDER** aan die spesiale voorwaardes vervat in gesegde Transportakte Nr. 8131/1942, opgelê ten voordele van ME Jewell, gebore Best en ten voordele van haar opvolgers in titel van die Restant van Perseel F van gesegde Plaas Kraaibosch, naamlik:-

"1. The said Mabel Peake, born Lewis, married out of community of property to James Cameron Peake, and her successors in title shall not have the right to open or allow or cause to be opened or carry on or allow or cause to be carried on thereon the business of a Restaurant or any shop or private Hotel or boarding house or lodging house or the business of General Dealer or Café on the property hereby transferred.

- F. **ONDERHEWIG VERDER** aan die terme van 'n serwituut endossement gedateer 7 Januarie 1972 op Transportakte Nr. 33623/1970, wat soos volg lees:

"REGISTRATION OF SERVITUDE

The within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District No. dated 26/5/1971, as will more fully appear on reference to the copy of said Order Serv. 15/72."

- G. **ONDERHEWIG VERDER** aan die terme van 'n serwituut endossement gedateer 7 Junie 1977 op gesegde Transportakte Nr. 33623/1970, wat soos volg lees:

REGISTRATION OF SERVITUDE – K493/77S

The within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District No. dated 3/6/1977, as will more fully appear on reference to the copy of said Order annexed hereto."

- H. **ONDERHEWIG** aan die volgende voorwaardes vervat in Transportakte Nr. T19231/96 opgelê kragtens Artikel 12(5) (a) (i) van Wet 54-1971 ten gunste van die Departement van Vervoer, naamlik:

"met die uitsondering van bestaande bouwerke, mag geen bouwerk of enige iets anders hoegenaamd sonder die skriftelike goedkeuring van die Suid-Afrikaanse Padraad (SAPR) binne 'n afstand van 20 meter, gemeet van die nasionale Padreserwe grens opgerig word nie."

WESHALWE die komparant afstand doen van al die regte en titel wat

GEORGE WOONWAPARK BK Nr. 2003/034581/23

voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat dit geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

1. **RONALD JOMAR MEYER, Ongetroud**
2. **CHARLES MULLER en SHARON GWENDOLENE MULLER,
Getroud soos vermeld**

hulle Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hulle dat die verkoopprijs die bedrag van **R4 500 000,00 (Vier Miljoen Vyf Honderd Duisend Rand)** beloop.

TEN BEWYSE WAARVAN ek, genoemde Registrateur, tesame met die Komparant hierdie Akte onderteken en dit met die ampseël bekragtig het.

ALDUS GEDOEN EN VERLY op die Kantoor van die REGISTRATEUR VAN AKTES te Kaapstad op *20 Maart* 2008



g.g.

In my teenwoordigheid



REGISTRATEUR VAN AKTES



GhostConvey 9.7.5.11

5

T20814/2008

ENDORSEMENT

000001219 / 2022

BY VIRTUE OF NOTARIAL DEED K S DATED
08 November 2022 THE WITHIN MENTIONED PROPERTY IS
SUBJECT TO AN Access Servitude over the within mentioned
property, indicated by the figure ABCD on Diagram SG nr
1189/2020 measuring 551 (five hundred and fifty one)
square metres to construct and maintain a road in favour of
SANRAL with ancillary rights.

AS WILL MORE FULLY APPEAR FROM SAID NOTARIAL DEED.

DEEDS OFFICE

CAPE TOWN

20m


.....
REGISTRAR OF DEEDS

14 DEC 2022

168

BEN COETZEE PROKUREURS
BAAKENSTRAAT 13
KAREEDOUW
6400

Opgestel deur my


TRANSPORTBESORGER
SWART GJ

FEE

R. 
.....

DATA / VERI.
29 AUG 2011
GROENEWALD ELIZABETH

T

039221/11

TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

GERHARDT JOHANNES SWART

voor my verskyn het, REGISTRATEUR VAN AKTES te Kaapstad, hy die genoemde komparant synde behoorlik daartoe gemagtig deur 'n Volmag aan hom verleen deur

Charles Muller

Identiteitsnommer 6410175051080

en

Sharon Gwendolene Muller

Identiteitsnommer 6412090030082

Getroud binne gemeenskap van goed met mekaar

DATA / CAPTURE

05 AUG 2011

NCAPAI LINDA

geteken te George op 14 APRIL 2011

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDOSSEMENTS SEE PAGE

5

T 39221/2011

ENDORSEMENT

000001219 / 2022

BY VIRTUE OF NOTARIAL DEED K S DATED
08 November 2022 THE WITHIN MENTIONED PROPERTY IS
SUBJECT TO AN Access Servitude over the within mentioned
property, indicated by the figure ABCD on Diagram SG nr
1189/2020 measuring 551 (five hundred and fifty one)
square metres to construct and maintain a road in favour of
SANRAL with ancillary rights.

AS WILL MORE FULLY APPEAR FROM SAID NOTARIAL DEED.

DEEDS OFFICE

CAPE TOWN



.....
REGISTRAR OF DEEDS

14 DEC 2022

En genoemde Komparant het verklaar dat sy prinsipaal, op 16 Maart 2011, in terme van die ontbinding van die vennootskap ooreenkoms, in sy voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

Ronald Jomar Meyer
Identiteitsnommer 6304275127082
Ongetroud

sy Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes ,

Een halwe (1/2) onverdeelde aandeel van gedeelte 236, 'n gedeelte van gedeelte 46 van die Plaas Kraai Bosch Nr. 195, in die Munisipaliteit en Afdeling George, Provinsie Wes-Kaap.

GROOT 5,4815 (VYF KOMMA VIER AGT EEN VYF) Hektaar

AANVANKLIK OORGEDRA kragtens Transportakte Nr. T 19231/1996 met Diagram L.G. Nr. 6177/95 wat daarop betrekking het en gehou kragtens Transportakte Nr. 20814/2008

A. ONDERHEWIG aan die voorwaardes verwys na in Grondbrief gedateer 9 Oktober 1929, Grondbrief Nr. 152/129, uitgereik kragtens die bepalings van Wet 12 van 1912 en geregtig op sekere voordele daaronder.

B. ONDERHEWIG VERDER aan die spesiale voorwaardes vervat in Transportakte Nr. 4014 gedateer 8 Mei 1924, naamlik:

"That Edwin Thomas Leach Edmeades and his successors in title reserve the right to construct, use and maintain a roadway of 9,45 metres across the land hereby granted i.e. being an extension of the roadway across the adjoining Lot E, eastwards so as to give access to the remaining extent, now known as Lots K en L transferred to Edward Peter Robertson by Deed of Transfer No. 11263 dated the 1st December 1926."

C. "Not subject to condition C on page 2 of Deed of Transfer No. T20814/2008, by virtue of Section 53 of the Mining Titles Registration Amendment Act 24 of 2003."

D. ONDERHEWIG VERDER aan die Serwituut na verwys in die endossement gedateer 17 September 1940 op Transportakte Nr. 12002 gedateer 11 November 1937, wat soos volg lees:

"By Notarial Deed No. 267/1940 dated 17th July 1940 the within mentioned Transferee has granted certain water rights in favour of the Municipality of George, subject to conditions as will more fully appear on reference to the said Notarial Deed registered this day in the Servitude Register under No. 267/1940."

E. ONDERHEWIG VERDER aan die spesiale voorwaardes vervat in gesegde Transport Nr. 8131/1942, opgelê ten voordele van ME Jewell, gebore Best en ten voordele van haar opvolgers in titel van die Restant van Perseel F van gesegde Plaas Kraaibosch, naamlik:-

"1. The said Mabel Peake, born Lewis, married out of community of property to James Cameron Peake, and her successors in title shall not have the right to open or allow or cause to be opened or carry on or allow or cause to be carried on thereon the business of a Restaurant or any shop or private Hotel or boarding



house or lodging house or the business of General Dealer or Café on the property hereby transferred.

- F. **ONDERHEWIG VERDER** aan die terme van 'n serwituut endossement gedateer 7 Januarie 1972 op Transportakte Nr. 33623/1970, wat soos volg lees:

"REGISTRATION OF SERVITUDE

The within described land is subject to a servitude with regards to apportionment of water in terms of an Order of the Water Court (Water Court District No. dated 26/5/1971, as will more fully appear on reference to the copy of said Order Serv. 15/72."

- G. **ONDERHEWIG VERDER** aan die terme van 'n serwituut endossement gedateer 7 Junie 1977 op gesegde Transportakte Nr. 33623/1970, wat soos volg lees:

REGISTRATION OF SERVITUDE – K493/77S

The within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District No. dated 3/6/1977, as will more fully appear on reference to the copy of said Order annexed hereto."

- H. **ONDERHEWIG** aan die volgende voorwaardes vervat in Transportakte Nr. T19231/96 opgelê kragtens Artikel 12(5) (a) (i) van Wet 54-1971 ten gunste van die Departement van Vervoer, naamlik:

"met die uitsondering van bestaande bouwerke, mag geen bouwerk of enige iets anders hoegenaamd sonder die skriftelike goedkeuring van die Suid-Afrikaanse Padraad (SAPR) binne 'n afstand van 20 meter, gemeet van die nasional Padreserwe grens opgerig word nie."



WESHALWE die komparant afstand doen van al die regte en titel wat

CHARLES MULLER en Sharon Gwendolene Muller, Getroud soos vermeld

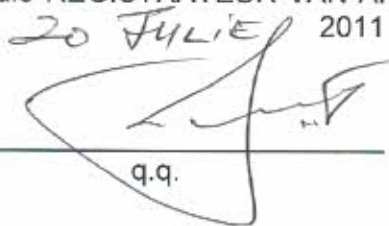
voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat hulle geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

RONALD JOMAR MEYER , Ongetroud

sy Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hy dat die waarde van die aandeel hiermee getranspoteer die bedrag van **R2 200 000.00 (Twee miljoen twee honderd duisend rand)** beloop.

TEN BEWYSE WAARVAN ek, genoemde Registrateur, tesame met die Komparant hierdie Akte onderteken en dit met die ampseël bekragtig het.

ALDUS GEDOEN EN VERLY op die Kantoor van die REGISTRATEUR VAN AKTES te Kaapstad op

20 JULIE 2011

q.q.

In my teenwoordigheid


REGISTRATEUR VAN AKTES



George Country Resort

Caravan Stands

Occupancy (Yearly)
Generated for 16/05/2024
Generated on 16/04/2025 07:14:39

Occupancy (Yearly)
This report shows the total occupancy (bed nights and room nights) per day, starting from the user specified month for the next 12 months.
User is given the option to specify whether or not the report should include 'Complimentary Types' and 'Provisional Bookings'. Totals include tot:
Totals include total Bed/Room nights per month, Used Bed/Room nights per month and the Occupancy % per month.

Month	December:2024	January:2025	February:20
Room / Bed Nights	BN	BN	
1	33	132	
2	188	97	
3	33	55	
4	31	30	
5	31	25	
6	31	22	
7	31	20	
8	35	20	
9	31	22	
10	31	20	
11	29	22	
12	29	22	
13	37	27	
14	36	30	
15	38	24	
16	62	22	
17	70	22	
18	70	22	
19	70	24	
20	80	26	
21	86	24	
22	99	22	
23	111	22	
24	108	22	
25	106	26	
26	130	24	
27	171	22	
28	179	22	
29	177	22	
30	165	24	
31	146	26	
Totals	2474	940	
Total RN/BN	14508	14508	
Used RN/BN	2474	940	
Occupancy %	17.1	6.5	

al Bed/Room nights per month, Used Bed/Room nights per month and the Occupancy % per month.

25	March:2025		April:2025	
BN		BN		BN
19		13		40
19		13		30
19		14		24
19		16		24
19		16		24
21		14		30
35		16		21
35		14		21
19		12		23
19		14		21
17		12		28
17		13		30
17		13		23
17		13		22
17		18		22
17		18		21
21		19		65
19		21		72
17		19		72
17		15		70
17		17		20
17		19		20
17		17		20
17		19		20
17		19		24
17		19		24
17		19		24
17		21		20
N/A		23		20
N/A		28		26
N/A		36		N/A
536		540		901
13104		14508		14040
536		540		901
4.1		3.7		6.4

George Country Resort

Occupancy (Yearly)
Generated for 15/06/2024
Generated on 15/04/2025 07:55:50

Existing Chalets

Occupancy (Yearly)
This report shows the total occupancy (bed nights and room nights) per day, starting from the user specified month for the next 12 month:
User is given the option to specify whether or not the report should include 'Complimentary Types' and 'Provisional Bookings'. Totals include
Totals include total Bed/Room nights per month, Used Bed/Room nights per month and the Occupancy % per month.

Month	June:2024	July:2024	August:2024	September:2024
Room / Bed Nights	RN	RN	RN	RN
1	36	25	25	29
2	32	25	26	28
3	27	28	32	33
4	29	28	24	30
5	31	27	25	28
6	34	30	29	25
7	32	29	25	26
8	28	26	25	27
9	27	26	33	31
10	30	31	36	29
11	28	29	25	35
12	31	28	24	38
13	30	30	25	35
14	29	26	25	36
15	35	29	25	35
16	35	30	24	36
17	29	29	24	37
18	34	32	23	41
19	33	29	23	49
20	30	29	24	48
21	30	27	27	52
22	27	29	24	51
23	29	31	37	51
24	31	30	30	51
25	31	30	29	48
26	28	27	33	46
27	30	27	37	61
28	28	29	32	54
29	28	32	37	38
30	27	31	38	40
31	N/A	30	30	N/A
Totals	909	889	876	1168
Total RN/BN	1860	1922	1922	1860
Used RN/BN	909	889	876	1168
Occupancy %	48.9	46.3	45.6	62.8

5.

de total Bed/Room nights per month, Used Bed/Room nights per month and the Occupancy % per month.

October:2024	November:2024	December:2024	January:2025	February:2025
RN	RN	RN	RN	RN
36	40	41	51	25
35	40	43	51	27
39	36	51	43	26
35	40	44	41	25
36	41	56	35	24
37	43	38	31	29
37	40	40	40	52
42	43	35	41	52
43	36	35	41	40
42	41	35	28	36
45	45	35	25	41
41	43	38	21	45
38	51	35	25	39
38	45	39	27	36
39	57	41	24	36
44	56	41	26	31
40	44	39	22	39
40	47	38	26	40
35	44	42	22	36
32	45	42	24	37
34	43	45	23	31
40	38	41	28	30
40	38	35	30	28
37	40	50	25	31
43	36	57	24	35
40	39	59	24	36
40	44	60	27	32
38	43	56	26	34
37	42	57	27	N/A
40	39	56	27	N/A
38	N/A	54	24	N/A
1201	1279	1378	929	973
1922	1860	1922	1922	1736
1201	1279	1378	929	973
62.5	68.8	71.7	48.3	56.0

March:2025	April:2025	May:2025	Average
RN	RN	RN	
30	62	34	
28	31	33	
33	43	33	
33	57	33	
37	60	33	
33	57	33	
33	60	33	
34	51	33	
31	52	33	
37	61	33	
37	61	33	
40	52	33	
34	51	33	
33	53	33	
30	55	33	
30	51	40	
29	58	33	
41	61	33	
42	61	33	
33	60	33	
40	53	33	
40	55	33	
34	52	33	
36	52	33	
40	55	33	
37	55	33	
37	52	44	
61	50	33	
60	50	33	
60	49	33	
61	N/A	32	
1184	1620	1041	
1922	1860	1922	
1184	1620	1041	
61.6	87.1	54.2	59.5

**ELECTRICAL CONNECTION TO
PORTION 236 OF THE FARM KRAAI BOSCH NO. 195, GEORGE**

GEORGE COUNTRY RESORT



ELECTRO TECHNICAL REPORT

Submitted by:

BDE Consulting Engineers

28 JULY 2025

Reference: GRG 569, Revision 0

BDE Consulting Engineers (Pty) Ltd

Reg No. 2004/033886/07

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1 INTRODUCTION AND SCOPE

BDE Consulting Engineers was appointed by Mr. Ronald Meyer of George Country Resort to prepare this Electro Technical Report in support of the required electrical connection to Portion 236 of the Farm Kraai Bosch No. 195, George.

This electrical engineering services report covers the external municipal point of supply for the Property.

2 DEVELOPMENT

The proposed development involves replacing the existing 76 caravan stands with 76 new holiday accommodation units, in addition to the 40 existing units, on Portion 236 of the Farm Kraai Bosch No. 195, George. The updated site layout is illustrated below.

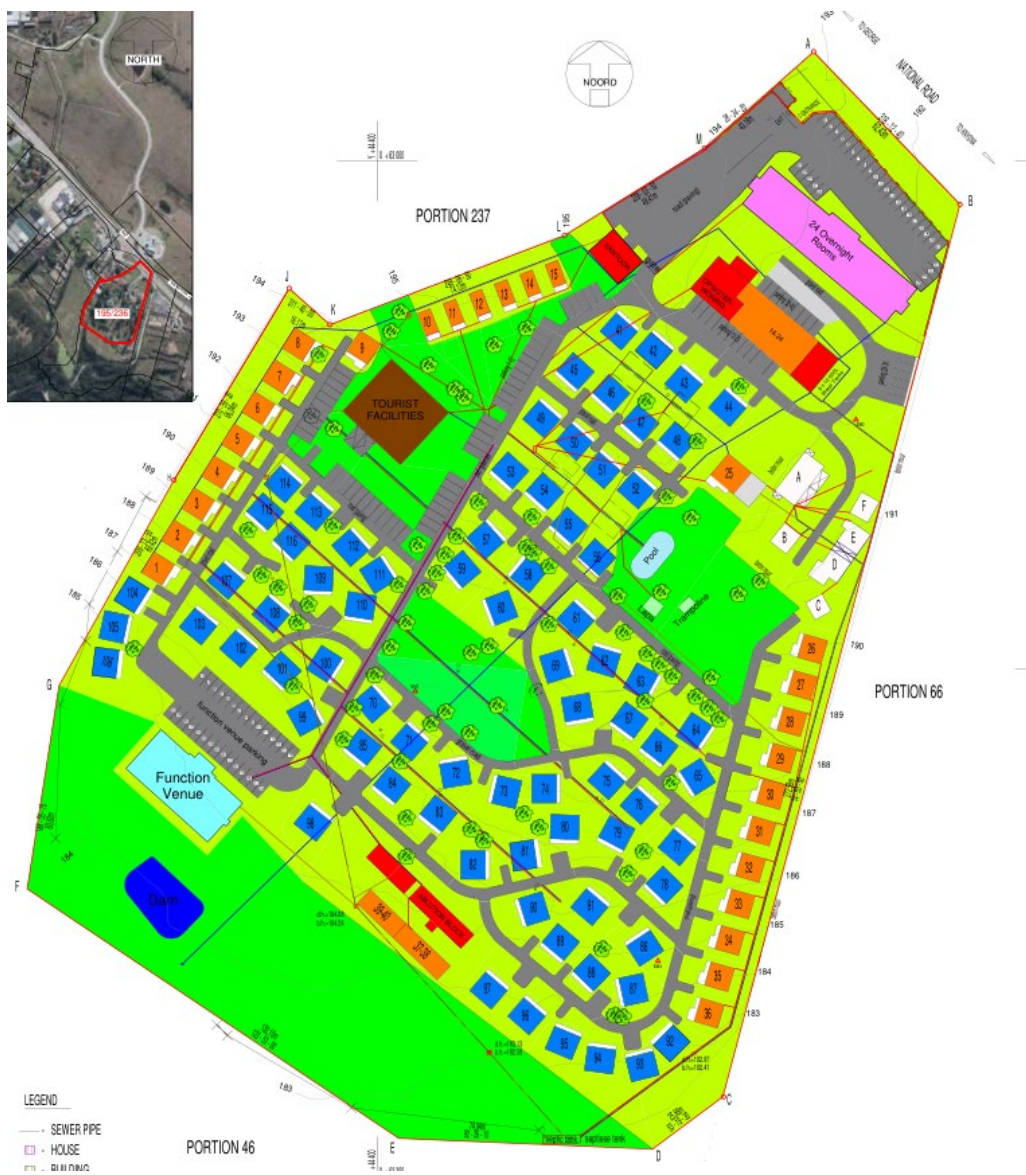


Figure 1: Site development plan

3 **SUPPLY AUTHORITY**

The supply authority in the area is George Municipality.

4 **LOCATION**

The site, identified as Portion 236 of the Farm Kraai Bosch No. 195, George, is shown in the location diagram below.



Figure 2: Site Location

5 PROJECTED DEMAND

The current maximum demand was determined by installing a data logger at the Main Distribution Board. This reading was verified against municipal metering data, as presented in Annexure A and B. Both sources confirmed a maximum demand of 70.7 kVA (102 A) for the property.

Monthly energy consumption data from the past year was analysed for the various load categories to determine each category's proportional contribution to total energy usage. These percentages were then applied to the recorded maximum demand to calculate the proportional demand per category. From this, a per-unit demand was established, which was then multiplied by the proposed unit quantities to estimate the projected demand.

The low per-unit demand of 125 VA for the overnight rooms is attributed to the installation of three 8 kVA photovoltaic (PV) systems with battery energy storage systems (BESS), which supply power to the associated heat pumps. No cooking or additional heating appliances are installed in these rooms. The client intends to implement similar PV and BESS systems for the proposed additional accommodation units and chalets.

The total projected demand for the proposed development on Portion 236 of the Farm Kraai Bosch No. 195, George is summarised in Table 1 below.

Table 1: Projected Demand

Category	ADMD per Unit (kVA)	Existing No. of Units	Existing Demand (kVA)	Proposed No. of Units	Projected Demand (kVA)	Projected Demand (A)
Accommodation Units	0.75	40	30	116	87	125.6
Caravan Stands	0.25	76	19	0	0	0.0
Historic Chalets/Houses	0.7	6	4.2	6	4.2	6.1
Overnight Rooms	0.125	24	3	24	3	4.3
Caretaker's Cottage / Admin / Facilities	13	1	13	1	13	18.8
Total			69.2	147	107.2	154.7

6 NETWORK CAPACITY

6.1 Existing Infrastructure

The current point of supply to the property is via a 200 kVA pole-mounted transformer (PT 4), located on the adjacent Portion 237 of Farm Kraai Bosch No. 195. The existing municipal supply is 150 A three-phase.

This existing infrastructure is illustrated in the Figures below. The adequacy of this supply point was evaluated against the projected electrical demand to determine the network upgrades and reinforcements required.



Figure 3: Existing point of supply (PT 4) location

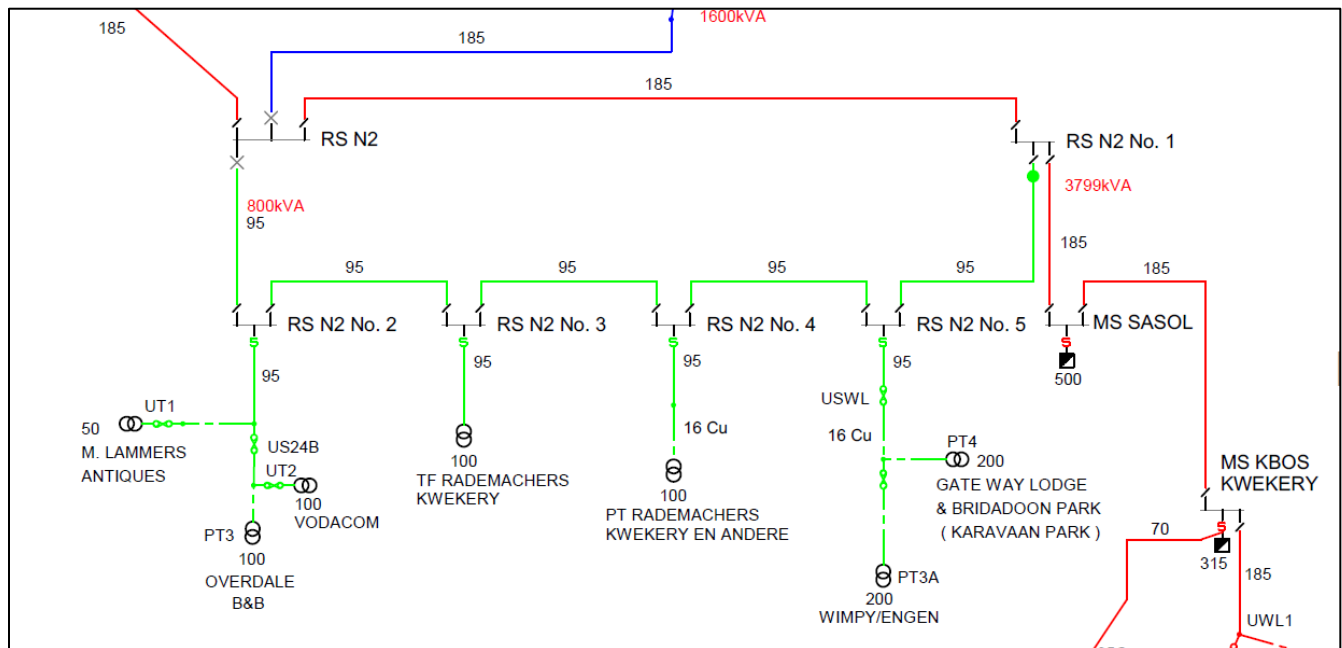


Figure 4: Existing point of supply (PT 4) Single Line Diagram

6.2 Capacity and Network Strengthening

The existing 150 A three-phase municipal connection is considered sufficient to meet the projected electrical demand, provided that energy-efficient measures are implemented throughout the development. These measures include the installation of solar water heaters, use of gas stoves, implementation of energy-efficient lighting, and the deployment of photovoltaic (PV) systems with battery energy storage systems (BESS)

All Small-Scale Embedded Generation (SSEG) systems, whether feeding back into the grid or not, must comply with the George Municipality SSEG Policy and relevant technical standards. No SSEG may be connected to the municipal grid without prior written approval.

Key compliance requirements include:

- Submission of a formal SSEG application to George Municipality and written approval obtained prior to procurement or installation.
- System design and installation must comply with NRS 097-2-1, NRS 097-2-3, SANS 10142-1 and SANS 10142-1-2.
- The installation must be commissioned by an ECSA-registered Professional Engineer or Technologist.
- A valid Certificate of Compliance (CoC) and the completed municipal Commissioning Report must be submitted.
- The Municipality reserves the right to monitor system performance, require corrective action, or disconnect non-compliant systems in accordance with its enforcement provisions.

Measured data of the existing load indicates significant phase imbalance, with excessive load on Phases A and B. If the municipal connection capacity is not increased, the developer must ensure proper phase balancing across all three phases. This is critical to ensure better load distribution, reduce the risk of overloading a single phase, and improve overall system efficiency. Refer to Annexure A for logged phase data.

7 **CONCLUSION**

7.1 General

This report confirms that the proposed development on Portion 236 of the Farm Kraai Bosch No. 195, George can be supplied via the existing 150 A three-phase municipal connection, subject to the implementation of energy-saving measures.

7.2 Costing

It is envisaged that the Developer will execute all internal and external works for the new development. The cost of the internal LV network will be for the account of the Developers. The PV and BESS cost will be project specific and is dependent on the final design and size of the embedded generation system. While no municipal infrastructure cost is incurred, the system installation must account for:

- PV and battery equipment and installation
- SSEG compliance costs
- Load balancing modifications where required

7.3 Municipal Approval Required

Prior to installation, the SSEG system must receive written approval from George Municipality. The following key requirements apply:

- Formal SSEG Application must be submitted to George Municipality and written approval obtained prior to procurement or installation of any SSEG equipment.
- The SSEG system must be designed and commissioned by a Professional Engineer or Technologist registered with ECSA.
- A Certificate of Compliance (CoC) and the Commissioning Report must be submitted.

Upon receipt of all approvals, the developer will be responsible for appointing a qualified electrical contractor to execute the works in accordance with municipal standards and the approved design.

Yours faithfully



H. Buitendach (Pr.Eng, M.Eng)

On behalf of **BDE CONSULTING ENGINEERS**

ANNEXURE A – MEASURED MAXIMUM DEMAND (2025/07/15 – 2025/07/18)

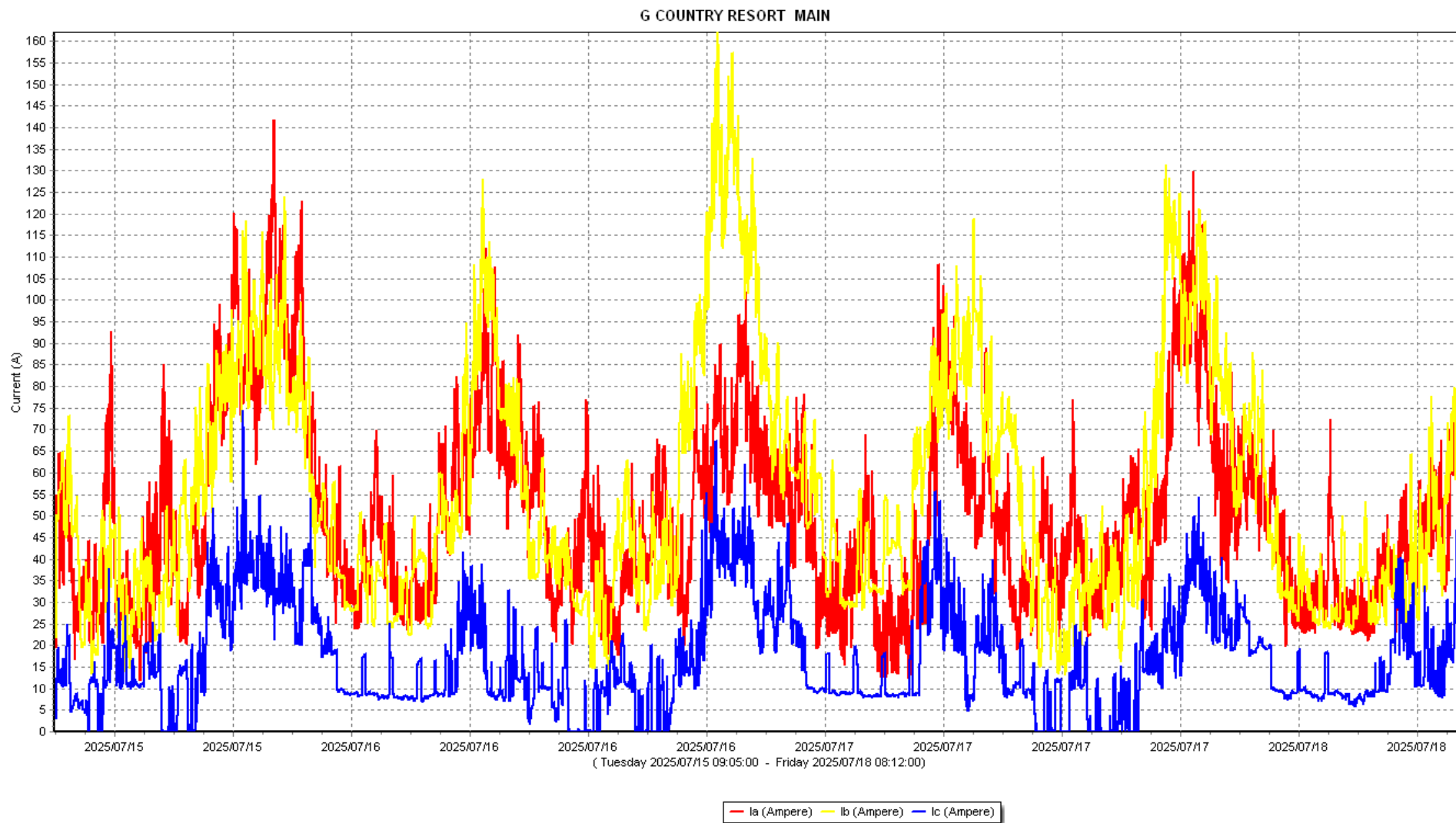


Figure 5: Measured Maximum Demand per Phase (A)

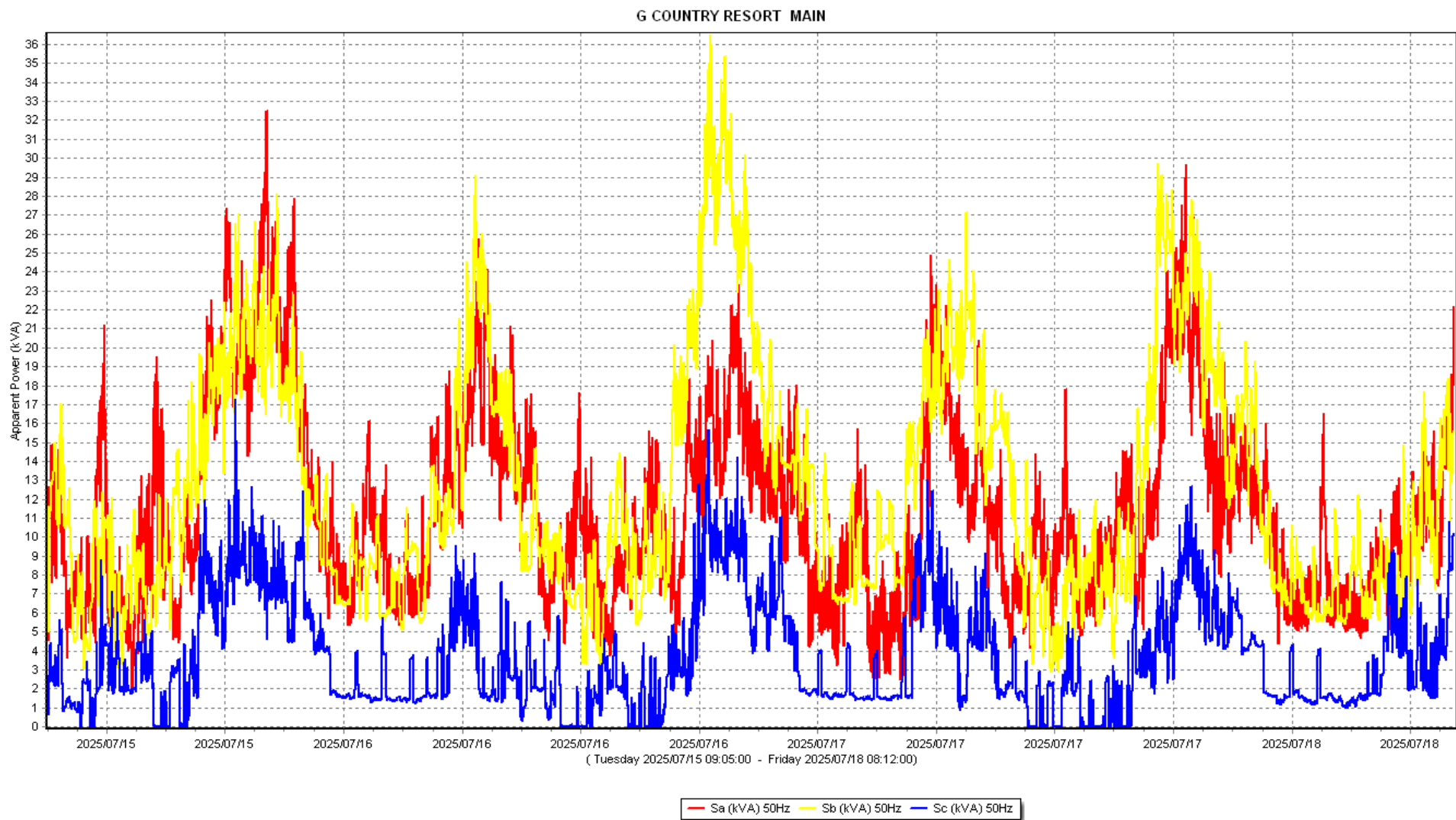


Figure 6: Measured Maximum Demand per Phase (kVA)

G COUNTRY RESORT MAIN

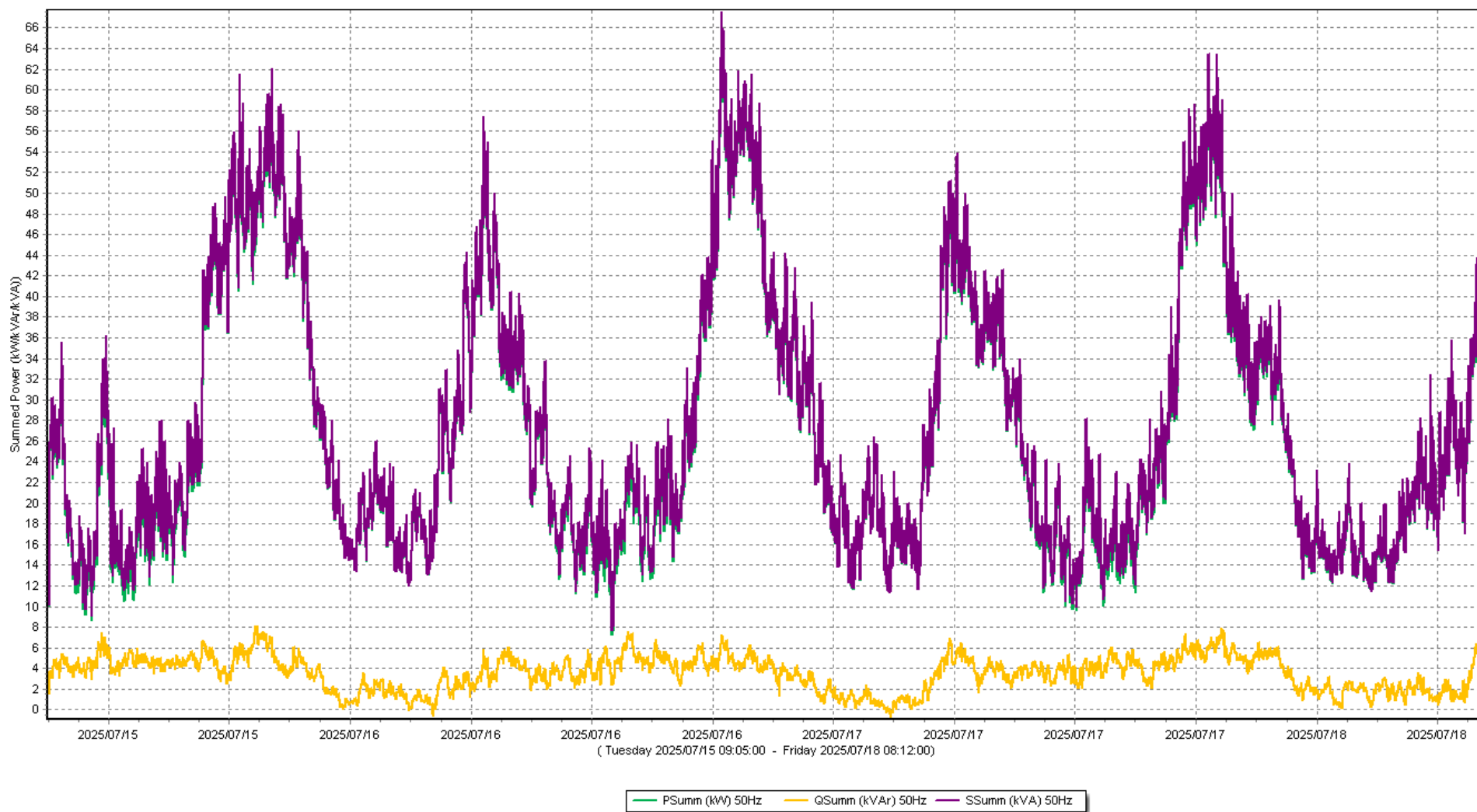


Figure 7: Measured Maximum Demand (kVA)

ANNEXURE B – METERED MAXIMUM DEMAND (2024/09/01 – 2025/06/20)

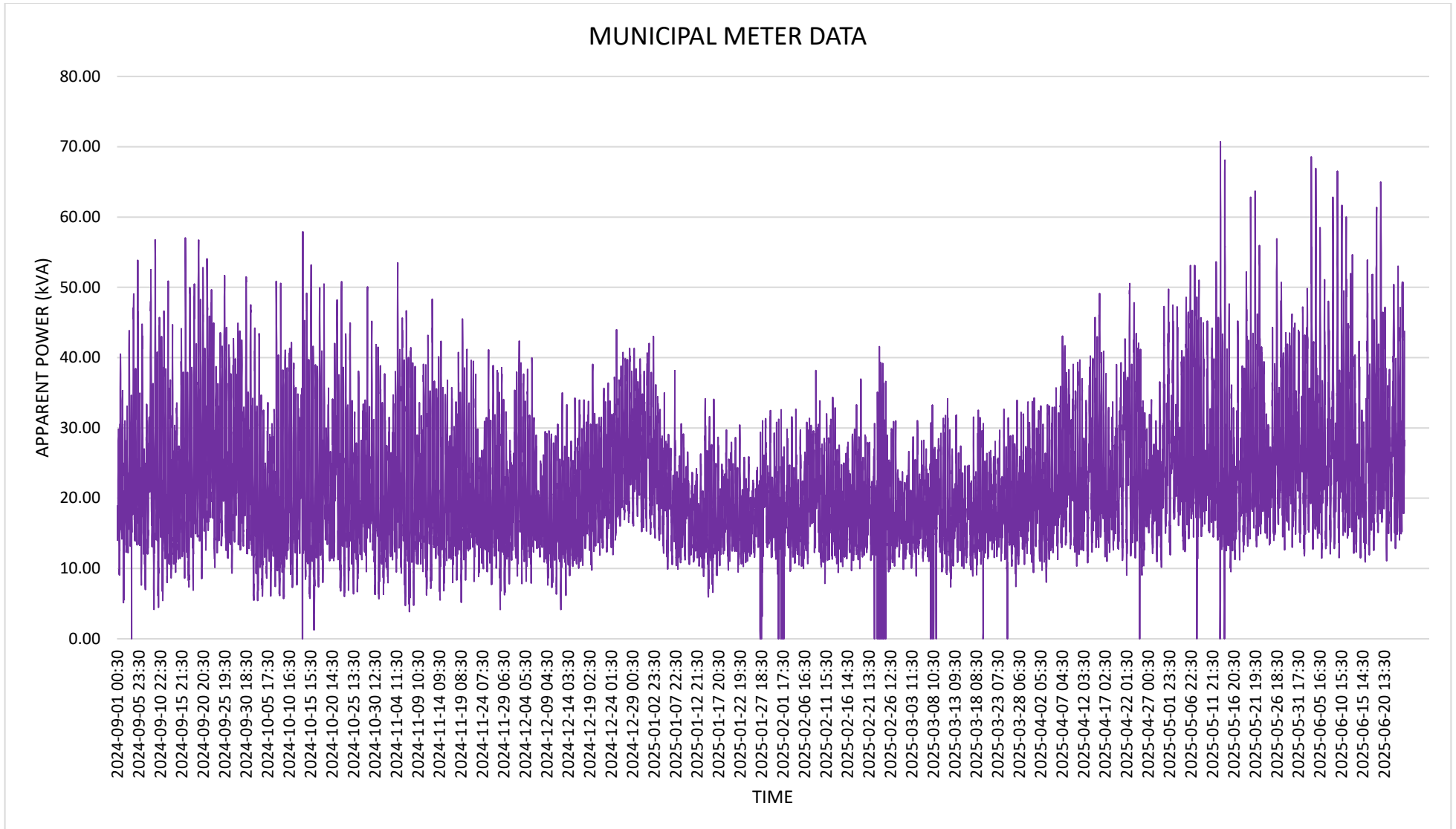


Figure 8: Metered Maximum Demand (kVA)

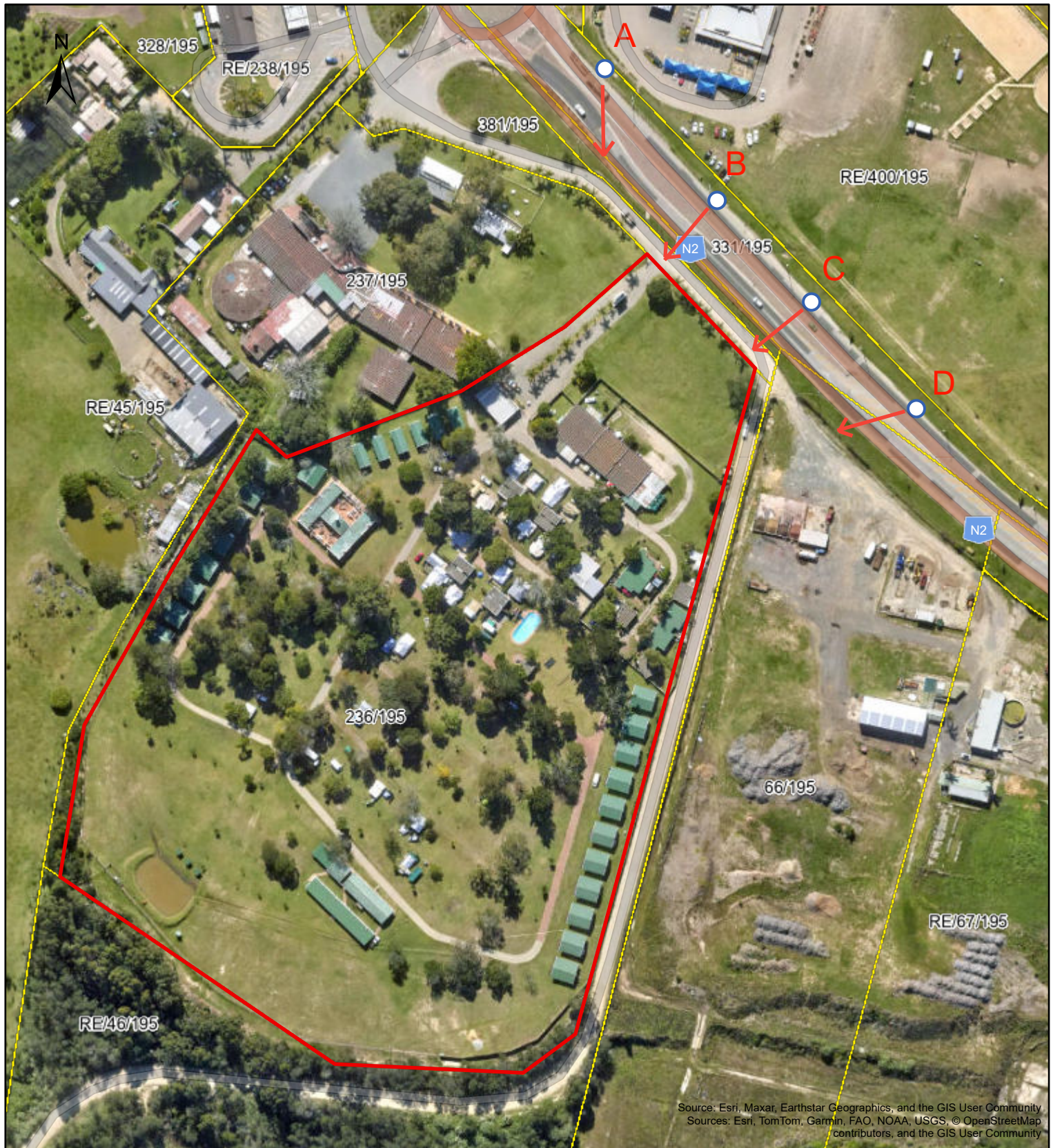
ANNEXURE B – MEASURED PARAMETERS

Information	Parameter	Date & Time	Value	Unit
Description	G COUNTRY RESORT			
Feeder	MAIN			
Graph Statistics	Recording Start	2025/07/15 09:05:00		
	Recording End	2025/07/18 08:12:00		
	Recording Period	2 Days 23 Hours 7 Minutes		
	Averaging Interval	30 Seconds		
Phase Voltage	Phase A Maximum Va	2025/07/15 15:24:00	239.4	V
	Phase B Maximum Vb	2025/07/15 10:55:00	237.9	V
	Phase C Maximum Vc	2025/07/17 19:25:30	243.4	V
	Phase A Maximum Instant Va	2025/07/17 19:26:00	241.9	V
	Phase B Maximum Instant Vb	2025/07/15 10:55:00	239.5	V
	Phase C Maximum Instant Vc	2025/07/17 19:26:00	246.4	V
	Phase A Minimum Va	2025/07/16 07:17:00	224.0	V
	Phase B Minimum Vb	2025/07/17 16:56:00	223.5	V
	Phase C Minimum Vc	2025/07/17 21:10:00	229.1	V
	Phase A Minimum Instant Va	2025/07/15 11:24:30	114.6	V
	Phase B Minimum Instant Vb	2025/07/15 11:24:30	194.7	V
	Phase C Minimum Instant Vc	2025/07/15 11:24:30	209.2	V
	Va Average		232.5	V
	Vb Average		231.5	V
	Vc Average		235.4	V
Line Voltage	Phase AB Maximum Vab	2025/07/17 19:25:30	414.7	V
	Phase BC Maximum Vbc	2025/07/17 19:25:30	413.0	V
	Phase CA Maximum Vca	2025/07/17 19:25:30	417.8	V
	Phase AB Maximum Instant Vab	2025/07/17 19:26:00	419.7	V
	Phase BC Maximum Instant Vbc	2025/07/17 19:26:00	417.8	V
	Phase CA Maximum Instant Vca	2025/07/17 19:26:00	422.5	V
	Phase AB Minimum Vab	2025/07/17 21:10:00	390.9	V
	Phase BC Minimum Vbc	2025/07/17 16:56:00	389.4	V
	Phase CA Minimum Vca	2025/07/17 16:56:00	394.3	V
	Phase AB Minimum Instant Vab	2025/07/15 11:24:30	243.7	V
	Phase BC Minimum Instant Vbc	2025/07/17 06:24:30	354.8	V
	Phase CA Minimum Instant Vca	2025/07/15 11:24:30	272.3	V
	Vab Average		403.5	V
	Vbc Average		402.7	V
	Vca Average		405.2	V
Current	Phase A Maximum Ia	2025/07/15 20:06:00	141.7	A

	Phase B Maximum Ib	2025/07/16 18:34:00	162.1	A
	Phase C Maximum Ic	2025/07/15 18:32:30	74.52	A
	Phase A Maximum Instant Ia	2025/07/17 19:04:30	147.0	A
	Phase B Maximum Instant Ib	2025/07/16 19:12:00	173.0	A
	Phase C Maximum Instant Ic	2025/07/16 18:26:30	86.47	A
	Phase A Minimum Ia	2025/07/15 13:19:00	11.82	A
	Phase B Minimum Ib	2025/07/17 12:11:00	13.34	A
	Phase C Minimum Ic	2025/07/15 10:41:30	0.000	A
	Ia Average		49.54	A
	Ib Average		55.42	A
	Ic Average		16.84	A
Max Load Unbalance	Nominal Current	2025/07/16 18:34:00	126.1	A
	Phase A Current		141.7	A
	Phase B Current		162.1	A
	Phase C Current		74.52	A
Max Phase Unbalance	Nominal Current	2025/07/16 18:34:00	126.1	A
	Phase A Current		141.7	A
	Phase B Current		162.1	A
	Phase C Current		74.52	A
Active Power	Phase A Maximum	2025/07/15 20:06:30	32.404	kW
	Phase B Maximum	2025/07/16 18:34:00	36.436	kW
	Phase C Maximum	2025/07/15 18:32:30	17.225	kW
	Phase A Minimum	2025/07/15 13:19:00	1.486	kW
	Phase B Minimum	2025/07/17 12:11:00	2.812	kW
	Phase C Minimum	2025/07/15 09:05:30	-1.088	kW
	Ph A Active Power Average		11.18	kW
	Ph B Active Power Average		12.54	kW
	Ph C Active Power Average		3.587	kW
Reactive Power	Phase A Maximum	2025/07/15 16:45:00	3.791	kVAr
	Phase B Maximum	2025/07/16 17:24:30	4.561	kVAr
	Phase C Maximum	2025/07/16 18:27:00	2.353	kVAr
	Phase A Minimum	2025/07/16 04:19:00	-0.607	kVAr
	Phase B Minimum	2025/07/17 00:35:00	-0.090	kVAr
	Phase C Minimum	2025/07/17 02:06:30	-0.762	kVAr
	Ph A Reactive Power Average		1.440	kVAr
	Ph B Reactive Power Average		1.893	kVAr
	Ph C Reactive Power Average		0.240	kVAr


Apparent Power	Phase A Maximum	2025/07/15 20:06:00	32.496	kVA
	Phase B Maximum	2025/07/16 18:34:00	36.520	kVA
	Phase C Maximum	2025/07/15 18:32:30	17.271	kVA
	Phase A Minimum	2025/07/15 13:19:00	2.073	kVA
	Phase B Minimum	2025/07/17 11:48:30	2.889	kVA
	Phase C Minimum	2025/07/15 10:41:30	0.000	kVA
	Ph A Apparent Power Average		11.31	kVA
	Ph B Apparent Power Average		12.71	kVA
	Ph C Apparent Power Average		3.642	kVA
Power Factor	Ph A Powerfactor Average		0.988	
	Ph B Powerfactor Average		0.987	
	Ph c Powerfactor Average		0.985	
Maximum Demand kW	Active Power	2025/07/16 18:29:00	67.191	kW
	Apparent Power		67.553	kVA
	Reactive Power		6.980	kVAr
	Power Factor		0.995	
Maximum Demand kVA	Apparent Power	2025/07/16 18:29:00	67.553	kVA
	Active Power		67.191	kW
	Reactive Power		6.980	kVAr
	Power Factor		0.995	
Energy	Import Active Energy		1942.2	kWh
	Import Active Energy Phase A		795.1	kWh
	Import Active Energy Phase B		892.0	kWh
	Import Active Energy Phase C		255.1	kWh
	Export Active Energy		0.0	kWh
	Export Active Energy Phase A		0.0	kWh
	Export Active Energy Phase B		0.0	kWh
	Export Active Energy Phase C		0.0	kWh
	Inductive Reactive Energy		254.2	kVArh
	Capacitive Reactive Energy		0.1	kVArh

Farm Kraai Bosch 195/236 - Visual Impact Positions



Legend

 Farm Portions

 km
0 0.0150.030.0450.060.075

Map Center: Lon: 22°31'10.8"E
Lat: 33°59'38.1"S

Scale: 1:2,500

Date created: July 24, 2025



**Western Cape
Government**
FOR YOU

Position A



Position B

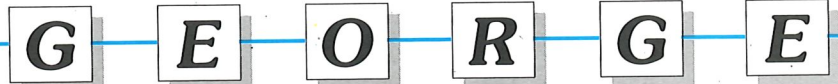


Position C



Position D





MUNISIPALITEIT
Wes Kaap

UMASIPALA WASE
Intshona - Koloni

MUNICIPALITY
Western Cape

Posbus / P.O. Box 19 George 6530 Tel: 044 8019111 Fax: 044 8733776

VERW/REF. **E-mail: marina@george.org.za**
Kraaibosch 195/236, George

NAVRAE:
ENQUIRIES: **Me M Welman**

TEL: **044 – 801 9171**

20 Junie 2013

GEREGISTREERDE POS

Nel & De Kock
Posbus 1186
GEORGE
6530

WYSIGING VAN VOORWAARDES: KRAAIBOSCH 195/236, AFDELING GEORGE

Bogenoemde aansoek verwys.

Tydens die Beplanning Komitee vergadering gehou op 19 Maart 2013 is daar besluit dat die PRWK: Departement van Omgewingsake en Ontwikkelingsbeplanning in kennis gestel word dat die aansoek vir die wysiging van voorwaardes ingevolge Artikel 42(3)(a) van die Ordonnansie op Grondgebruikbeplanning 1985 (Ordonnansie 15 van 1985), om soos volg voorsiening vir die vervanging van 40 van die bestaande 128 woonwastaanplekke op Gedeelte 236 van die plaas Kraaibosch 195, Afdeling George, met 40 vakansie-akkommodasie-eenhede deur:

1. Die omskepping van gebou 1 in 9 eenhede;
2. Die omskepping van gebou 7 in 'n enkel eenheid;
3. Die ontwikkeling van 30 nuwe akkommodasie – eenhede oor twee fases, naamlik:
 - (i) As 'n eerste fase tien eenhede van 28m² elk, aangetoon as "NUWE EENHEID 1-10";
 - (ii) As 'n tweede fase twintig eenhede aangetoon as "NUWE EENHEID 11-30" (posisie van eenhede is benaderd),

deur die George Munisipaliteit **ONDERSTEUN** word, ingevolge Artikel 42(3)(a) van die Ordonnansie op Grondgebruikbeplanning, 1985, Ordonnansie 15 van 1985), vir die volgende redes:

- (i) die voorgestelde gebruik is in ooreenstemming met die beplanningsvoorstelle van die Konsep George Ruimtelike Ontwikkelingsraamwerk (2012);
- (ii) die voorgestelde oprigting van chalets is in ooreenstemming met die sonering van die eiendom;

- (iii) die voorgestelde ontwikkeling sal 'n bydrae maak tot die volhoubaarheid van die ontwikkeling, wat op die hoof toegangsroete na George geleë is;
- (iv) Die beswaar wat ontvang is, is ongegrond, omdat dit berus op foutiewe aannames en verkeerde interpretasie van die Soneringskema;

onderworpe aan die volgende voorwaardes opgelê ingevolge Artikel 42 van die Ordonnansie op Grondgebruiksbeplanning, 1985, (Ordonnansie 15 van 1985), naamlik:

VOORWAARDES: DIREKTORAAT: MENSLIKE NEDERSETTINGS, GRONDSAKE EN BEPLANNING:

1. Die goedkeuring van hierdie aansoek sal verval in ooreenstemming met die bepalinge van die Ordonnansie op Grondgebruiksbeplanning (Ordonnansie 15/1985) indien die voorwaardes nie nagekom word nie;
2. Alle ander vereistes van die Soneringskema moet nagekom word;
3. Die ontwikkelaar moet probeer om ten minste 25% van alle boumateriaal te laat bestaan uit herwinbare materiaal tot bevrediging van die Direkoraat: Menslike Nedersettings, Grondsake en Beplanning;
4. Reënwater opvangstelsels sowel as water en energie besparingsmaatreëls soos sonpaneel verhitingsstelsels, moet voorsien word;
5. 'n Terreinuitlegplan moet aan en tot tevredeheid van die Direkoraat: Menslike Nedersettings, Grondsake en Beplanning, voorgelê word voordat bouplanne ingehandig word welke plan die volgende moet aantoon:
 - i. Ligging van geboue en grense van aanliggende eiendomme;
 - ii. Indeks van voorgestelde grondgebruik en omvang daarvan;
 - iii. Parkeeruitleg en toegangspunte, ook vir gestremdes;
 - iv. Erfgrense en boulyne;
 - v. Kontoere teen 1,0m interval;
 - vi. Alle servitute;
 - vii. Ligging van riool, elektrisiteit en waterpype;
 - viii. Ligging van bestaande bome;
 - ix. Gebou aansigte en beskrywing van argitektoniese afwerking in oorleg met die voorskrifte vervat in die munisipaliteit se argitektoniese riglyn dokument;
 - x. Landskappering en grensmure of heinings;
 - xi. Parkeerarea vir besoekers en persone met gestremdhede;
6. 'n Bouplan ten opsigte van die chalets moet ingedien word vir goedkeuring ingevolge die Wet op Nasionale Bouregulasies en Boustandaarde, 1977, (Wet 103 van 1977);
7. Geen bouplanne sal goedgekeur word nie voordat die terreinontwikkelingsplan goedgekeur is nie;
8. Hierdie goedkeuring sal net met die uitreiking van 'n okkupasie sertifikaat vir genoemde strukture as geïmplementeer geag word;

9. 'n Tarief van 4x die bouplanfooi, soos goedgekeur in die tariewelys van die munisipaliteit, moet deur die eienaar betaal word ten opsigte van die ongemagtigde bouwerk wat op die eiendom plaasgevind het.

CONDITIONS: DIRECTORATE CIVIL ENGINEERING SERVICES

1. Capital contributions are payable by the developer for each new equivalent erf (ee) created, as per standard tariff for George, applicable on transfer of a portion or the approval of building plans, or on application for a CPT, or as stipulated in a Services Agreement between George Municipality and the Developer. The total amount payable will be determined by the Directorate: Civil Engineering Services, and will be subject to annual adjustment. Contributions payable may be adjusted should the actual water usage exceed the accepted normal daily usage based on the Guidelines for Human Settlement Planning and Design, based on a six month average use;
2. Any existing service damaged during the development of the erf is to be repaired at the developer's expense, and in accordance with municipal standards;
3. The developer will be responsible for all costs related to the proposed development;
4. All civil services – internal, link and relocation of or upgrades to existing – are to be designed by a registered consulting engineer in accordance with "the Guidelines for Human Settlement Planning and Design" and Council specifications. All drawings and plans are to be submitted to the Directorate: Civil and Technical Services (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer;
5. A meter must be installed by the developer at commencement construction to monitor water usage during the construction phase. The Directorate: Civil and Technical Services (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Installation of separate water meters is to be addressed in conjunction with the Directorate: Civil Engineering Services;
6. Only municipal water for residential use is provided;
7. Storm water runoff from individual erven and proposed roads need to be addressed by the developer. (Condition 4). All costs related are for the developer;
8. A stormwater management plan is to be submitted and approved by the relevant departments/authority. All approved measures are to be implemented by the developer. The approved management plans must be incorporated into all home owner constitutions/body corporate/any such governing or controlling body;
9. As only a general layout has been provided, with limited dimensions indicated, the developer is to take note that all road reserve widths are to be in accordance with "The Guidelines for Human Settlement Planning and Design: (Red Book). The width of road reserves is to be approved by the Directorate: Civil Engineering Services before the final layout can be approved;

10. Internal parking requirements (i.e. within the development area), position of access, provision for pedestrians and non-motorised transport and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval;
11. If required, the developer is to have a Traffic Impact Assessment (TIA) conducted by a registered traffic engineer. The terms of reference of the TIA are to be finalised with the Directorate: Civil Engineering Services together with any other approving authority, who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the relevant authority, are to be implemented by the developer and prior to any transfer being approved or an occupation certificate being issued. All costs involved will be for the developer;
12. No private parking allowed in the road reserve;
The developer is to adhere to the requirements of the OHS Act at all times, as well as all conditions stipulated by any other authority whose approval was required and obtained for this development.

Die aansoek is verwys na die PRWK: Departement van Omgewingsake en Ontwikkeling Beplanning vir 'n besluit. Die munisipaliteit sal u weer in kennis stel wanneer hierdie besluit bekend gemaak is.

Die uwe



T BOTHA

MUNISIPALE BESTUURDER

G:\Michelle\Michelle\Briewe\Kraaibosch 195-236G(OndersteunProvinsie)\Nel De Kock.doc

Wysiging van Voorwaardes vir vervanging van 40 van die bestaande 128 woonwastaanplekke met 40 akkommodasie-eenhede

VERKLARING

1. Woonwastaanplekke:
1-88
2. Voorgestelde akkommodasie-eenhede:
89-128
3. Bestaande Woning:
3.1 Opsigterswoning
3.2 Chalets (A-F)

LEGENDE

- krag punt
- rioollyn (skematiese belyning)
- kraglyn (skematiese belyning)
- waterlyn (skematiese belyning)
- boom
- uitheemse boom
- P1-P4 - parking
- P10-P16 - parking vir gestremdes

OPMERKINGS

1. Die Plan wat die aansoek van 28 Augustus 2013 versamel het, nl. Bylae A, is gewysig om daarvoor voorsiening te maak dat:
 - 1.1 daar slegs 6 akkommodasie-eenhede (nou aangeleen as nrs 89-94) van 28m² elk i.p.v. 10 (nrs 1-10 op Bylae A) opgerig word; en
 - 1.2 Die buis van 4 eenhede word vervang met 4x45m² eenhede (125-128), terwyl die vloeroppervlakte van eenhede 105-124 50m² is om toegelate te word van 40 eenhede te realiseer.
 2. Gebou 1 wat in 9 eenhede omkep word, is op Bylae A foutieflik aangeleen as Gebou 2, wat inderdaad die Ontvangs is. Regstellings nou gemaak.
 3. Die 6 bestaande chalets is Geboue 11, 12, 14-17 op Bylae A en nie ook Gebou 13 wat 'n stoortjie is - nou aangeleen as A-F.
 4. By akkommodasie-eenhede 105-128 en eenhede 125-128 sal parking by en tussenin geboue beskikbaar wees op grasoppervlakte.
- L.V.: Hierdie Terreinplan moet gelees word saam met Bylae A wat die aansoek van 28 Augustus 2012 versamel het en is 'n resultaat van Voorwaardes 5-1-vol in Departement Omgewingsake en Ontwikkelings Beplanning se goedkeuring gedater 11/2/2004.

TERREINPLAN

GEORGE WOONWAPARK
KRAAIBOSCH 195/236
GEORGE

SKAAL 1:850 (A2) SCALE



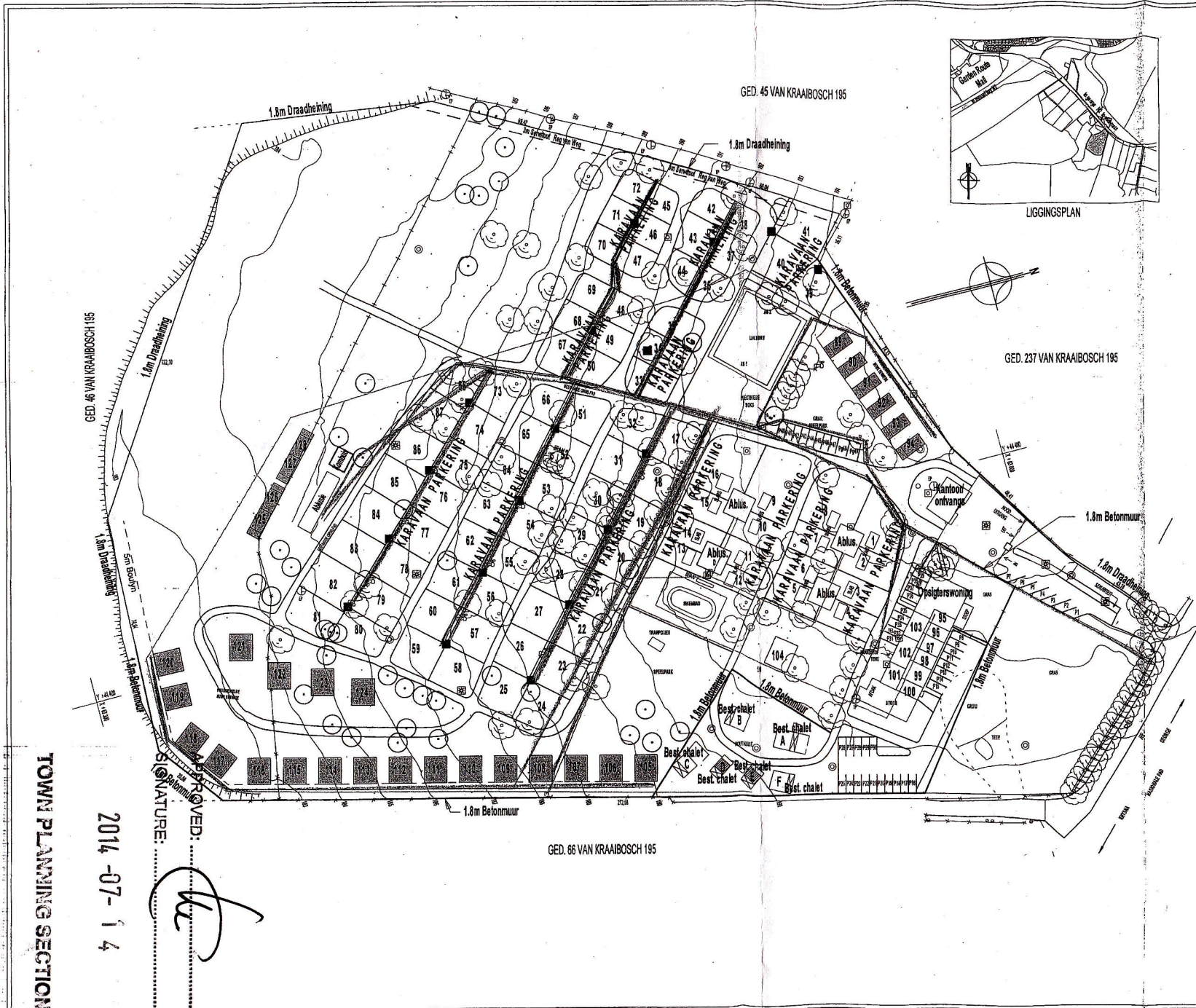
Town and Regional Planners
Stads- en Streekbeplanners
Tel: 044 874 5207
Fax: 044 873 5334
E-pos: info@dnk.co.za

Replan
Panner
Lansier
Dren
Natuur
toe

D.N.
J.J.
Dren
toe

Plan NO
TERREINPLAN

April 2014

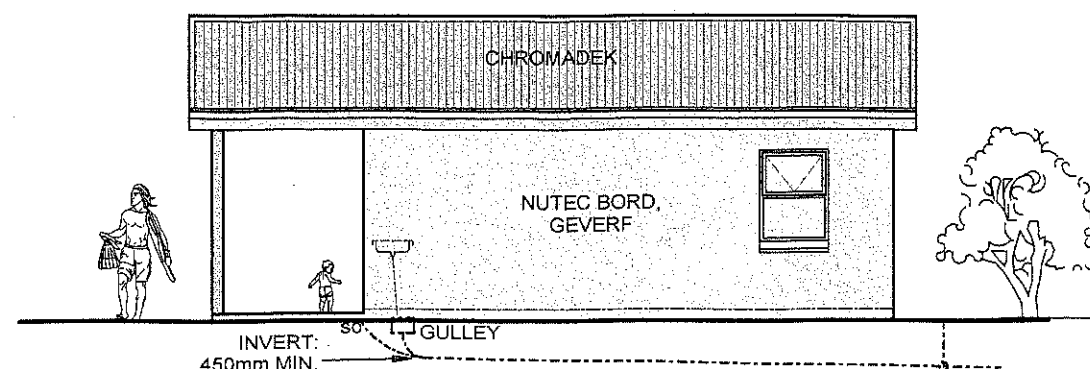


TOWN PLANNING SECTION

2014-07-14

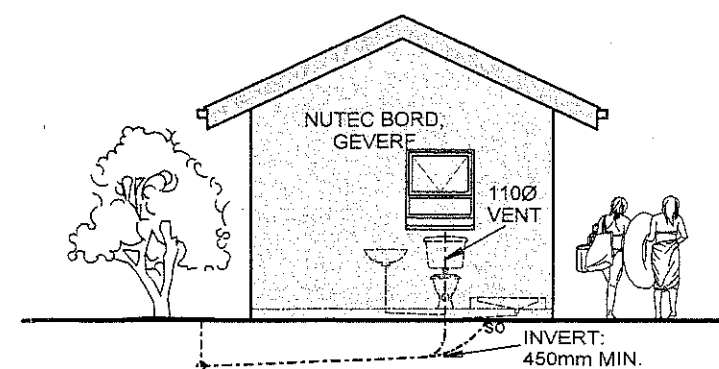
APPROVED:
SIGNATURE: *[Signature]*

Annexure 13



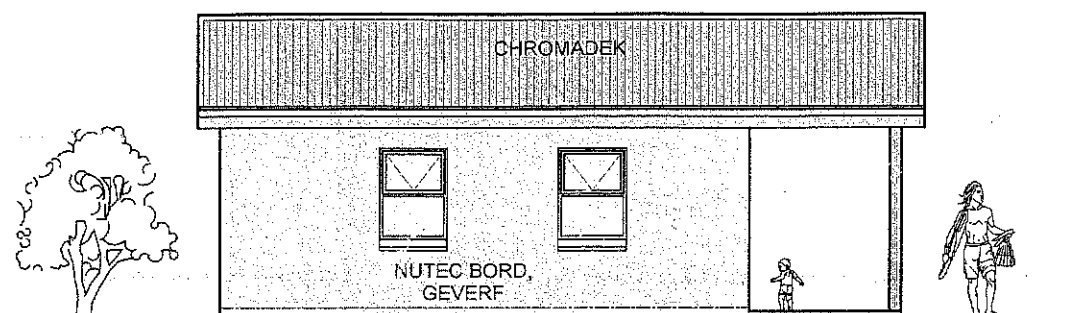
SY AANSIG

Skaal 1 : 100



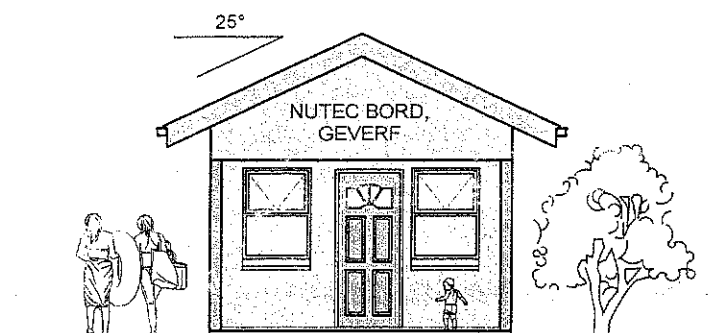
AGTER AANSIG

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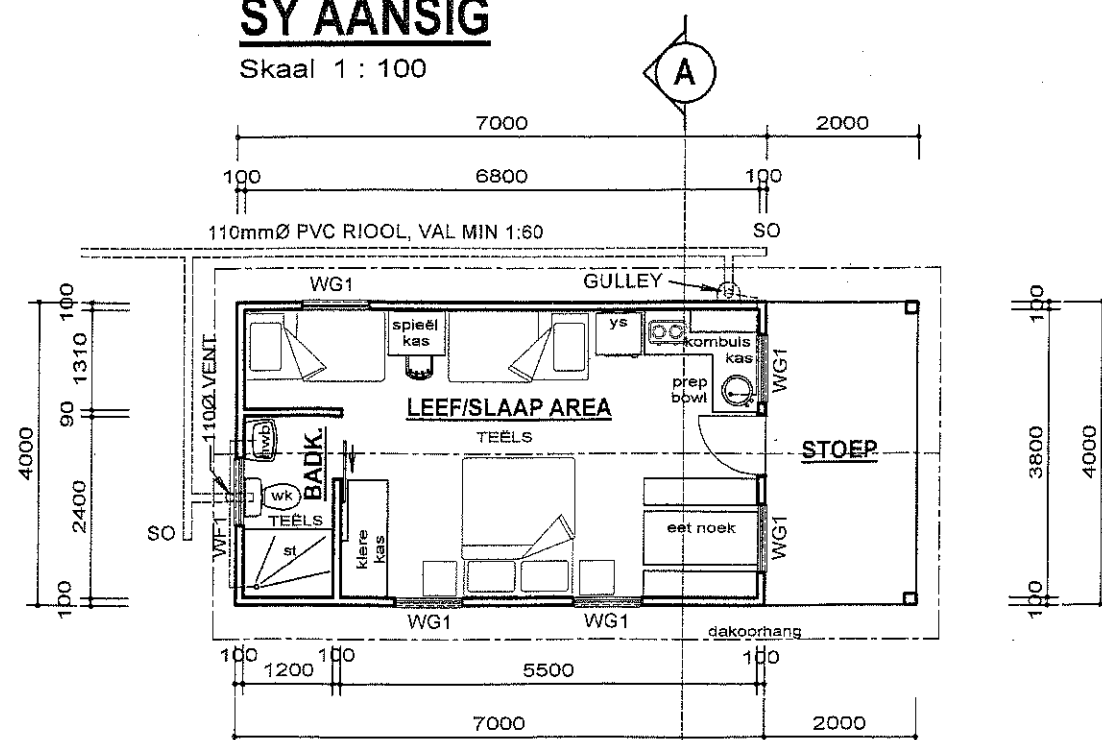
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Skaal 1 : 100



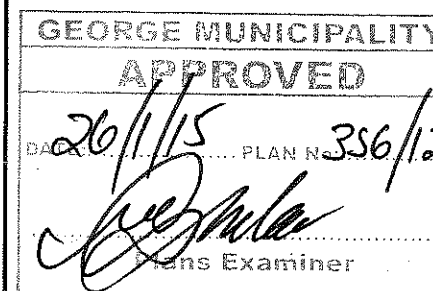
VOOR AANSIG

Skaal 1 : 100



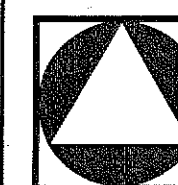
PLAN

Skaal 1 : 100



OPPERVLAKKE:

GEBOU:	28m ²
STOEP:	8m ²
TOTAAL:	36m ²

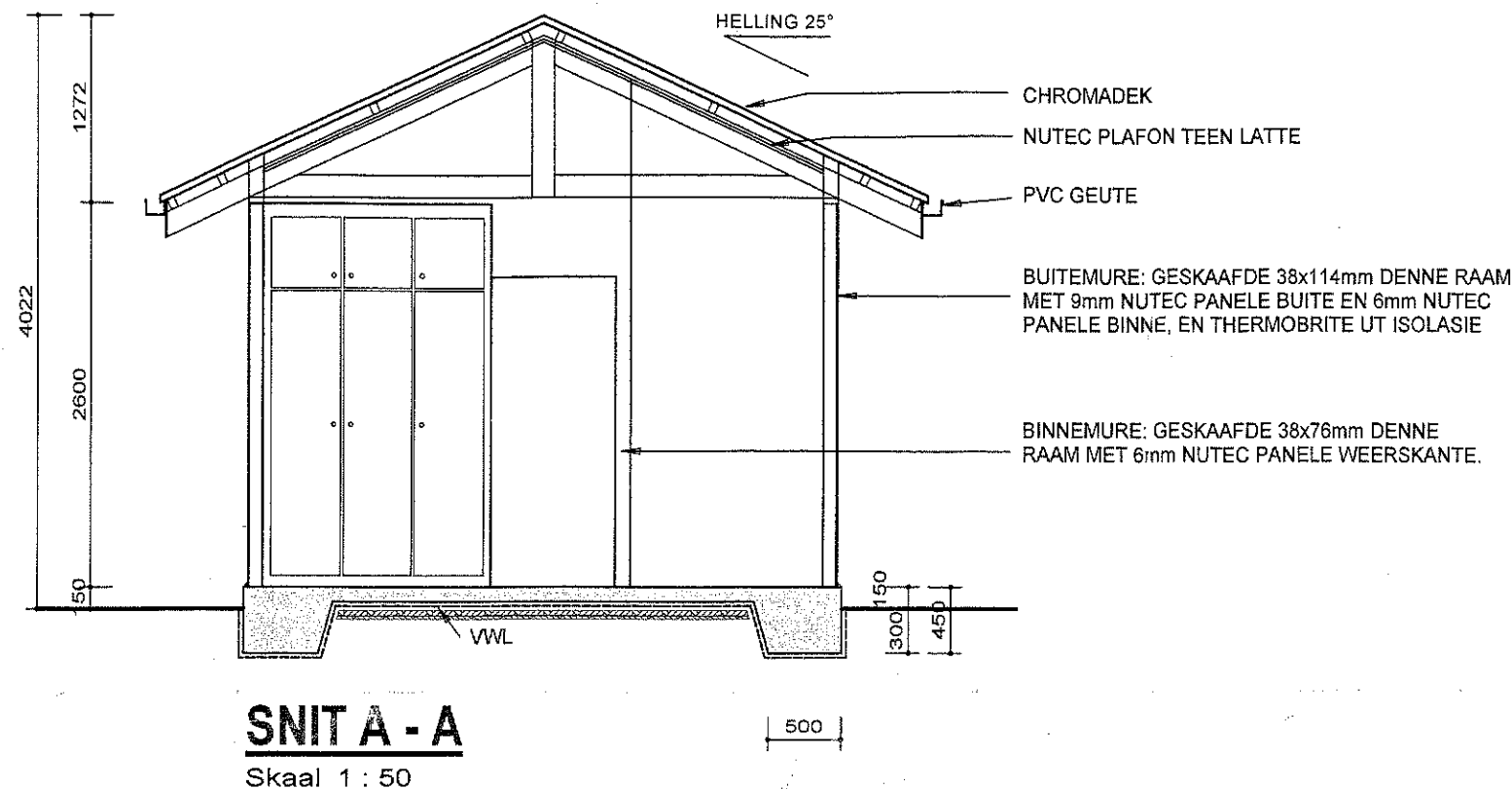


N.A.D.
NEW ARCHITECTURAL DESIGN

LEON LANGEVELDT (PSAT)
EN MEDEWERKERS
SACAP ST2125 / SAIAT 31141
MERRIMANSTRAAT 140, GEORGE
TEL: 044 873 3512 / 083 3109 345
leonard4477@gmail.com

Projek: **VOORGESTELDE CHALETs VIR**
Project: **MNR. R. MEYER**
GED. 236 VAN KRAAIBOSCH 195
GEORGE

Ontwerp: Designed:	L.L.	Datum: Date:	9 May 2012
Geteken: Drawn:	CSS	Skaal: Scale:	1:100
Nagegaan: Checked:	L.L.	Oppervlak: Area:	36 m ²
Eienaar: Owner:		Plan No.	C1612/1



SPESIFIKASIES

FONDASIE EN VLOER:

FONDASIE VOLGENS INGENIEUR SE UITLEG.

MURE:

BUIEMURE:
GESKAAFDE 38x114mm DENNE RAAM MET 9mm NUTEC PANELE BUIE EN 6mm NUTEC PANELE BINNE. THERMOBRITE UT ISOLASIE MOET BINNE BUIEMURE GEBRUIK WORD. WERK AF MET RHINOLITE EN VERF, KLEUR VOLGENS EIENAAR SE KEUSE.

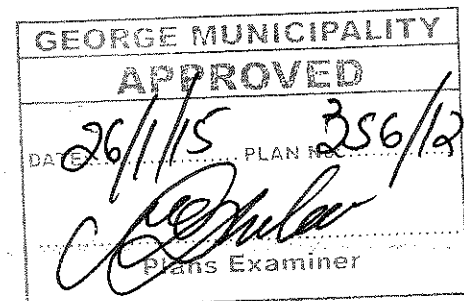
BINNEMURE:
GESKAAFDE 38x76mm DENNE RAAM MET 6mm NUTEC PANELE AAN WEERSKANTE. ALLE LASTE MOET MET RHINOLITE GEPLEISTER EN AFGEWERK WORD.
VERF TWEE LAE PVA VOLGENS EIENAAR SE KEUSE.

DAK:

CHROMADEK S-PROFIEL DAKPLATE OP 50x76mm LATTE TEEN 900mm h-h OP SISALATION OF SOORTGELYKE ISOLASIE OP GANGNAIL KAPPE TEEN 1000mm h-h OP 38x114mm MUURPLAAT. BIND KAPPE MET GEGALV. HOEPELYSTER WAT IN MUUR GEVESTIG IS. MAAK OORHANG MET FLEXIT TOE EN 15x225mm ASBES FASSIES. 100mm PVC HALFRONDE GEUTE EN AFVOERPYPE. NUTEC PLAFON TUSSEN KAPPE TEEN LATTE.

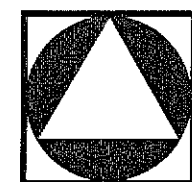
LET WEL:

ALLE MATERIAAL MOET SABS STANDAARD WEES. ALLE WERK STRENG VOLGENS SANS 10400 EN BOUREGULASIES. GEEN AFMETINGS MOET AFGESKAAL WORD VAN TEKENING NIE, SLEGS MATES GETOON MOET GEBRUIK WORD. KONTRAKTEUR MOET ALLE AFMETINGS EN VLAKKE NAGAAN OP TERREIN EN ENIGE TEENSTRYDIGHEID ONDER DIE AANDAG VAN DIE N.A.D. BRING.



OPPERVLAKKE:

GEBOU:	28m ²
STOEP:	8m ²
TOTAAL:	36m ²



N.A.D.
NEW ARCHITECTURAL DESIGN

LEON LANGEVELDT (PSAT)
EN MEDEWERKERS
SACAP ST2125 / SA1AT 31141
MERRIMANSTRAAT 140, GEORGE
TEL: 044 873 3512 / 083 3109 345
leonard4477@gmail.com

Projek: **VOORGESTELDE CHALETS VIR**
Project: **MNR. R. MEYER**
GED. 236 VAN KRAAIBOSCH 195
GEORGE

Ontwerp: Designed:	L.L.	Datum: Date:	9 May 2012
Geteken: Drawn:	CSS	Skaal: Scale:	1:100
Nagegaan: Checked:	L.L.	Oppervlak: Area:	36 m ²
Eienaar: Owner:		Plan No.	C1612/3



MUNICIPALITY – GEORGE – MUNISIPALITEIT

DIRECTORATE HUMAN SETTLEMENTS, LAND AFFAIRS AND PLANNING

DIREKTORAAT BEPLANNING, GRONDSAKE EN MENSLIKE NEDERSETTINGS

Ref No: 3409

Plan No: 47/14

Collab No: 1011591

OCCUPATION CERTIFICATE / OKKUPASIESERTIFIKAAT

Hiermee word gesertifiseer dat die gebou hieronder omskryf behoorlik voltooi is ooreenkomstig die goedgekeurde bouplanne.

This is to certify that the building/s described below has/have been properly completed in accordance with the approved plans.

Owner/Eienaar: R J Meyer

Erf: 195/236

Street/Straat: -

Building/Gebou: New Chalets

Suburb/Area: Kraaibosch

Square Meters/ Oppervlak: 600

Date/Datum: 2016-10-11

Value/Waarde: R R 4200000

Number of Units: 10

Second Dwelling: No

New Toilets: 10

Existing Toilets: 0

Urinals: 0

Toilets removed: 0

Comments/Kommentaar:

-

MUNICIPAL MANAGER: GEORGE MUNICIPALITY
MUNISIPALE BESTUURDER: GEORGE MUNICIPALITY



MUNICIPALITY – GEORGE – MUNISIPALITEIT

DIRECTORATE HUMAN SETTLEMENTS, LAND AFFAIRS AND PLANNING

DIREKTORAAT BEPLANNING, GRONDSAKE EN MENSLIKE NEDERSETTINGS

Ref No: 3410

Plan No: 551/15

Collab No: 1011607

OCCUPATION CERTIFICATE / OKKUPASIESERTIFIKAAT

Hiermee word gesertifiseer dat die gebou hieronder omskryf behoorlik voltooi is ooreenkomstig die goedgekeurde bouplanne.

This is to certify that the building/s described below has/have been properly completed in accordance with the approved plans.

Owner/Eienaar: R Meyer

Erf: 195/236

Street/Straat: Knysna

Building/Gebou: New Chalets

Suburb/Area: George

Square Meters/ Oppervlak: 600

Date/Datum: 2016-10-11

Value/Waarde: R R 4200000

Number of Units: 10

Second Dwelling: No

New Toilets: 10

Existing Toilets: 0

Urinals: 0

Toilets removed: 0

Comments/Kommentaar:

-

MUNICIPAL MANAGER: GEORGE MUNICIPALITY
MUNISIPALE BESTUURDER: GEORGE MUNICIPALITY

WAARDE:
Tot R12,322 000



MUNICIPALITY – GEORGE – MUNISIPALITEIT

DIRECTORATE HUMAN SETTLEMENTS, LAND AFFAIRS AND PLANNING

DIREKTORAAT BEPLANNING, GRONDSAKE EN MENSLIKE NEDERSETTINGS

Ref No: 3408

Plan No: 356/12

Collab No: 1011552

OCCUPATION CERTIFICATE / OKKUPASIESERTIFIKAAT

Hiermee word gesertifiseer dat die gebou hieronder omskryf behoorlik voltooi is ooreenkomstig die goedgekeurde bouplanne.

This is to certify that the building/s described below has/have been properly completed in accordance with the approved plans.

Owner/Eienaar: R Meyer t/a George Caravan Park

Erf: 195/236

Street/Straat: Kraaibosch

Building/Gebou: New Chalets

Suburb/Area: George

Square Meters/ Oppervlak: 360

Date/Datum: 2016-10-11

Value/Waarde: R R 2520000

Number of Units: 8

Second Dwelling: No

New Toilets: 8

Existing Toilets: 0

Urinals: 0

Toilets removed: 0

Comments/Kommentaar:

-

MUNICIPAL MANAGER: GEORGE MUNICIPALITY
MUNISIPALE BESTUURDER: GEORGE MUNICIPALITY



MUNICIPALITY – GEORGE – MUNISIPALITEIT

DIRECTORATE HUMAN SETTLEMENTS, LAND AFFAIRS AND PLANNING

DIREKTORAAT BEPLANNING, GRONDSAKE EN MENSLIKE NEDERSETTINGS

Ref No: 3407

Plan No: 190/12

Collab No: 1011545

OCCUPATION CERTIFICATE / OKKUPASIESERTIFIKAAT

Hiermee word gesertifiseer dat die gebou hieronder omskryf behoorlik voltooi is ooreenkomstig die goedgekeurde bouplanne.

This is to certify that the building/s described below has/have been properly completed in accordance with the approved plans.

Owner/Eienaar: R Meyer

Erf: 195/236

Street/Straat: -

Building/Gebou: Chalets

Suburb/Area: George

Square Meters/ Oppervlak: 200

Date/Datum: 2016-10-11

Value/Waarde: R R 1402000

Number of Units: 11

Second Dwelling: No

New Toilets: 8

Existing Toilets: 3

Urinals: 0

Toilets removed: 0

Comments/Kommentaar:

-

MUNICIPAL MANAGER: GEORGE MUNICIPALITY
MUNISIPALE BESTUURDER: GEORGE MUNICIPALITY

Collab No: 1603753

Date: 17/09/2021

E-mail: neldeck@mweb.co.za

NEL & DE KOCK TOWN PLANNERS
PO BOX 1186
GEORGE
6530

**APPLICATION FOR AMENDMENT OF CONDITIONS AND CONSENT USE:
FARM KRAAIBOSCH 195/236, DIVISION GEORGE**

Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, W.1.33 of 29 July 2015 decided that the following applications applicable to the Farm Kraaibosch 195 Portion 236, Division George:

- (a) Amendments of Conditions in terms of Section 15 (2)(h) of the Land Use Planning By- Law for George Municipality, 2015 to amend the Site Development Plan applicable to Farm Kraaibosch 195 Portion 236, Division George, to replace 76 existing caravan stands with 76 holiday accommodation units of an average 60m² in extent;

BE REFUSED in terms of Section 60 of said Bylaw for the following reasons:

REASONS FOR DECISION:

- (i). Section 42 (1) of the Spatial Planning and Land Use Management Act, 2013 (SPLUMA) states that a decision-maker must take a decision that is consistent with, among others, national and provincial government policies and the municipal spatial development framework.
- (ii). The department is in principle not against allowing a diversity of accommodation forms and facilities in the resort. However, as the present proposal is not consistent with the development objectives and spatial planning guidelines for the area, and thus deviates from the MSDF
- (iii). It is determined that the proposed holiday resort layout is still too urban in nature and the approval thereof will effectively lead to urban expansion and urban leapfrogging, without any justification therefore, especially as the resort is not linked to any special resource.
- (iv). The applicant and owner must understand that any permission to increase the number of units to aid the viability and sustainability of the holiday resort, cannot be construed as acceptance that urban densities and land uses are acceptable to this area.
- (v). The site is part of the rural (albeit not agricultural) area of George and the municipality needs to ensure that the further development of the property, cannot be used to motivate for the extension of the urban edge.
- (vi). It is thus concluded that the proposed development of these additional holiday accommodation units is not aligned with the Rural Development Guidelines or the provisions of the George MSDF, 2019 and could thus, not be supported.
- (vii). Section 42 (1) of SPLUMA also states that the decision-maker must also consider the state and impact of engineering services, social infrastructure and open space requirements.

- (viii). The Civil Engineering Department and Electrotechnical Departments of the municipality advised that the proposed layout cannot be considered without knowing the future position of the water, sewerage and electricity services connections on site, the type and size of services infrastructure that need to be installed or upgraded to accommodate the additional holiday accommodation units on site. It was pointed out that the owner also needs to address the capturing and disposal of stormwater runoff which is likely to increase due to the additional roofs and hardened surfaces and that the traffic impact of converting caravan stands into rooms and units must also be determined.
- (ix). Detailed water, sewerage, stormwater, and electricity services studies and a traffic impact assessment were not submitted to the respective engineering departments for consideration.
- (x). The location of the services would have influenced the location of structures shown on the site development plan.
- (xi). The municipality's engineering departments also pointed out that the services upgrades required to accommodate all these uses may lead to the triggering of listed activities in terms of NEMA. Section 42 (2) of SPLUMA requires needs to ensure that where developments have an impact on the environment, that environmental legislation is complied with, and the applicant did not place the decision-maker in a position to do so.
- (xii). Further, in terms of Section 22 of SPLUMA, a land use application may not be approved if the application is inconsistent with the municipality's municipal spatial development framework (MSDF), unless the applicant can demonstrate site specific circumstances exist that to allow a decision-maker to consider a Departure from said MSDF.
- (xiii). As stated above, the application conflicts with the provisions of the George MSDF as it will lead to a form of urban development outside the urban edge. The applicant did not present any information to justify the decision-maker taking a positive decision on the application and there is no special resource linked to this resort to justify an urban residential density on the subject property, and the setting of a precedent for the surrounding area.
- (xiv). The Authorised Official was thus obligated (could not apply any discretion) in refusing the application.

(b) That the following applications applicable to Farm Kraaibosch 195 Portion 236, Division George:

1. Amendments of Conditions in terms of Section 15 (2)(h) of the Land Use Planning By- Law for George Municipality, 2015 to amend the Site Development Plan applicable to Farm Kraaibosch 195 Portion 236, Division George: to replace 12 existing caravan stands with 24 overnight rooms;
2. Consent Use in terms of Section 15(2) (o) of the Land Use Planning By-Law for George Municipality, 2015 to allow a Function Venue (weddings and conferences) of 500m² GLA and Tourist Facilities (pet farm, obstacle track, outdoor gym, BMX track, etc) on Farm Kraaibosch 195 Portion 236, Division George;

BE APPROVED in terms of Section 60 of said Bylaw for the following reasons:

REASONS FOR DECISION

- (i). The development should maintain a diverse set of accommodation offerings on site, and therefore the 24 overnight accommodation rooms should be retained as part of the development proposal, albeit in a position inside the resort grounds and not outside of it so that the users/ guests can share and optimise the use of the resort facilities. Most of the caravan stands should be retained as there are few such resorts remaining in the George area that provide such a service.
- (ii). The lower residential density of around 10 units per hectare (without considering the remaining caravan stands) comprising the 46 existing holiday accommodation units and the 24 overnight accommodation rooms (equivalent of 8 units – and thus a total of 54 unit), while retaining the caravan sites, and introducing the function venue and other tourist facilities to the site, better aligns with the development principles as set out in LUPA and SPLUMA and the WC: Rural Guidelines.
- (iii). Not allowing the additional holiday accommodation units provides the space needed to accommodate the overnight accommodation facility inside the resort grounds, while also allowing more space for the development of recreation and tourist facilities that can complement the functioning of the rural resort;

- (iv). As the development proposal as submitted cannot be considered, the applicant will be required to submit a revised site development plan for endorsement;

Subject to the following conditions imposed in terms of Sections 66 of the said By-law, namely:

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That approval of the above application shall lapse in accordance with the provisions of the Land Use Planning By-law for the George Municipality, 2015 if not implemented within a period of five (5) years from the date thereof;
2. That a revised site development plan that complies with the requirements of Section 23 of the George Integrated Zoning Scheme Bylaw, 2017 and Section 65(2) of the Land Use Planning Bylaw, 2015, and which indicates the position of the overnight accommodation units within the resort grounds, in a position that considers the location of the internal water sewer, electricity, road and stormwater reticulation infrastructure, required to accommodate the additional buildings on site; be submitted to the satisfaction of the Directorate: Planning and Development for approval;
3. That a building plan for the units be submitted for approval in accordance with the National Building Regulations (NBR) after approval of the revised SDP;
4. That the approval will only be regarded as implemented on the commencement of buildingworks in accordance with the approved building plans for at least one of the buildings shown on the SDP;

CONDITIONS OF THE DIRECTORATES: CIVIL ENGINEERING SERVICES AND ELECTROTECHNICAL SERVICES

5. The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
6. The amounts of the development contributions are reflected on the attached calculation sheet dated 16/09/2021 and are as follows:

Roads:	R0 - Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R0 - Excluding VAT (Refer to attached DC calculation sheet)
Water:	R0 - Excluding VAT (Refer to attached DC calculation sheet)
<hr/>	
Total	R0 - Excluding VAT
7. The total amount of the development charges of R0 shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
8. Any amendments or additions to the approved development parameters which might lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.
9. As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R0 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of Condition 7 above.
10. Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
11. All services - internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered electrical contractor under the supervision of the



consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.

12. Any, and all, costs directly related to the development remain the developers' responsibility.
13. Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 11 applicable).
14. Any services from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Cost for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 11 applicable)
15. Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 11. applicable)
16. No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
17. The developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.
18. The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
19. Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
20. The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
21. The owner is responsible for all private roads and the related stormwater and light poles infrastructure, and private open spaces within the development and must assume responsibility for the maintenance thereof.
22. The owner / proprietor shall see to it that the officials and contractors of the Municipality shall at all times have access to any portion of the development that may otherwise not be generally accessible to the general public due to security measures, including guarded entrances, electronic gates or booms. For the avoidance of doubt, it is agreed that this requirement relates to the Municipality's emergency services, entry for normal maintenance and replacement, meter reading and inspection and refuse removal. If access to the development is denied to the Municipality or a contractor appointed by the Municipality, the owner / proprietor will jointly and severally be liable for the full cost of the municipal infrastructure repairs and any damages the Municipality may suffer as a result thereof and will be billed for any water losses or loss in electrical sales from the system.
23. Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
24. The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
25. No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
26. Municipal water is provided for potable use only. No irrigation water will be provided.
27. A water meter (if not already installed) must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dir: CES (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Failure to complying with the water meter application process, will result in the developer being responsible for payment of penalties and/or an estimated non-
28. The developer / erf owner is to apply to the George Municipality for the installation of an individual erf water meter prior to any building work commencing on an erf.
29. A Water Demand Management Plan is to be submitted for approval by the relevant

department/authority. All approved measures are to be implemented by the developer. The approved WDMP must be incorporated into all home owner constitutions/body corporate rules/any such governing or controlling body.

30. All water uses and abstractions defined by the National Water Act are to be registered by the developer.
31. No municipal waterborne sewer service is available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A Development Charge for sewer will then become payable in accordance with the approved DC Guidelines at the time of connection.
32. A conservancy tank, or alternative approved sewer disposal method, must be installed at the Developer/owner's cost. The Developer/owner is to appoint a private contractor, at own expense, to service the tank, and the disposal of the content is to be via an approved disposal methods. The installation of a septic tank may be considered if the required percolation tests are within the accepted norms.
33. Developer is to take note of an existing sewer main in the proposed development. (condition 11 applicable).
34. Given the size of the proposed development, the developer is to submit the proposed method of handling household sewage to the Dir: CES for approval. (condition 11 applicable)
35. All aspects regarding sewerage management/treatment shall be addressed to the satisfaction of the Dir: CES and all other relevant authorities.
36. All necessary permits, licenses and/or approvals required for the development must be obtained from the relevant authorities.
37. As the Municipality cannot accommodate the sewer from the proposed development, the developer proposed the provision of 1 (one) temporary on-site sewerage package plants, and to use the effluent from these plants for the irrigation of pastoral land. No treated effluent will be released into any natural water courses and the development will not be allowed to over irrigate. Back storing facility, subject to approval, will have to be incorporated within the development.
38. The developer must apply to the Department Water and Sanitation for a General Authorisation in terms of the National Water Act 1998 (Act No. 36 of 1998) Section 39, and any subsequent revision of the Act and for the Irrigation of Waste Water.
39. The owner will have to apply to the George Municipality should he wish to become a Water Service Intermediary, in terms of Chapter IV of the Water Services ACT (Act No 108 of 1997). The approval must be included in the Service Agreement between the owner and the George Municipality. The Department Water and Sanitation will stipulate in the duties of Water Services Intermediary in the General Authorisation, and the George Municipality reserve the right to include additional conditions and requirements as it may be required. All costs involved will be for the developer.
40. All aspects regarding sewerage treatment, including the proposed temporary on-site sewerage package plants, shall be addressed to the satisfaction of the Dept: CES and all other relevant authorities within a service agreement. (Clause 11 applies)
41. Final effluent quality from the sewer treatment plan shall meet the standards specified by the relevant authority and be to the satisfaction of the relevant authorities.
42. Sewerage sludge shall be disposed of in such a manner as not to cause any pollution or any nuisances, any in accordance with the applicable legislation.
43. No pollution of surface water or ground water resources shall be allowed. Disposal of sewerage effluent and/or sludge shall at all times comply with the requirements of all relevant legislation.
44. All blockages, breakdowns or spillages shall be reported to the relevant authority.
45. The owner / proprietor shall be responsible for the management and the maintenance of the sewerage system (development specific bulk and network) to the satisfaction of the Dept CES, and any other relevant authority.
46. The developer shall be responsible for the management and the maintenance of the sewerage system (development specific bulk and network) to the satisfaction of the Dir. CES, and any other relevant authority.
47. Suitably qualified personnel, and in accordance with relevant legislation, shall operate, monitor and be in charge of the day- to-day operation and maintenance of the treatment plants.

48. Pipes used for treated effluent and raw water, shall be marked differently to piping used for drinking water in respect of colour, and shall be to the satisfaction of the Dir: CES and any other relevant authority.
49. If treated waste water or raw water is used for irrigation the following requirement must be adhered to, in order to prevent person's from unwittingly consuming treated effluent water, raw water or being directly exposed to treated effluent water, raw water, all taps, valves and sprayers of the irrigation system, shall be so designed and installed to the satisfaction of the relevant authority. Only authorized persons shall be permitted to operate these systems.
50. The quality of water used for irrigation may not pose a health hazard.
51. All water points where uninformed persons could possibly access treated effluent water or raw water shall be provided with notices that clearly state, in all three official languages of the Western Cape, that it is potentially dangerous to utilise the water and a health hazard.
52. All possible precautions shall be taken by the developer to ensure that no surface or groundwater are contaminated by the irrigation water. Excessive irrigation shall therefore be avoided, and the irrigation area protected / contained by use of contours and screening walls to the satisfaction of the relevant authority.
53. The applicant/developer/owner is to apply to the Dir: CES for an industrial permit to discharge any effluent, other than standard residential effluent, into the municipal sewer system. The conditions as stated in the permit are to be implemented at the applicant's expense.
54. The development, in its entirety or in phases, is subject to confirmation by the Dir: CES of the availability of Water and Sanitation bulk treatment capacity at the time of the development implementation, or if developed in phases before the commencement of each phase. A development/implementation program is to be provided by the Developer when requesting confirmation of this capacity from the Dir: CES. If the Developer does not adhere to the program the Dir: CES will be entitled to revise the availability of such bulk capacity.
55. Public and private roads are to be clearly indicated on all layout plans submitted. The road reserves must be clearly indicated on all plans submitted for approval. The cadastral layout can only be approved if the road reserves have been included on plans and approved by CES.
56. If required, the developer is to have a Traffic Impact Assessment (TIA) conducted by a registered traffic engineer. The terms of reference of the TIA are to be finalised with the Dir: CES together with any other approving authority, and who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the Dir: CES and/or relevant authority are to be implemented by the developer. All costs involved will be for the developer.
57. The developer is to provide the Dir: CES with a TIA approved by the DRE and/or SANRAL. The comments and conditions in the approved TIA must be implemented by the developer.
58. The discharge of surface stormwater is to be addressed by the developer. Condition 11 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done on line with the available stormwater master plans.
59. Internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
60. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
61. No private parking will be allowed in the road reserve.
62. A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 11 applies.
63. The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.
64. The developer may be required to construct certain roads in lieu of a financial contribution towards the George Master Plan roads. All roads required for access to the development will have to be fully completed prior to the approval of any transfers/rates clearances. The developer's financial contribution towards the roads in the George Master Plan will be determined in accordance with the applicable financial cost sharing model.

65. Should it be required, the developer is to cede any portion of property required for public road reserve, free of charge, to the relevant authority.
66. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
67. The municipality, or contractors representing George Municipality to have unrestricted access to the exiting municipal infrastructure / pump stations. Developer to indicated proposed access on the development's Site Development Plan (SPD) for approval.
68. The developer to take note of the SANRAL road upgrade project, and should it be required, the developer to incorporate the development within the proposed road planning.
69. No electricity may be consumed within, or by any part of the development, without the consumption of the supply being metered and billed by a municipal meter (prepaid or credit). All cost, installation and consumption, will be for the cost of the developer. Standard application process will apply.
70. Each new portion created must have separate electrical connection and it may not cross any other portion.
71. Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
72. Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
73. The developer the association, and/or an owner of an erf shall see to it that no Small-Scale Embedded Generation (SSEG) are installed on an erf, any portion of an erf or the development, without prior approval from the ETS. Should any SSEG be installed within any part of the development the Electrotechnical Services will within their discretion either implement applicable penalties and/or disconnect the relevant point of supply.
74. All electrical infrastructure downstream of the electrical supply point, the LV breaker in the low-voltage kiosk, will remain the responsibility of the various owners/developer. The electrical network above the LV breaker will be deemed part of the George Municipality distribution network and will be transferred to the municipality at no cost, who will assume responsibility for the maintenance thereof.
75. All the LV work must be installed and be funded by the developer.

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

- A detailed motivated appeal with reasons should be directed to and received by the Appeal Authority, P O Box 19, George on or before **8 OCTOBER 2021**.
- An appeal that is not lodged within the set date or that does not comply with Section 80 of the Land Use Planning By- Law for George Municipality, 2015 will be deemed invalid.

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

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

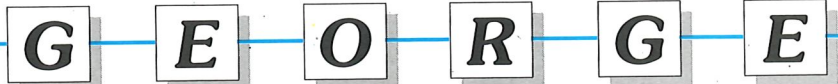
Yours faithfully



C. PETERSEN

SENIOR MANAGER: TOWN PLANNING

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MUNISIPALITEIT
Wes Kaap

UMASIPALA WASE
Intshona - Koloni

MUNICIPALITY
Western Cape

Posbus / P.O. Box 19 George 6530 Tel: 044 8019111 Fax: 044 8733776

VERW/REF. **E-mail: marina@george.org.za**
Kraaibosch 195/236, George

NAVRAE:
ENQUIRIES: **Me M Welman**

TEL **044 – 801 9171**

20 Junie 2013

GEREGISTREERDE POS

Nel & De Kock
Posbus 1186
GEORGE
6530

WYSIGING VAN VOORWAARDES: KRAAIBOSCH 195/236, AFDELING GEORGE

Bogenoemde aansoek verwys.

Tydens die Beplanning Komitee vergadering gehou op 19 Maart 2013 is daar besluit dat die PRWK: Departement van Omgewingsake en Ontwikkelingsbeplanning in kennis gestel word dat die aansoek vir die wysiging van voorwaardes ingevolge Artikel 42(3)(a) van die Ordonnansie op Grondgebruikbeplanning 1985 (Ordonnansie 15 van 1985), om soos volg voorsiening vir die vervanging van 40 van die bestaande 128 woonwastaanplekke op Gedeelte 236 van die plaas Kraaibosch 195, Afdeling George, met 40 vakansie-akkommodasie-eenhede deur:

1. Die omskepping van gebou 1 in 9 eenhede;
2. Die omskepping van gebou 7 in 'n enkel eenheid;
3. Die ontwikkeling van 30 nuwe akkommodasie – eenhede oor twee fases, naamlik:
 - (i) As 'n eerste fase tien eenhede van 28m² elk, aangetoon as "NUWE EENHEID 1-10";
 - (ii) As 'n tweede fase twintig eenhede aangetoon as "NUWE EENHEID 11-30" (posisie van eenhede is benaderd),

deur die George Munisipaliteit **ONDERSTEUN** word, ingevolge Artikel 42(3)(a) van die Ordonnansie op Grondgebruikbeplanning, 1985, Ordonnansie 15 van 1985), vir die volgende redes:

- (i) die voorgestelde gebruik is in ooreenstemming met die beplanningsvoorstelle van die Konsep George Ruimtelike Ontwikkelingsraamwerk (2012);
- (ii) die voorgestelde oprigting van chalets is in ooreenstemming met die sonering van die eiendom;

- (iii) die voorgestelde ontwikkeling sal 'n bydrae maak tot die volhoubaarheid van die ontwikkeling, wat op die hoof toegangsroete na George geleë is;
- (iv) Die beswaar wat ontvang is, is ongegrond, omdat dit berus op foutiewe aannames en verkeerde interpretasie van die Soneringskema;

onderworpe aan die volgende voorwaardes opgelê ingevolge Artikel 42 van die Ordonnansie op Grondgebruiksbeplanning, 1985, (Ordonnansie 15 van 1985), naamlik:

VOORWAARDES: DIREKTORAAT: MENSLIKE NEDERSETTINGS, GRONDSAKE EN BEPLANNING:

1. Die goedkeuring van hierdie aansoek sal verval in ooreenstemming met die bepalings van die Ordonnansie op Grondgebruiksbeplanning (Ordonnansie 15/1985) indien die voorwaardes nie nagekom word nie;
2. Alle ander vereistes van die Soneringskema moet nagekom word;
3. Die ontwikkelaar moet probeer om ten minste 25% van alle boumateriaal te laat bestaan uit herwinbare materiaal tot bevrediging van die Direkoraat: Menslike Nedersettings, Grondsake en Beplanning;
4. Reënwater opvangstelsels sowel as water en energie besparingsmaatreëls soos sonpaneel verhitingsstelsels, moet voorsien word;
5. 'n Terreinuitlegplan moet aan en tot tevredenheid van die Direkoraat: Menslike Nedersettings, Grondsake en Beplanning, voorgelê word voordat bouplanne ingehandig word welke plan die volgende moet aantoon:
 - i. Ligging van geboue en grense van aanliggende eiendomme;
 - ii. Indeks van voorgestelde grondgebruik en omvang daarvan;
 - iii. Parkeeruitleg en toegangspunte, ook vir gestremdes;
 - iv. Erfgrense en boulyne;
 - v. Kontoere teen 1,0m interval;
 - vi. Alle servitute;
 - vii. Ligging van riool, elektrisiteit en waterpype;
 - viii. Ligging van bestaande bome;
 - ix. Gebou aansigte en beskrywing van argitektoniese afwerking in oorleg met die voorskrifte vervat in die munisipaliteit se argitektoniese riglyn dokument;
 - x. Landskappering en grensmure of heinings;
 - xi. Parkeerarea vir besoekers en persone met gestremdhede;
6. 'n Bouplan ten opsigte van die chalets moet ingedien word vir goedkeuring ingevolge die Wet op Nasionale Bouregulasies en Boustandaarde, 1977, (Wet 103 van 1977);
7. Geen bouplanne sal goedgekeur word nie voordat die terreinontwikkelingsplan goedgekeur is nie;
8. Hierdie goedkeuring sal net met die uitreiking van 'n okkupasie sertifikaat vir genoemde strukture as geïmplementeer geag word;

9. 'n Tarief van 4x die bouplanfooi, soos goedgekeur in die tariewelys van die munisipaliteit, moet deur die eienaar betaal word ten opsigte van die ongemagtigde bouwerk wat op die eiendom plaasgevind het.

CONDITIONS: DIRECTORATE CIVIL ENGINEERING SERVICES

1. Capital contributions are payable by the developer for each new equivalent erf (ee) created, as per standard tariff for George, applicable on transfer of a portion or the approval of building plans, or on application for a CPT, or as stipulated in a Services Agreement between George Municipality and the Developer. The total amount payable will be determined by the Directorate: Civil Engineering Services, and will be subject to annual adjustment. Contributions payable may be adjusted should the actual water usage exceed the accepted normal daily usage based on the Guidelines for Human Settlement Planning and Design, based on a six month average use;
2. Any existing service damaged during the development of the erf is to be repaired at the developer's expense, and in accordance with municipal standards;
3. The developer will be responsible for all costs related to the proposed development;
4. All civil services – internal, link and relocation of or upgrades to existing – are to be designed by a registered consulting engineer in accordance with “the Guidelines for Human Settlement Planning and Design” and Council specifications. All drawings and plans are to be submitted to the Directorate: Civil and Technical Services (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer;
5. A meter must be installed by the developer at commencement construction to monitor water usage during the construction phase. The Directorate: Civil and Technical Services (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Installation of separate water meters is to be addressed in conjunction with the Directorate: Civil Engineering Services;
6. Only municipal water for residential use is provided;
7. Storm water runoff from individual erven and proposed roads need to be addressed by the developer. (Condition 4). All costs related are for the developer;
8. A stormwater management plan is to be submitted and approved by the relevant departments/authority. All approved measures are to be implemented by the developer. The approved management plans must be incorporated into all home owner constitutions/body corporate/any such governing or controlling body;
9. As only a general layout has been provided, with limited dimensions indicated, the developer is to take note that all road reserve widths are to be in accordance with “The Guidelines for Human Settlement Planning and Design: (Red Book). The width of road reserves is to be approved by the Directorate: Civil Engineering Services before the final layout can be approved;

10. Internal parking requirements (i.e. within the development area), position of access, provision for pedestrians and non-motorised transport and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval;
11. If required, the developer is to have a Traffic Impact Assessment (TIA) conducted by a registered traffic engineer. The terms of reference of the TIA are to be finalised with the Directorate: Civil Engineering Services together with any other approving authority, who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the relevant authority, are to be implemented by the developer and prior to any transfer being approved or an occupation certificate being issued. All costs involved will be for the developer;
12. No private parking allowed in the road reserve;
The developer is to adhere to the requirements of the OHS Act at all times, as well as all conditions stipulated by any other authority whose approval was required and obtained for this development.

Die aansoek is verwys na die PRWK: Departement van Omgewingsake en Ontwikkeling Beplanning vir 'n besluit. Die munisipaliteit sal u weer in kennis stel wanneer hierdie besluit bekend gemaak is.

Die uwe

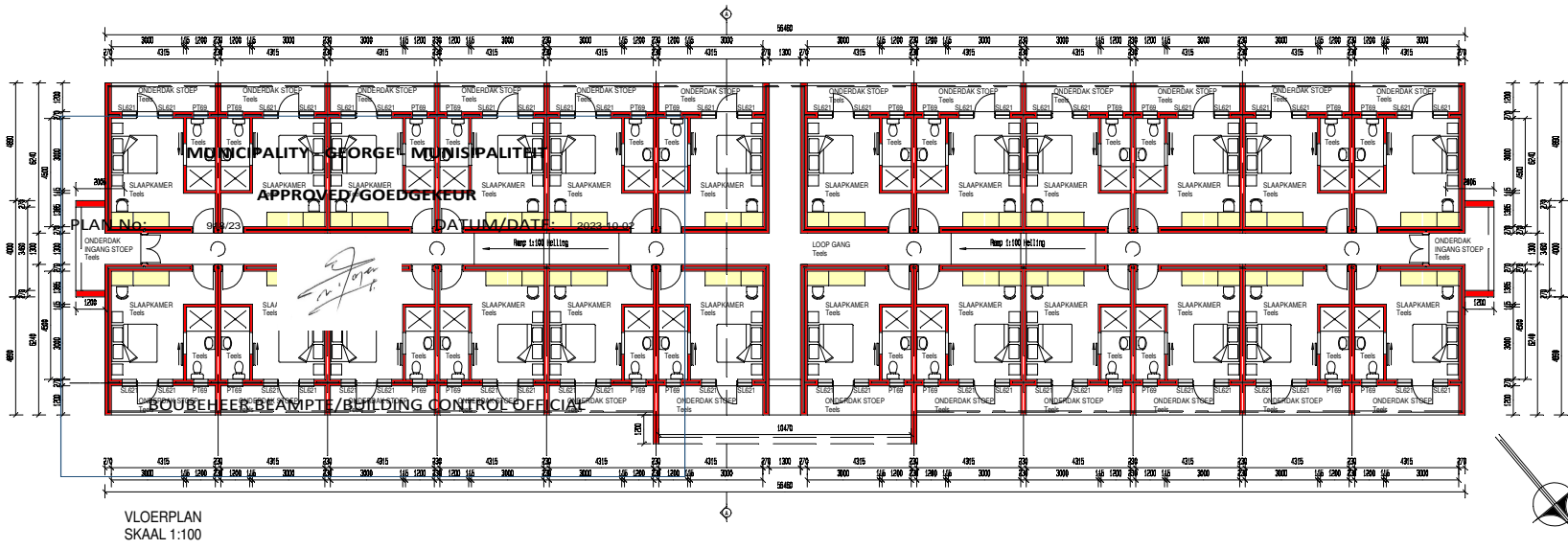


T BOTHA

MUNISIPALE BESTUURDER

G:\Michelle\Michelle\Briewe\Kraaibosch 195-236G(OndersteunProvinsie)\Nel De Kock.doc

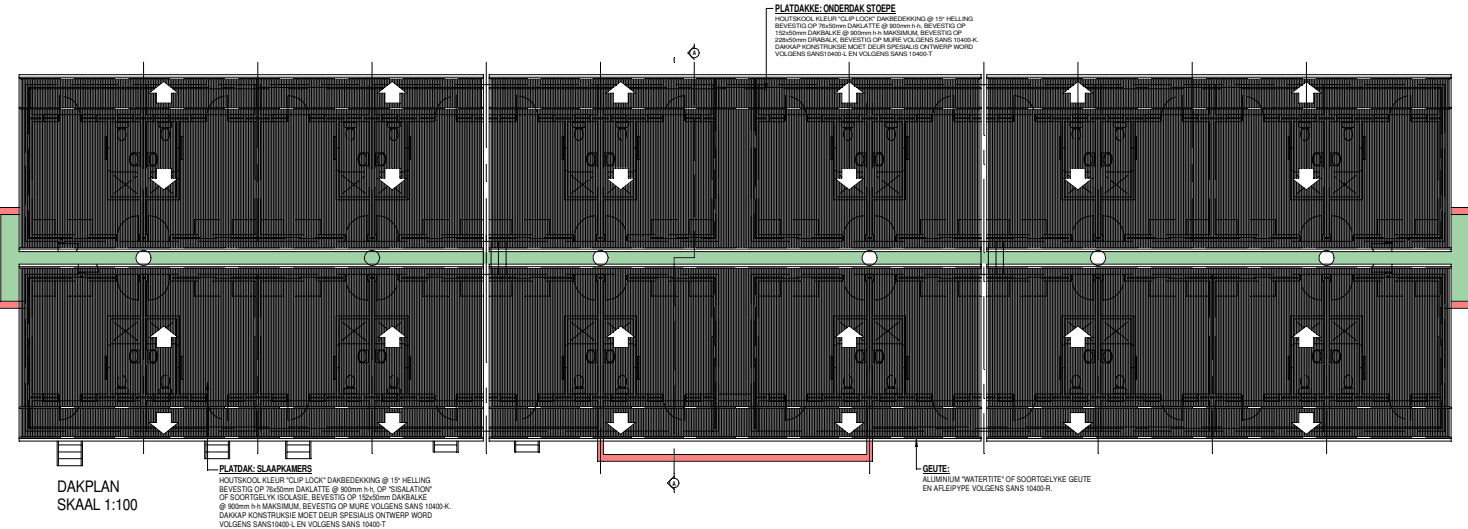
2023/09/21
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LET WEL!
ALLE MATERIAAL MOET SANS GOEDGEKEUR WES. ALLE MATERIAAL EN
WERK MOET VOLGENS SANS 10400 EN VOLGENS SANS 10405 WES.
GEEN ANMETINGS MOET AFGEKAAI WORD VAN TEKENING NE. SLEGS MATES
US TOON MET SLEGS WERK KONTRAKTOUR MOET SLEGS HAAI DAT ALLE
GEBOUE UITGEST WORD VOLGENS PLAN. SOAT BOUT NE OORSPR
WORD NE KONTRAKTOUR MOET ALLE ANMETINGS EN WERK NAGAN OP
TERREIN. ENGE TEENSTYGGHEID MOET ONDER DIE AANDE VAN N.A.D.
GESOND WES.

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

OPSOMMING:	
TOTAAL BOUW KAMERS	24
OPSOMMING PER KAMER	75.00m²
OPSOMMING STOE	5.40m²
TOTAAL	79.40m²
STOE TOTAAL	100.00m²
OPSOMMING STOE	12.40m²
STOE TOTAAL	112.40m²



VOORGESTELDE BOUW KAMERS
VIR MNR. R. MEYER OP
GED. 235 VAN KRAAIBOSCH 195
GEORGE

Ontwerp:	LL	Datum:	21 Sep 2023
Ontwerp:	CL	Skale:	1:100
Ontwerp:	LL	Opmerking:	779.75m²
Ontwerp:		Plan No.:	CL 00232

BUILDING SOUTH AFRICA
THROUGH BETTER ROADS

Reference: W11/5/3-2/7-56
 Date: 9 March 2020
 Email: dekockr@nra.co.za

Fax Number: +27 (0) 21 910 1699
 Direct Line: +27 (0) 21 957 4600
 Website: www.nra.co.za

Mr Nel
 NEL & DE KOCK TOWN & REGIONAL PLANNERS
 PO Box 1186
GEORGE
 6530

Dear Mr Nel

NATIONAL ROUTE 2 SECTION 7: AMENDMENT OF CONDITIONS: GEORGE COUNTRY RESORT: PORTION 236 OF FARM KRAAIBOSCH 195, GEORGE DISTRICT

Thank you for your letter dated 28 January 2020.

The South African National Roads Agency SOC Limited (SANRAL) approves the General Layout Plan for the George Country Resort, Drawing no: G/W/223-1, dated June 2019 in terms of Section 48 of The South African National Roads Agency Limited and National Roads Act, 1998, subject to the following conditions:

1. Building restriction area

- 1.1 The municipal building line will be applicable on the properties adjacent to the road reserve of the national road.

2. Costs and indemnity

- 2.1 SANRAL shall not be involved in any expenditure in connection with and shall not be responsible or liable for:
- the erection of any structures
 - any financial responsibility or liability for any claim from the applicant which may occur from the lapsing of the approval.
- 2.2 Any action taken by the applicant in connection with the approval shall be regarded as an acceptance and compliance with the conditions including the indemnity.

3. Validity period

- 3.1 This approval shall lapse -
- unless the structures are completed within a period of six (6) months from the date of approval by SANRAL, provided that the applicant may, prior to the date of expiry, apply in writing for an extension of the completion period; and

- in the event of the applicant not complying with any of the conditions as imposed by SANRAL.

4. Additional legal requirements

- This approval shall bind any successor-in-title to the land on which the structures have been established.
- This approval does not exempt the applicant from the provisions of any other Act.
- Any further development will be subject to SANRAL's approval.

5. Access & Advertising

- Access must be obtained from the existing service road.
- No free standing advertising signs will be allowed in terms of Regulations on Advertising on or visible from the National Road as published in Government Gazette no 6968 dated 22 December 2000.

6. Noise

SANRAL will not be held liable should it be found at any future time that noise emanating from the road presents a problem for the development adjacent to the road and therefore either the developer, land owner or Local Authority will be liable for taking such steps as may be necessary to reduce the noise complained of.

Yours Sincerely



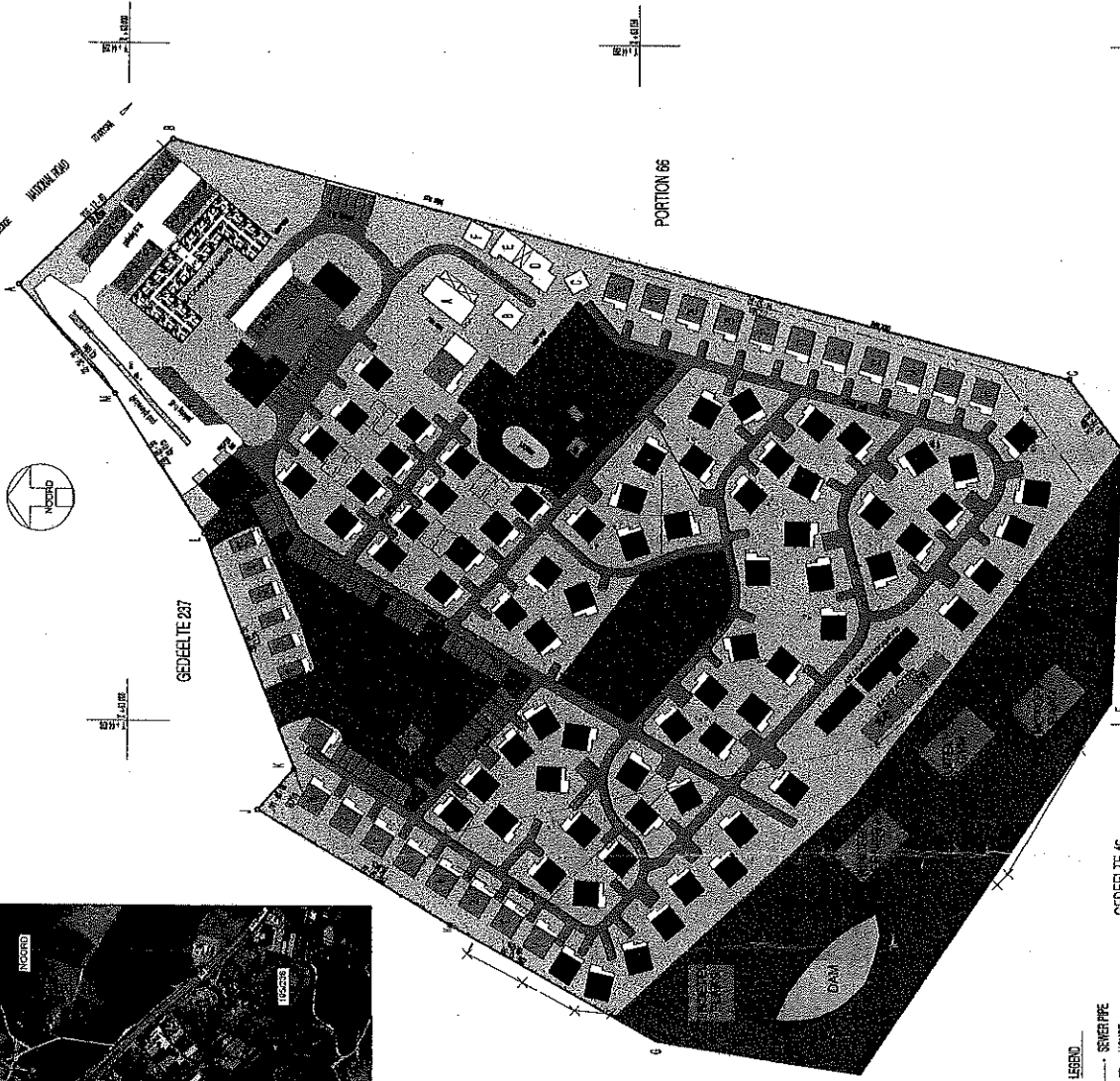
.....
RANDALL CABLE
REGIONAL MANAGER

ID5772192



GEORGE COUNTRY RESORT
KRAIBOSCH
Munisipaliteit

GEDEELTE 45



- LEGENDE
- SERVICEPY
 - - HOUSE
 - BUILDING
 - MANHOLE COVER
 - BOUNDARY LINE
 - ▲ BENCH MARK
 - BOUNDARY BEACON
 - POWER POINT

WYSIGING VAN VOORWAARDES VIR VERVANGING VAN 88 BESTAANDE WOONSTAMPPLAKKE MET AKKOMMODASIE-EENHEDE EN OORNAAGKERS KRAAGTENS ARTIKEL 15.2 (b) EN VERGUNNINGSGEBRUIKE VIR FUNKSIEPLEK KRAAGTENS ARTIKEL 15.2 (a) VAN DIE VERORDENING OP GRONDGEBOUWBEPLANNING VIR GEORGE MUNISIPALITEIT, 2015

VOORGESTELDE

1. Voorgestelde vervanging van 88 woonstampplakke as volg:

- 76 Bestaande woonstampplakke met 76 akkommodasie-eenhede;
- 12 Woonstampplakke met 24 vergoedingsreëls (aan ratio van 2 kamers per woonstampplak).

2. Voorgestelde Vergoedingsgebruik vir:

- Prinsipale (Function Venue) Benutswaai vir troues en konferensies;
- En
- Individuele (Tourist Facilities) - soos aangevul op plan

Informele parkeerterrein en pad

Parke

Tussenruimtes en oopruimtes

BESTAANDE

- 40 Akkommodasie-eenhede reeds goedgekeur en ontwikkel ter vervanging van 48 woonstampplakke (Vern. Goedgekeuring Dpt. van Grondwingsake en Ontwikkelingsbeplanning : 1501/27/02/lem 195265, 11 Desember 2014)

Opdragverrekening / Administratiewe / Geriewe

A - F Chabes (historiese goedgekeur)

OPMERKINGS:

1. Hierdie herontwikkelingsplan (Nr. GW223-1) vervang Teregningplan (April 2014) wat op 14 Julie 2014 deur die Munisipaliteit van George goedgekeur is - lees saam met hierdie Plan A wat die aanskaf van 28 Augustus 2013 versamel het en n resultaat is van Voorreëls 5 (i) 2013 in Departement van Grondwingsake en Ontwikkelingsbeplanning se goedgekeurde Teregningplan 11/2014.
2. Die bestaande woonstamplakke, met slipplakke aangevul, sal goedgekeur word wanneer die gebruik daarvan verval, terwyl die alreeds ontwikkelde gebou gebruik sal word vir toeristiese gebruik nadat alle stampplakke deur akkommodasie-eenhede vervang is.
3. Bestaande rioolreëls en kraagpunte sal verskuiw word waar dit voortaan op stampplakke wat by die ontwikkelings beoogde is.
4. Parkering by die voorgestelde eenhede 41-116 sal voorsien word op die gras tussen die eenhede om harde oppervlakte te beperk.
5. Die voorgestelde eenhede sal disekstra ontwerp en aangebring te sa die eenhede wat reeds ontwikkel is.
6. By die voltooiing van die ontwikkelings, soos nou voorgestel, sal daar nie meer goedgekeurde stampplakke wees wat vervang kan word nie.

WYSIGING VAN VOORWAARDES GEORGE COUNTRY RESORT KRAIBOSCH 195/236 GEORGE

SKAAL 1 : 1500 (A3) SCALE

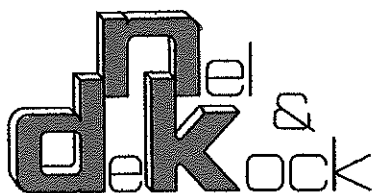


Town and Regional Planners
Stads- en Streekbeplanners
Tel: (044) 874 5307
Fax: (044) 874 5354
E-pos: info@mklock.co.za

Begrip	D.N.	Plan
Goedgekeur	rel	No
Geteken		
Datum		
Date		

G/W/223-1

KOPIEREG VOORBEHOU / COPYRIGHT RESERVED



Stads- en Streekbeplanners
Town and Regional Planners

Yorkstraat 56 York Street | Posbus 1186/P.O. Box 1186 | George 6530 | Tel: (044) 874 5207 | Cell: 082 569 2438
E-pos/E-mail: neldek@nwweb.co.za

18 Junie 2021

Your Ref: W11/5/3-2/7-56

Die Streeksbestuurder
SANRAL
Privaatsak X19
BELLVILLE
7535

Vir Aandag: René de Kock

Meneer

VOORGESTELDE WYSIGING VAN VOORWAARDES EN VERGUNNINGSGEBRUIK
OP GEDEELTE 236 VAN PLAAS KRAAIBOSCH 195, GEORGE COUNTRY RESORT,
GEORGE.

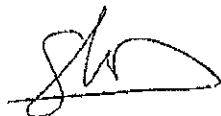
Ons skrywe van 14 Junie 2021 waarvolgens aansoek gedoen word vir 'n opgedateerde goedkeuring vir hierdie aansoek en René de Kock se e-pos van 17 Junie 2021 verwys.

Geliewe daarop te let dat die plan wat u 9 Maart 2020 goedgekeur het, nl. Plan Nr. G/W/223-1, vir 16 meer chalets voorsiening gemaak het. Na aanleiding van insette deur die Departement van Omgewingsake en Ontwikkelingsbeplanning is die uitleg in 'n gering mate gewysig. Daarvolgens maak meegaande gewysigde Plan Nr G/W/223-2 nou voorsiening vir 16 minder chalets. Andersins bly die uitleg presies dieselfde as dié wat u reeds goedgekeur het.

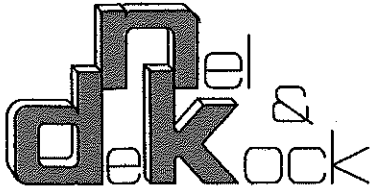
In diens van die Suid-Kaap sedert 1985 – Kususela ngo 1985 – Serving the South Cape since 1985
Direkteur/Director: G.A. (Deon) Nel Pr. Pln A/520/1987 BA(Stel), M(S&S)(Stell).

Dit word vertrou dat u ons voorstel in orde sal vind en om spoedig van u te verneem.

Die uwe

A handwritten signature in black ink, consisting of a stylized 'D' followed by a horizontal line and a small flourish.

Nel & de Kock Stads- en Streekbeplanners
per: Deon Nel Pr. Pln A520/1987



Stads- en Streekbeplanners
Town and Regional Planners

Yorkstraat 56 York Street | Posbus 1186/P.O. Box 1186 | George 6530 | Tel: (044) 874 5207 | Cell: 082 569 2438
E-pos/E-mail: neldek@mweb.co.za

14 June 2021

Your Ref: W11/5/3-2/7-56

Regional Manager

SANRAL

Private Bag X19

BELLVILLE

7535

For attention Mr. Randell Cable

Sir

NATIONAL ROUTE 2 SECTION 7: AMENDMENT OF CONDITIONS: GEORGE
COUNTRY RESORT, PORTION 236 OF FARM KRAAIBOSCH NO 195, GEORGE
DISTRICT.

An application dated 28 January 2020 and your response dated 9 March 2020 refers.

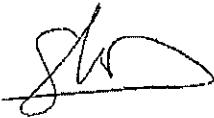
We want to thank you for your prompt response to our application. Unfortunately the Municipality of George for some unknown reason, does not have the same urgency. We are still waiting for a final decision on our application. The Municipality now informed us that they will "net sekerheid rakende die belyning van die paaie kry, soos tans deur SANRAL beplan". We notified them that SANRAL already supported the application as stipulated in your letter dated 9 March 2020. Either they did not get a copy of your letter or they are kicking for the touch linewhich I think is the case in this instance.

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

A final decision by the Municipality will now, however, be delayed once again as your approval lapsed 6 months after date of approval. Therefore you are kindly requested to renew your approval. As the proposal provides for the conversion of the remaining 88 caravan stands into accommodation units and overnight rooms, it will be implemented as the demand increases. You are therefore requested to omit the conditions regarding the 6 months lapsing period.

We trust to experience once again your good service and to hear soon from you.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Deon Nel', written over a horizontal line.

Nel & de Kock Town and Regional Planners
per: Deon Nel Pr. Pln A520/1987

Reference: W11/5/3-2/7-56
Date: 18 June 2021
Email: dekockr@nra.co.za

Fax Number: +27 (0) 21 910 1699
Direct Line: +27 (0) 21 957 4600
Website: www.nra.co.za



Mr Nel
NEL & DE KOCK TOWN & REGIONAL PLANNERS
PO Box 1186
GEORGE
6530

Dear Mr Nel

NATIONAL ROUTE 2 SECTION 7: AMENDMENT OF CONDITIONS: GEORGE COUNTRY RESORT: PORTION 236 OF FARM KRAAIBOSCH 195, GEORGE DISTRICT

Thank you for your letter dated 18 June 2021.

The South African National Roads Agency SOC Limited (SANRAL) approves the General Layout Plan for the George Country Resort, Drawing no: G/W/223-2, dated March 2020 in terms of Section 48 of The South African National Roads Agency Limited and National Roads Act, 1998, subject to the following conditions:

1. Building restriction area

- 1.1 The municipal building line will be applicable on the properties adjacent to the road reserve of the national road.

2. Costs and indemnity

- 2.1 SANRAL shall not be involved in any expenditure in connection with and shall not be responsible or liable for:
- the erection of any structures
 - any financial responsibility or liability for any claim from the applicant which may occur from the lapsing of the approval.
- 2.2 Any action taken by the applicant in connection with the approval shall be regarded as an acceptance and compliance with the conditions including the indemnity.

3. Validity period

- 3.1 This approval shall lapse -
- unless the structures are completed within a period of six (6) months from the date of approval by SANRAL, provided that the applicant may, prior to the date of expiry, apply in writing for an extension of the completion period; and

- in the event of the applicant not complying with any of the conditions as imposed by SANRAL.

4. Additional legal requirements

- This approval shall bind any successor-in-title to the land on which the structures have been established.
- This approval does not exempt the applicant from the provisions of any other Act.
- Any further development will be subject to SANRAL's approval.

5. Access & Advertising

- Access must be obtained from the existing service road.
- No free standing advertising signs will be allowed in terms of Regulations on Advertising on or visible from the National Road as published in Government Gazette no 6968 dated 22 December 2000.

6. Noise

SANRAL will not be held liable should it be found at any future time that noise emanating from the road presents a problem for the development adjacent to the road and therefore either the developer, land owner or Local Authority will be liable for taking such steps as may be necessary to reduce the noise complained of.

Yours Sincerely



.....
RANDALL CABLE
REGIONAL MANAGER

ID 9369237

**DIREKTORAAT BEPLANNING EN ONTWIKKELING, DIRECTORATE
PLANNING AND DEVELOPMENT**

Ref No: 12339

Plan No: 918/23

Collab No: 3496043

OCCUPATION CERTIFICATE / OKKUPASIESERTIFIKAAT

Hiermee word gesertifiseer dat die gebou hieronder omskryf behoorlik voltooi is ooreenkomstig die goedgekeurde bouplanne.

This is to certify that the building/s described below has/have been properly completed in accordance with the approved plans.

Owner/Eienaar: R.Meyer

Erf: 195/236

Street/Straat: National Road

Building/Gebou: Additions to
Hotel/Hostel/Other Accommodation /
Boarding Houses (24 Overnight Rooms)

Kraaibosch

Suburb/Area: Kraaibosch

Square Meters/ Oppervlak: 780

Date/Datum: 2024-12-03

Estimated Building Value/Beraamde Gebou
Waarde: R 6 240 000

Number of Units: 1

Second Dwelling: No

New Toilets: 24

Existing Toilets: 0

Urinals: 0

Toilets removed: 0

Comments/Kommentaar:

none



MANAGER BUILDING CONTROL/ BESTUURDER BOUBEHEER: M F TOYER

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: **_3701397_**

Purpose of consultation: **To discuss the proposed application.**

Brief proposal: **Application for the amendment of conditions of approval for Portion 236 of the Farm Kraai Bosch No. 195, George (George Country Resort).**

Property(ies) description: **Portion 236 of the Farm Kraai Bosch No. 195, George.**

Date: **16/05/2025**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Naudica Swanepoel	George Municipality	044 801 9477	nswanepoel@george.gov.za
	Martin Botha	George Municipality	044 801 9191	pmbotha@george.gov.za
Pre-applicant	Alexander Havenga	Nel & de Kock Town and Regional Planners	044 874 5207	neldek@mweb.co.za

Documentation provided for discussion:

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

1. Title Deed No. 39221/2011;
2. Approved Site Development Plan dd. 12 May 2023;
3. Decision Letter dd. 17/09/2021;
4. SG Diagram No. 6177/95;
5. Plan No. G/W/223-1 dd. June 2019;
6. Caravan stands occupancy;
7. Chalets occupancy;
8. Plan No. G/W/224-1 dd. May 2025; and
9. Comments by SANRAL dd. 9 March 2020.

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

(If so, please provide a copy of the minutes)

YES	NO
-----	----

Comprehensive overview of proposal:

The Municipality decided on a previous application with regard to the subject property with Collab No. 1603753 as follows:

1. Amendments of Conditions in terms of Section 15 (2)(h) of the Land Use Planning By- Law for George Municipality, 2015 to amend the Site Development Plan applicable to Farm Kraaibosch 195 Portion 236, Division George, to replace 76 existing caravan stands with 76 holiday accommodation units of an average 60m² in extent;

BE REFUSED in terms of Section 60 of said Bylaw; and

2. Amendments of Conditions in terms of Section 15 (2)(h) of the Land Use Planning By- Law for George Municipality, 2015 to amend the Site Development Plan applicable to Farm Kraaibosch 195 Portion 236, Division George: to replace 12 existing caravan stands with 24 overnight rooms;
3. Consent Use in terms of Section 15(2) (o) of the Land Use Planning By-Law for George Municipality, 2015 to allow a Function Venue (weddings and conferences) of 500m² GLA and Tourist Facilities (pet farm, obstacle track, outdoor gym, BMX track, etc.) on Farm Kraaibosch 195 Portion 236, Division George;

BE APPROVED in terms of Section 60 of said Bylaw.

The reasons for the refusal of the replacement of 76 existing caravan stands with 76 holiday accommodation units were as follows:

- i. Section 42 (1) of the Spatial Planning and Land Use Management Act, 2013 (SPLUMA) states that a decision-maker must take a decision that is consistent with, among others, national and provincial government policies and the municipal spatial development framework.
- ii. The department was in principle not against allowing a diversity of accommodation forms and facilities

- in the resort. However, the proposal was not consistent with the development objectives and spatial planning guidelines for the area, and thus deviates from the MSDF
- iii. The proposed holiday resort layout was still too urban in nature and the approval thereof will effectively lead to urban expansion and urban leapfrogging, without any justification therefore, especially as the resort is not linked to any special resource.
 - iv. The applicant and owner must understand that any permission to increase the number of units to aid the viability and sustainability of the holiday resort, cannot be construed as acceptance that urban densities and land uses are acceptable to this area.
 - v. The site was part of the rural (albeit not agricultural) area of George and the municipality needs to ensure that the further development of the property, cannot be used to motivate for the extension of the urban edge.
 - vi. It was thus concluded that the proposed development of these additional holiday accommodation units was not aligned with the Rural Development Guidelines or the provisions of the George MSDF, 2019 and could thus, not be supported.
 - vii. Section 42 (1) of SPLUMA also states that the decision-maker must also consider the state and impact of engineering services, social infrastructure and open space requirements.
 - viii. The Civil Engineering Department and Electrotechnical Departments of the municipality advised that the proposed layout cannot be considered without knowing the future position of the water, sewerage and electricity services connections on site, the type and size of services infrastructure that need to be installed or upgraded to accommodate the additional holiday accommodation units on site. It was pointed out that the owner also needs to address the capturing and disposal of stormwater runoff which is likely to increase due to the additional roofs and hardened surfaces and that the traffic impact of converting caravan stands into rooms and units must also be determined.
 - ix. Detailed water, sewerage, stormwater, and electricity services studies and a traffic impact assessment were not submitted to the respective engineering departments for consideration.
 - x. The location of the services would have influenced the location of structures shown on the site development plan.
 - xi. The municipality's engineering departments also pointed out that the services upgrades required to accommodate all these uses may lead to the triggering of listed activities in terms of NEMA. Section 42 (2) of SPLUMA requires needs to ensure that where developments have an impact on the environment, that environmental legislation is complied with, and the applicant did not place the decision-maker in a position to do so.
 - xii. Further, in terms of Section 22 of SPLUMA, a land use application may not be approved if the application is inconsistent with the municipality's municipal spatial development framework (MSDF), unless the applicant can demonstrate site specific circumstances exist that to allow a decision-maker to consider a Departure from said MSDF.
 - xiii. As stated above, the application conflicts with the provisions of the George MSDF as it will lead to a form of urban development outside the urban edge. The applicant did not present any information to justify the decision-maker taking a positive decision on the application and there is no special resource linked to this resort to justify an urban residential density on the subject property, and the setting of a precedent for the surrounding area.
 - xiv. The Authorised Official was thus obligated (could not apply any discretion) in refusing the application.

On strength of the decision dd. 17/09/2021 the owner submitted an application for the approval of a Site Development Plan for the replacement of 12 existing caravan stands with 24 overnight rooms and Consent Uses for a Function Venue and Tourist facilities as set out on the attached approved Plan No. G/W/223-SDP2. The owner has since then developed the 24 overnight rooms.

In May 2023 George Municipality promulgated a new SDF for the period 2023-2027. The revised new SDF now includes the subject property in the Urban Edge. Map 24 of the MSDF indicates that the property in question forms part of a Tourist Precinct. The SDF does not disclose what a tourist precinct entails and what is subsequently allowed to be developed within a tourist precinct. Bearing in mind that the property is now included in the urban edge the owner wishes to reinvestigate the opportunity to replace the 76 existing caravan stands with 76 tourist

accommodation units. The reasons for refusal of a similar application contained in the Decision Letter dd. 17/09/2021 can be negated as follows:

- i. Bearing in mind that the property is now included in the urban edge and earmarked for tourist related uses the proposal will be in line with the MSDF.
- ii. The proposal is now in line with the MSDF.
- iii. As stated above, the property is now included in the urban edge and will not lead to urban expansion or leapfrogging.
- iv. The viability and sustainability of the holiday resort to increase the number of units can now be accepted at urban densities as the property is included in the urban edge.
- v. As stated above, the approval of this proposal will not lead to the expansion of the urban edge.
- vi. The rural development guidelines are not applicable to this development proposal as the property is not situated in a rural environment anymore.
- vii. The applicant agrees that the decision-maker must consider the state and impact of engineering services, social infrastructure and open space requirements.
- viii. The existing 76 caravan stands already have electrical and water connections to accommodate visitors when using this facility. The sewerage is currently in central location, i.e. Ablution and will be redirected to serve the proposed tourist accommodation units. Therefore, the capacity and bulk connections to the Municipality will remain the same than what is currently experienced, while the internal layout of services will have to be re-laid in order to connect to the proposed units. The Municipality can impose the submission of a services report as a condition of approval, otherwise the Pre-Application feedback should state if it will be a requirement in order to evaluate the application.
- ix. Refer to the feedback in point viii above.
- x. Refer to the feedback in point viii above.
- xi. Refer to the feedback in point viii above.
- xii. The property is now included in the urban edge and consistent with the MSDF. Therefore, there is no need to demonstrate site specific circumstances.
- xiii. As mentioned above, the proposal is now in line with the MSDF and will result in a tourist orientated development in an urban form within the urban edge.
- xiv. The applicant has no response to this statement.

In short the owner wishes to replace the existing 76 caravan stands with tourist accommodation units due to the following:

- There is a clear demand for this type of holiday housing typology over caravan stands as can be seen in the attached occupation averages of chalets versus caravan stands of George Country Resort.
- The owner informed the applicant that he regularly has to turn down large school groups visiting the area as he does not have the capacity to accommodate them. Consequently, school groups have no other option to seek accommodation for pupils elsewhere, normally outside George.
- High maintenance costs with regard to the up keeping of caravan stands throughout the year in lieu of the low occupation figures.
- The fact that the resort does not have a source which attracts holiday makers for camping. George itself and the N2 Highway is the source of this resort and therefore the owner has to be able to accommodate large groups and visitors traveling between Cape Town and Gqeberha (Port Elizabeth) via the N2 Highway. The owner's intention is to also provide overnight accommodation next to the N2 to cater for this market.

It should be pointed out that SANRAL approved the proposal in the past as can be seen on the attached comment dd. 9 March 2020.

PART C: QUESTIONNAIRES

SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if	What land use planning applications are required?	Application
---------	---	-------------

relevant			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
v	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R7 770
	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
	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):			TBC following submission of application

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	Motivate in application.
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	Submit Conveyancer's Certificate
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? Resort. _____ What is the current zoning of the property? Resort Zone. _____ What is the proposed zoning of the property? Resort Zone. _____ Does the proposal fall within the provisions/parameters of the zoning scheme? Yes. _____ Are additional applications required to deviate from the zoning scheme? (if yes, specify) No. _____				

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)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85		X		National Department of Labour (DL)

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
of 1993): Major Hazard Installations Regulations				
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 DEFF?			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	
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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
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)
Y	N	Other (specify)		Y	N	Required number of documentation copies

PART E: DISCUSSION

The attached documents were discussed at the pre-application meeting held on 21 May 2025.

Town and Spatial Planning:

- The application must be motivated in terms of the required legislation and policies (i.e. SPLUMA, LUPA, Western Cape PSDF, George MSDF, etc.).
- Please take note of and address the requirements of the George Integrated Zoning Scheme By-law, 2023 (Zoning Scheme), i.e. zoning objective and development parameters.
- Indicate the potential visual impact along the N2.
- All measurements and dimensions to be indicated on the site layout plan.
- Retain indigenous trees on the property. Tree survey required.
- A layout and design considering and enhancing the natural environment is recommended.
- Please submit the original approval and indicate compliance with its conditions.

- Consider / note the access alignment to Farm 195/7 ("Destiny Africa land").
- Address the reasons for the refusal of the previous application.
- Comment / approval from SANRAL will be required.
- Submit Notice of Intent to Develop to Heritage Western Cape.

ETS:

- Electrical services report is required.
- Development Charges will be applicable.

PART F: SUMMARY / WAY FORWARD

The applicant may proceed with the submission of the application, considering Part E above.

OFFICIAL: Martin Botha

PRE-APPLICANT: Alexander Havenga

SIGNED: 

SIGNED: 

DATE: 27/05/2025

DATE: 16/05/2025

OFFICIAL: Naudica Swanepoel

SIGNED: 

DATE: 27/05/2025

**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 be deemed necessary.*

Transportakte T39221/2011


RJ MEYER

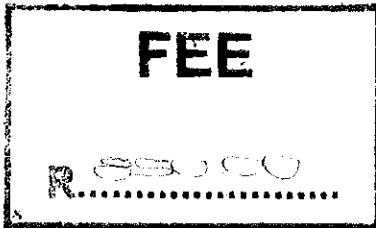
SWART & NEL PROKUREURS
McINTYRESTRAAT 54
PAROW
7500
TEL NO. 930-6357/8/86

168

BEN COETZEE PROKUREURS
BAAKENSTRAAT 13
KAREEDOUW
6400

Opgestel deur my


TRANSPORTBESORGER
SWART GJ



T 039221/11

TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

GERHARDT JOHANNES SWART

voor my verskyn het, REGISTRATEUR VAN AKTES te Kaapstad, hy die genoemde
komparant synde behoorlik daartoe gemagtig deur 'n Volmag aan hom verleen deur

Charles Muller
Identiteitsnommer 6410175051080
en
Sharon Gwendolene Muller
Identiteitsnommer 6412090030082
Getroud binne gemeenskap van goed met mekaar

geteken te George op 14 APRIL 2011

DATA / CAPTURE
05 AUG 2011
NGAPAI LINDA

En genoemde Komparant het verklaar dat sy prinsipaal, op 16 Maart 2011, in terme van die ontbinding van die vennootskap ooreenkoms, in sy voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

Ronald Jomar Meyer
Identiteitsnommer 6304275127082
Ongetroud

sy Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes ,

Een halwe (1/2) onverdeelde aandeel van gedeelte 236, 'n gedeelte van gedeelte 46 van die Plaas Kraai Bosch Nr. 195, in die Munisipaliteit en Afdeling George, Provinsie Wes-Kaap.

GROOT 5,4815 (VYF KOMMA VIER AGT EEN VYF) Hektaar

AANVANKLIK OORGEDRA kragtens Transportakte Nr. T 19231/1996 met Diagram L.G. Nr. 6177/95 wat daarop betrekking het en gehou kragtens Transportakte Nr. 20814/2008

A. ONDERHEWIG aan die voorwaardes verwys na in Grondbrief gedateer 9 Oktober 1929, Grondbrief Nr. 152/129, uitgereik kragtens die bepalings van Wet 12 van 1912 en geregtig op sekere voordele daaronder.

B. ONDERHEWIG VERDER aan die spesiale voorwaardes vervat in Transportakte Nr. 4014 gedateer 8 Mei 1924, naamlik:

" That Edwin Thomas Leach Edmeades and his successors in title reserve the right to construct, use and maintain a roadway of 9,45 metres across the land hereby granted i.e. being an extension of the roadway across the adjoining Lot E, eastwards so as to give access to the remaining extent, now known as Lots K en L transferred to Edward Peter Robertson by Deed of Transfer No. 11263 dated the 1st December 1926."

C. "Not subject to condition C on page 2 of Deed of Transfer No. T20814/2008, by virtue of Section 53 of the Mining Titles Registration Amendment Act 24 of 2003."

D. ONDERHEWIG VERDER aan die Serwituut na verwys in die endossement gedateer 17 September 1940 op Transportakte Nr. 12002 gedateer 11 November 1937, wat soos volg lees:

"By Notarial Deed No. 267/1940 dated 17th July 1940 the within mentioned Transferee has granted certain water rights in favour of the Municipality of George, subject to conditions as will more fully appear on reference to the said Notarial Deed registered this day in the Servitude Register under No. 267/1940."

E. ONDERHEWIG VERDER aan die spesiale voorwaardes vervat in gesegde Transport Nr. 8131/1942, opgelê ten voordele van ME Jewell, gebore Best en ten voordele van haar opvolgers in titel van die Restant van Perseel F van gesegde Plaas Kraaibosch, naamlik:-

"1. The said Mabel Peake, born Lewis, married out of community of property to James Cameron Peake, and her successors in title shall not have the right to open or allow or cause to be opened or carry on or allow or cause to be carried on thereon the business of a Restaurant or any shop or private Hotel or boarding



house or lodging house or the business of General Dealer or Café on the property hereby transferred.

- F. **ONDERHEWIG VERDER** aan die terme van 'n serwituut endossement gedateer 7 Januarie 1972 op Transportakte Nr. 33623/1970, wat soos volg lees:

"REGISTRATION OF SERVITUDE

The within described land is subject to a servitude with regards to apportionment of water in terms of an Order of the Water Court (Water Court District No. dated 26/5/1971, as will more fully appear on reference to the copy of said Order Serv. 15/72."

- G. **ONDERHEWIG VERDER** aan die terme van 'n serwituut endossement gedateer 7 Junie 1977 op gesegde Transportakte Nr. 33623/1970, wat soos volg lees:

REGISTRATION OF SERVITUDE – K493/77S

The within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District No. dated 3/6/1977, as will more fully appear on reference to the copy of said Order annexed hereto."

- H. **ONDERHEWIG** aan die volgende voorwaardes vervat in Transportakte Nr. T19231/96 opgelê kragtens Artikel 12(5) (a) (i) van Wet 54-1971 ten gunste van die Departement van Vervoer, naamlik:

"met die uitsondering van bestaande bouwerke, mag geen bouwerk of enige iets anders hoegenaamd sonder die skriftelike goedkeuring van die Suid-Afrikaanse Padraad (SAPR) binne 'n afstand van 20 meter, gemeet van die nasional Padreserwe grens opgerig word nie."



WESHALWE die komparant afstand doen van al die regte en titel wat

CHARLES MULLER en Sharon Gwendolene Muller, Getroud soos vermeld

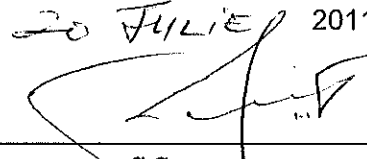
voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat hulle geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

RONALD JOMAR MEYER , Ongetroud

sy Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hy dat die waarde van die aandeel hiermee getranspoteer die bedrag van **R2 200 000.00 (Twee miljoen twee honderd duisend rand)** beloop.

TEN BEWYSE WAARVAN ek, genoemde Registrateur, tesame met die Komparant hierdie Akte onderteken en dit met die ampseël bekragtig het.

ALDUS GEDOEN EN VERLY op die Kantoor van die REGISTRATEUR VAN AKTES te Kaapstad op

20 JULIE 2011

q.q.

In my teenwoordigheid


REGISTRATEUR VAN AKTES



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

Collaborator No.: 2467525
Reference / Verwysing: Portion 236 of the farm 195 Kraaibosch
Date / Datum: 12 May 2023
Enquiries / Navrae: Primrose Nako

Email: neldek@mweb.co.za

Nel & De Kock Town & Regional Planners
PO BOX 1186
GEORGE
6530

**APPLICATION FOR SITE DEVELOPMENT PLAN: PORTION 236 OF THE FARM 195 KRAAIBOSCH,
DIVISION GEORGE**

Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, 4.1.17.1.17 of 30 June 2022 decided that in terms of Section 15(2)(l) of the Land Use Planning By-law for George Municipality, 2023 the Site Development Plan No G/W/223-SDP2 dated: February 2023 drawn by Nel & de Kock Town and Regional Planners attached as “**Annexure A**” in accordance with Condition 2 of the approval dated 17 September 2021 and applicable to Portion 236 of the Farm Kraaibosch 195, Division George;

BE APPROVED in terms of Section 65 (2) of said By-law for the following reasons:

REASONS FOR DECISION:

- (i). The proposed development is in accordance with the current zoning and can be accommodated within the development parameters of the property.
- (ii). The proposed development will not have an adverse impact on the surrounding area and neighbouring properties.
- (iii). The Site Development Plan was drawn in accordance with the requirements of the previous conditions of approval.

The application complies with the requirements of Section 67 of the Land Use Planning By-Law for George Municipality, 2015.


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

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director Planning and Development, P O Box 19, George, 6530 or Directorate: Planning, 5th floor, Civic Centre, York Street, George **on or before 02 June 2023** and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. *Please also note that the appeal must be e-mailed to the administrative officer mentioned above.*

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

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

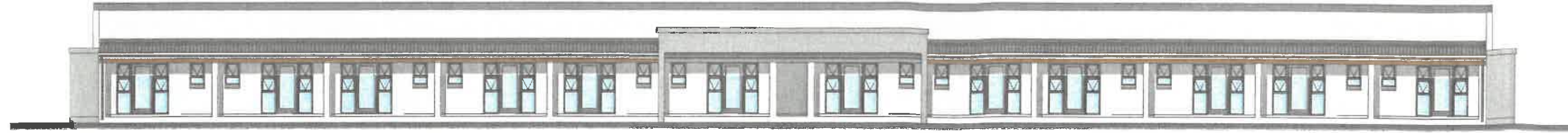
Yours faithfully



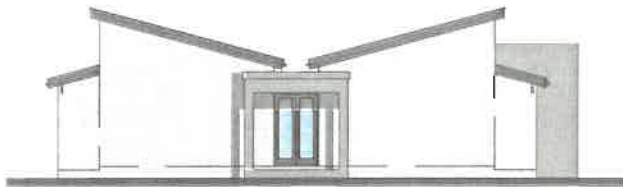
C. PETERSEN

SENIOR MANAGER: TOWN PLANNING

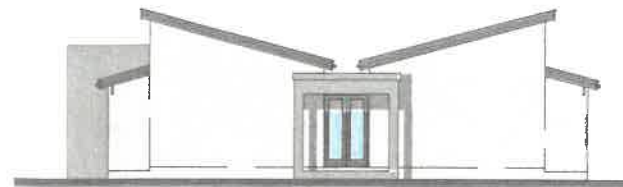
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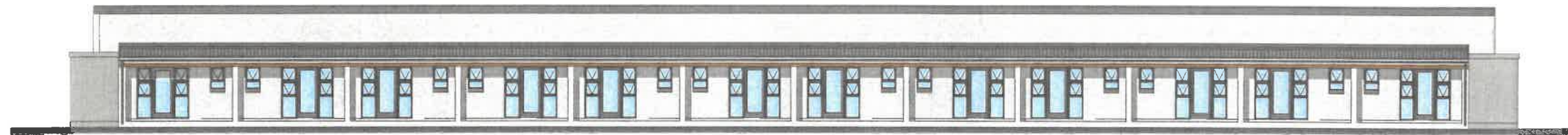
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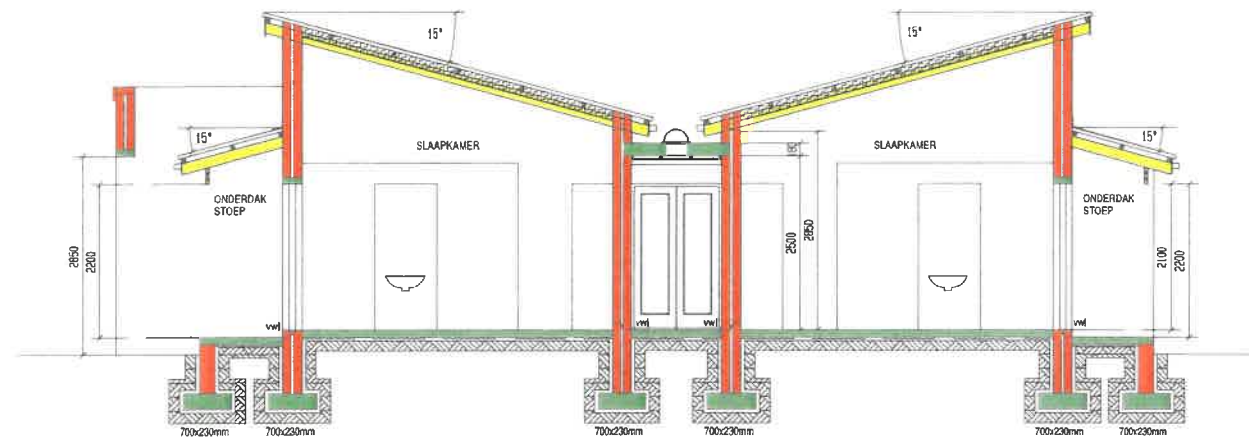
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NOORD-WES AANSIG
SKAAL 1:100



SUID-WES AANSIG
SKAAL 1:100



SNIT A-A
SKAAL 1:50

LET WEL:
ALLE MATERIAAL MOET SANS GOEDGEKEUR WES. ALLE MATERIAAL EN WERK MOET VOLGENS SANS 10400 EN BOUREGLASIES WES. GEBEN ARMETINGS MOET AFGESKAAAL WORD VAN TEKENING NE. SLEKES MATES GETOON MOET GEBRAK WORD. KONTRAKTEUR MOET SEKER MAK DAT ALLE GEDOEUE UITGESIT WORD VOLGENS PLAN SODAT BOLLYNE NE OEGESIT WORD NE. KONTRAKTEUR MOET ALLE ARMETINGS EN VLAKKE NAGAAK OP TERREIN ENKE TEENSTRYKHOED MOET ONDER DIE AANDAG VAN N.A.D. GEBRUK WORD.
APPOINTED AS ARCHITECTURAL PROFESSIONAL TO WORK STAGE 4.1 (DOCUMENTATION TO ACHIEVE MUNICIPAL APPROVAL ONLY). NO LIABILITY WILL BE ACCEPTED FOR WORK DURING CONSTRUCTION. FULL LIABILITY AND RESPONSIBILITY WILL BE FOR THE OWNER OR BUILDER.

OPPERVLAKTES:	
TOTAAL OORNS KAMERS	24
OPPERVLAKTE PER KAMER	22.55m ²
ONDERDAK STOEK	5.15m ²
TOTAAL	27.70m ²
BRUT TOTAAL	590.40m ²
LOOPSKEK	92.11m ²
ONDERDAK LANEK STOEK	17.24m ²
BRUT TOTAAL	779.75m ²

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60, of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

12/5/2023

DATE SENIOR MANAGER: TOWNPLANNING
DATUM SENIOR BESTUURDER: STADS BEPLANNING

SPESIFIKASIES

PLATDAK: SLAAPKAMERS

HOUTSKOOL KLEUR "OLIP LOCK" DAKBEDDEKING @ 15° HELLING BEVESTIG OP 75x50mm DAKLATTE @ 900mm b.b. OP "SISALATION" OF SOORTGELYKE ISOLASIE. BEVESTIG OP 150x20mm DAKSALKE @ 900mm b.b. MAKSIMUM BEVESTIG OP MURE VOLGENS SANS 10400-K. DAKKAP KONSTRUKSIE MOET DEUR SPESIALE ONTWERP WORD VOLGENS SANS 10400-L EN VOLGENS SANS 10400-T.

PLATDAK: ONDERDAK STOEK

HOUTSKOOL KLEUR "OLIP LOCK" DAKBEDDEKING @ 15° HELLING BEVESTIG OP 75x50mm DAKLATTE @ 900mm b.b. BEVESTIG OP 150x20mm DAKSALKE @ 900mm b.b. MAKSIMUM BEVESTIG OP 225x50mm DAKSALKE. BEVESTIG OP MURE VOLGENS SANS 10400-K. DAKKAP KONSTRUKSIE MOET DEUR SPESIALE ONTWERP WORD VOLGENS SANS 10400-L EN VOLGENS SANS 10400-T.

BETONDAK:

BETONTRAP & DAKKE DEUR INGENIEUR VOLGENS SANS 10400-B EN SANS 10400-M. ONDERKANT VAN BETONDAK EN VERF VOLGENS EENVAAR.

DEURE:

STANDAARD ALUMINIUM BUTEURE VOLGENS SANS 10400-N.

DEKVOEGSKORT:

DERVOEGSKORT MOET AANGEWEND TEEN 150mm GEPLISTERDE SAND TEEN SCORSWERKING MUR EN DAKBEDDEKING.

PLAFON:

6.5mm VESELBORD PLAFON GEVESTIG AAN 75x51mm LATTE TEEN 400mm b.b. WERK AF MET GRETESTONE. KROONLUSTE VOLGENS EENVAAR SE KEUSE. BIERE VOOR EN VERF MET TWEE LAE PVA VOLGENS EENVAAR SE KEUSE.

HITTE ISOLASIE KOMERS MOET VOLDOEN AAN DIE VEREISTES VAN SANS 10400-L, SANS 10400-T EN SANS 10177-3.

MURE:

300mm BRICK GRIP MOET ONDER ALLE MURE GEL. WORD BINNE EN BUTE STENE VOLGENS EENVAAR SE KEUSE. SEMENT MENGSEL 1:4. VOEE TUSSEN STENE MOET GROEF GESTOOT WORD BROEFSTOEK ELKE 500mm TOT LINTEL. HOOGTE DAKSALKE ELKE 750mm VOORWERNING OM ALLE VENSTERS.

PLEISTERMENGSEL: 1:3 Sement, 5 Sand, 100mm Kalk BUTEMURE: PLEISTER EN VERF - KLEUR VOLGENS EENVAAR PLEISTERBAND PLEISTER EN VERF - KLEUR VOLGENS EENVAAR ALLE MURE MOET VOLGENS SANS 10400-K.

GEUTE:

ALUMINIUM "WATERWITTE" OF SOORTGELYKE GEUTE EN AFLEIPEPPE VOLGENS SANS 10400-R.

VENSTERS:

STANDAARD ALUMINIUM VENSTERS VOLGENS SANS 10400-N EN BOUREGLASIES. VOORWERNING OM ALLE VENSTERS.

VLOER:

TEGELS MAT OF HOUT. VOLGENS EENVAAR SE KEUSE. OP 25mm VLAKLAAG OF 85mm BETON (15MPa READY MIX OF 250 MINOR SANS SWART VOORWERNING MET 300mm OORSLAGLAGE WAT WASIERAK WORD. OP 50mm SANDBED WAT MET PATENTE MEISIE GESPLAT WORD. OP GOEDGEKEURDE VULLEK GEKOMPakteer IN MAKSIMUM 150mm LAE VOLGENS SANS 10400-J.

FONDASE:

15MPa BETON READY MIX. FONDASE MURE MOET ELKE TWEEDE LAAG BRICKFORCE HRY. INDIEN BAKSTONE MOET MUR MET VOORWERNING AAN BINNEKANT GEVERF WORD.

FONDASE MURE MOET TWEE DAE STANN VOOR DPEVIL WORD MET PADERAS 150mm LAE GOEDGEKOMPakteer. INDIEN FONDASE MUR VOET AS (METEN IS) MOET MUR 345mm DKE WES. ALLE FONDASES VOLGENS SANS 10400-B EN SANS 10400-H.

PLAVEISEL:

PLAVEISENE OP 30mm SAND LAAG OF GOEDGEKEURDE GEKOMPakteerde VULLING. VAL OM STORMWATER WEG VAN GEBOU TE LIE. PLAVEISENE MOET GENIES WORD UT LYS VAN GOEDGEKEURDE PATRONE. KLEURE EN VERSKAPERS.

STRUKTURELE WERK:

ALLE STRUKTURELE WERK MOET STRENG VOLGENS DIE INGENIEUR SE ONTWERP GEDOEUE WORD. STRUKTURELE WERK MOET OOK DEUR INGENIEUR GOEDGEKEUR WORD.

BUTE TRAPPE:

BUTE TRAPPE WAAR NOOK. POSISIES EN HOEVELHEDE MOET OP TERREIN BEPAAL WORD. LOOPSTREK 275mm. STYKSTREK 175mm.



N.A.D.
NEW ARCHITECTURAL DESIGN
LEON LANGVELDT (P&AT)
AND CO-ARCHITECTS
SACAP 872126 / SAAT 31141
1st FLOOR, EAGLES VIEW BUILDINGS
6 PROGRESS STREET, GEORGE
TEL: 083 3108 345
E-MAIL: leon@nad4477@gmail.com

Ontwerp:	LL	Datum:	15 Feb 2023
Ontwerp:	LL	Skala:	1:100
Gedra:	CL	Area:	779.75m ²
Opgevoer:	LL	Plan No.	CL 4422/2
Ekster:			



NOORD-OOS AANSIG
SKAAL 1:100

LET WEL:

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

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

OPPERVLAKTES:

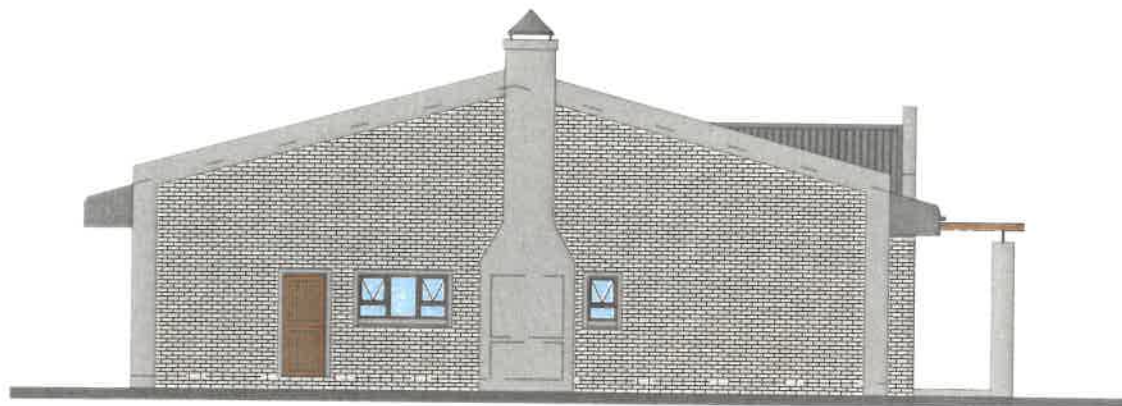
VOORGESTELDE SAAL 500.00m²

MUNISIPALITEIT GEORGE MUNICIPALITY

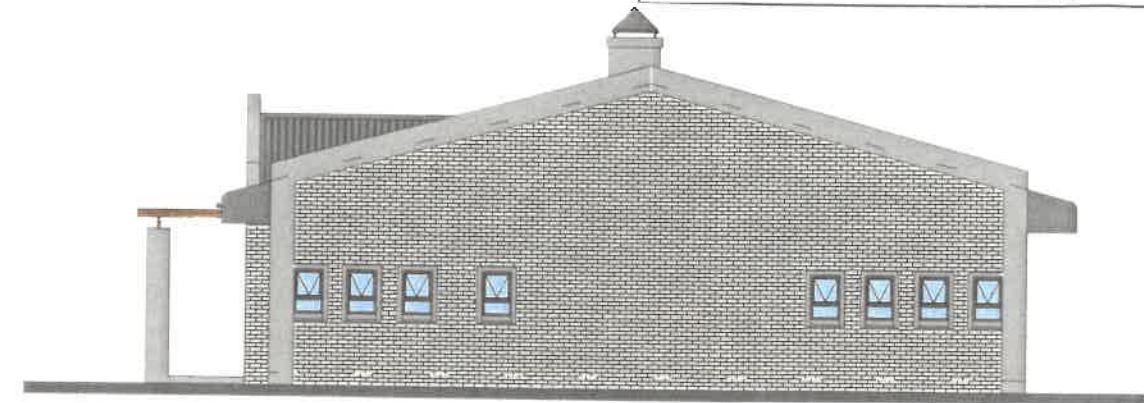
Approved in terms of Section 60, of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

21/5/2023
DATE

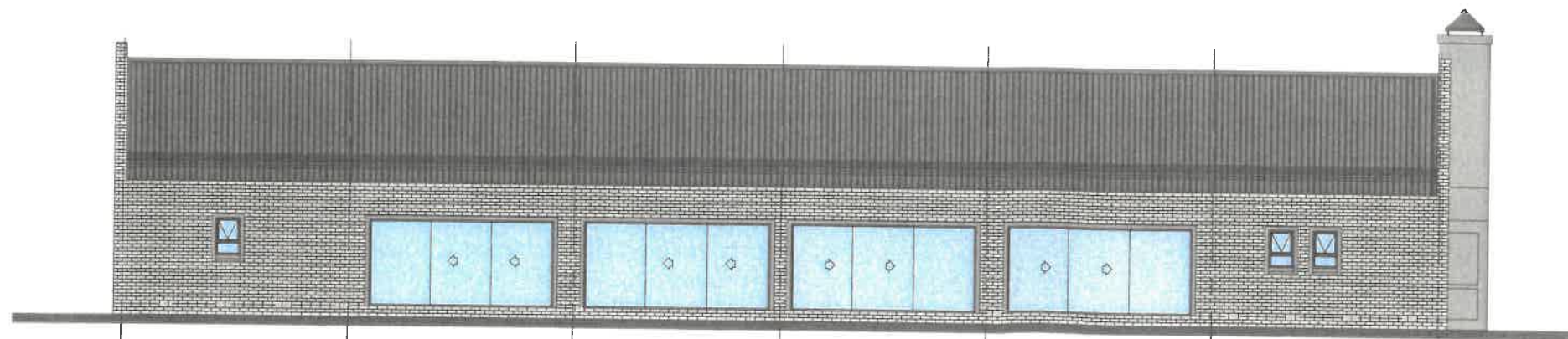
SENIOR MANAGER: TOWNPLANNING
DATUM SENIOR BESTUURDER: STADS BEPLANNING



SUID-OOS AANSIG
SKAAL 1:100



NOORD-WES AANSIG
SKAAL 1:100



SUID-WES AANSIG
SKAAL 1:100

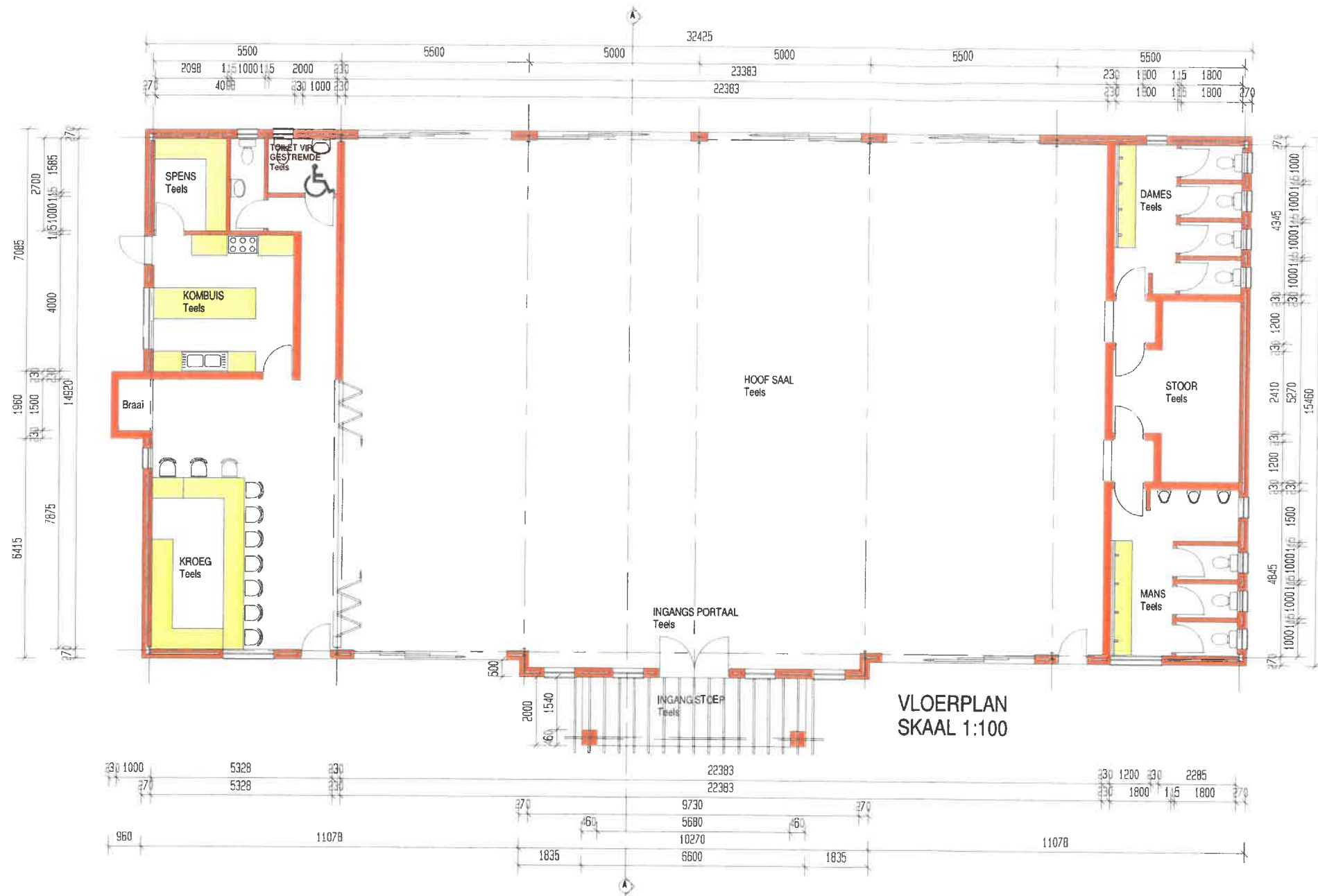


N.A.D.
NEW ARCHITECTURAL DESIGN
LEON LANGEVELDT (PSAT)
AND CO-WORKERS
SACAP ST2125 / SAJAT 31141
1st FLOOR, EAGLES VIEW BUILDING
3 PROGRESS STREET, GEORGE
TEL: 083 3109 345
E-MAIL: leonard4477@gmail.com

Project:
Project:

**VOORGESTELDE SAAL
VIR MNR. R. MEYER OP
GED. 236 VAN KRAAIBOSCH 195
GEORGE**

Ontwerp: Designed:	LL	Datum: Date:	15 Feb 2023
Geteken: Drawn:	CL	Skaal: Scale:	1:100
Naagegaan: Checked:	LL	Oppervlak: Area:	500.00m ²
Benaam: Owner:		Plan No.	CL 4422/3



LET WEL:

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

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

OPPERVLAKTES:

VOORGESTELDE SAAL 500,00m²

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60, of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

12/5/2023

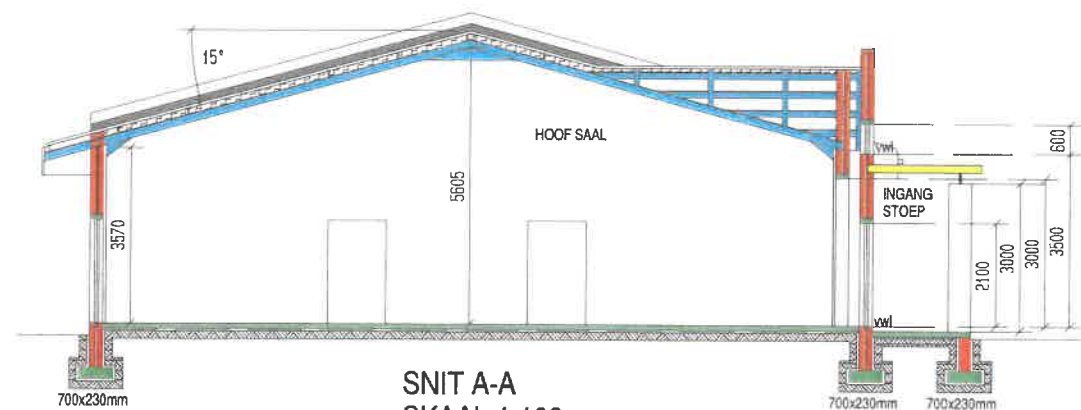
DATE

DATUM

SENIOR MANAGER: TOWNPLANNING

SENIOR BESTUURDER: STADS BEPLANNING

**VLOERPLAN
SKAAL 1:100**



**SNIT A-A
SKAAL 1:100**

SPESIFIKASIES

STAANDAK: SAAL

DAK:
0.47 ZINCALUME IFR DAKPLATE @ 15° HELLING BEVESTIG OP 125x50x20x2mm "LIP ANGLE" LATTE BEVESTIG OP 160 IPE STAAL BALKE BEVESTIG OP 200 IPE STAAL KOLOMME. ALLE STAAL VOLGENS INGENIEURS ONTWERP EN GOEDGEKEURING.

DEURE:

STANDAARD ALUMINIUM BUITEDEURE VOLGENS SANS 10400-N.

DEKVOEGSKORT:

DEKVOEGSKORT WORD AANGEWEND TEEN 150mm GEPLEISTERDE BAND TEEN BORSWERINGS MUUR EN DAKBEDEKING.

PLAFON:

6.5mm VESELBORD PLAFON GEVESTIG AAN 76x61mm LATTE TEEN 400mm h-h. WERK AF MET CRETESTONE. KROONLYSTE VOLGENS EIENAAR SE KEUSE. BEREI VOOR EN VERF MET TWEE LAE PVA VOLGENS EIENAAR SE KEUSE. HITTE ISOLASIE KOMBERS MOET VOLDOEN AAN DIE VEREISTES VAN SANS 10400-L, SANS 10400-T EN SANS 10177-5.

MURE:

350mikron BRICK-GRIP MOET ONDER ALLE MURE GELE WORD. BINNE EN BUIITE STENE VOLGENS EIENAAR SE KEUSE. SEMENT MENGSEL 1:4. VOEGE TUSSEN STENE MOET GROEF GESTOOT WORD. BRICKFORCE ELKE 5de LAAG TOT LINTEL HOOGTE, DAARNA ELKE 2de LAAG. VOGWERING OM ALLE VENSTERS. PLEISTERMENGSEL: 1 Sement, 5 Sand, Half Kalk. BUITEMURE: KLINKERSTEEN. PLEISTERBAND-PLEISTER EN VERF - KLEUR VOLGENS EIENAAR. ALLE MURE MOET VOLDOEN AAN SANS 10400-K.

GEUTE:

ALUMINIUM "WATERTITE" OF SOORTGELYKE GEUTE EN AFLEIPTYPE VOLGENS SANS 10400-R.

VENSTERS:

STANDAARD ALUMINIUM VENSTERS VOLGENS SANS 10400-N EN BOUREGULASIES. VOGWERING OM ALLE VENSTERS.

VLOER:

TEELS, MAT OF HOUT, VOLGENS EIENAAR SE KEUSE, OP 25mm VLAKLAAG OP 65mm BETON, 15mPa READY MIX OP 250 MIKRON SABS SWART VOGWERING MET 300mm OORSLAG LASTE WAT VASGEPLAK WORD, OP 50mm SANDBED WAT MET PATENTE MERGIF GESPUIT WORD, OP GOEDGEKEURDE VULLING GEKOMPakteer IN MAKSIMUM 150mm LAE VOLGENS SANS 10400-J.

FONDASIES:

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

STRUKTURELE WERK:

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



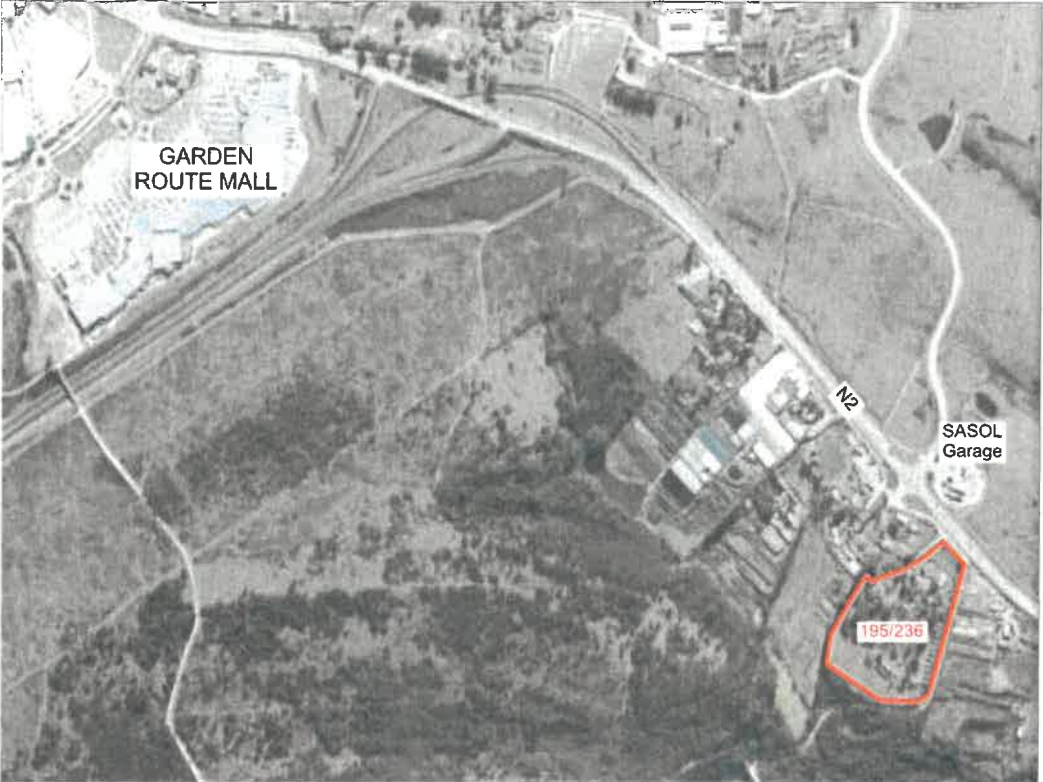
N.A.D.
NEW ARCHITECTURAL DESIGN
LEON LANGVELDT (PSAT)
AND CO-WORKERS
SACAP 572125 / SAAT 31141
1st FLOOR, EAGLES VIEW BUILDING
5 PROGRESS STREET, GEORGE
TEL: 083 3109 345
E-MAIL: leonard4477@gmail.com

Projek:
Project:

**VOORGESTELDE SAAL
VIR MNR. R. MEYER OP
GED. 236 VAN KRAAIBOSCH 195
GEORGE**

Ontwerp: Designed:	LL.	Datum: Date:	15 Feb 2023
Geteken: Drawn:	CL.	Skaal: Scale:	1:100
Gegegaan: Checked:	LL.	Oppervlakte: Area:	500,00m ²
Ekster: Owner:		Plan No.	CL 4422/2

LOCALITY MAP: (True to scale)



External Signage:



External Signage:



MUNISIPALITEIT GEORGE MUNICIPALITY
Approved in terms of Section 60, of the George Municipality:
Land Use Planning By-Law (2023) subject to the conditions
contained in the covering letter.
12/5/2023
DATE SENIOR MANAGER: TOWNPLANNING
DATUM SENIOR BESTUURDER: STADS BEPLANNING

**Proposed Amended Site
Development Plan,
Kraaibosch 195/236,
George Country Resort,
Kraaibos, George**

- Remarks:**
- 76 Existing Caravan Stands (1-76)
 - 40 Existing Accommodation Units* (1-40)
 - 5 Chalets** (A-F)
 - 24 Overnight Rooms (Total Floor Area = ±779.75m²)***
 - Caretaker's Cottage/ Administrative/ Facilities
 - Function Venue (Total Floor Area = ±500m²)***
 - Tourist Facilities***
 - Roads and Parking
 - Parks
 - Open Space
- * Approval by DEAD&DP on 11 December 2014 (Ref: 15/3/1/2/1/D2/fam 195/256)
** Chalets (Approved Historically)
*** Approved by George Municipality on 17/09/2021 (Collab No: 1603753)

- Services reticulation network as supplied by Client:**
- Electricity
 - Water
 - Sewerage
 - Refuse

- Notes:**
- Cadastral Information provided by New Architectural Design;
 - Contour and tree survey; ; and
 - Contour intervals = 1m.

Parking Schedule		
76 Existing Caravan Stands	Guests parking on each respective caravan stand	
40 Existing Accommodation Units	Guests parking next to accommodation units on the grass	
5 Historically approved chalets	Guests parking next to chalets on the grass	
	Required	Provided
24 Overnight Rooms	1 25 beds/room : 24 x 1.25 = 30	30 parking bays
Function Venue	1 bay per 8 seats : 120 - 150 seats = 15 - 19	30 parking bays

**GEORGE COUNTRY
RESORT**

**PORTION 236 OF THE FARM
KRAAIBOSCH NO. 195
GEORGE**

SKAAL 1:1500 (A3) **SCALE**

BEPLAN D.N. **PLAN** G/W/223-SDP2
PLANNED **NO**

GETEKEN A.H. **DATUM** February 2023
DRAWN **DATE**

KOPIEREG VOORBEHOU / COPYRIGHT RESERVED

PLEASE NOTE: Section and Elevation Drawings of new buildings prepared by N.A.D. attached as Annexure A.

Collab No: 1603753

Date: 17/09/2021

E-mail: neldeck@mweb.co.za

NEL & DE KOCK TOWN PLANNERS
PO BOX 1186
GEORGE
6530

**APPLICATION FOR AMENDMENT OF CONDITIONS AND CONSENT USE:
FARM KRAAIBOSCH 195/236, DIVISION GEORGE**

Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, W.1.33 of 29 July 2015 decided that the following applications applicable to the Farm Kraaibosch 195 Portion 236, Division George:

- (a) Amendments of Conditions in terms of Section 15 (2)(h) of the Land Use Planning By- Law for George Municipality, 2015 to amend the Site Development Plan applicable to Farm Kraaibosch 195 Portion 236, Division George, to replace 76 existing caravan stands with 76 holiday accommodation units of an average 60m² in extent;

BE REFUSED in terms of Section 60 of said Bylaw for the following reasons:

REASONS FOR DECISION:

- (i). Section 42 (1) of the Spatial Planning and Land Use Management Act, 2013 (SPLUMA) states that a decision-maker must take a decision that is consistent with, among others, national and provincial government policies and the municipal spatial development framework.
- (ii). The department is in principle not against allowing a diversity of accommodation forms and facilities in the resort. However, as the present proposal is not consistent with the development objectives and spatial planning guidelines for the area, and thus deviates from the MSDF
- (iii). It is determined that the proposed holiday resort layout is still too urban in nature and the approval thereof will effectively lead to urban expansion and urban leapfrogging, without any justification therefore, especially as the resort is not linked to any special resource.
- (iv). The applicant and owner must understand that any permission to increase the number of units to aid the viability and sustainability of the holiday resort, cannot be construed as acceptance that urban densities and land uses are acceptable to this area.
- (v). The site is part of the rural (albeit not agricultural) area of George and the municipality needs to ensure that the further development of the property, cannot be used to motivate for the extension of the urban edge.
- (vi). It is thus concluded that the proposed development of these additional holiday accommodation units is not aligned with the Rural Development Guidelines or the provisions of the George MSDF, 2019 and could thus, not be supported.
- (vii). Section 42 (1) of SPLUMA also states that the decision-maker must also consider the state and impact of engineering services, social infrastructure and open space requirements.

- (viii). The Civil Engineering Department and Electrotechnical Departments of the municipality advised that the proposed layout cannot be considered without knowing the future position of the water, sewerage and electricity services connections on site, the type and size of services infrastructure that need to be installed or upgraded to accommodate the additional holiday accommodation units on site. It was pointed out that the owner also needs to address the capturing and disposal of stormwater runoff which is likely to increase due to the additional roofs and hardened surfaces and that the traffic impact of converting caravan stands into rooms and units must also be determined.
- (ix). Detailed water, sewerage, stormwater, and electricity services studies and a traffic impact assessment were not submitted to the respective engineering departments for consideration.
- (x). The location of the services would have influenced the location of structures shown on the site development plan.
- (xi). The municipality's engineering departments also pointed out that the services upgrades required to accommodate all these uses may lead to the triggering of listed activities in terms of NEMA. Section 42 (2) of SPLUMA requires needs to ensure that where developments have an impact on the environment, that environmental legislation is complied with, and the applicant did not place the decision-maker in a position to do so.
- (xii). Further, in terms of Section 22 of SPLUMA, a land use application may not be approved if the application is inconsistent with the municipality's municipal spatial development framework (MSDF), unless the applicant can demonstrate site specific circumstances exist that to allow a decision-maker to consider a Departure from said MSDF.
- (xiii). As stated above, the application conflicts with the provisions of the George MSDF as it will lead to a form of urban development outside the urban edge. The applicant did not present any information to justify the decision-maker taking a positive decision on the application and there is no special resource linked to this resort to justify an urban residential density on the subject property, and the setting of a precedent for the surrounding area.
- (xiv). The Authorised Official was thus obligated (could not apply any discretion) in refusing the application.

(b) That the following applications applicable to Farm Kraaibosch 195 Portion 236, Division George:

1. Amendments of Conditions in terms of Section 15 (2)(h) of the Land Use Planning By- Law for George Municipality, 2015 to amend the Site Development Plan applicable to Farm Kraaibosch 195 Portion 236, Division George: to replace 12 existing caravan stands with 24 overnight rooms;
2. Consent Use in terms of Section 15(2) (o) of the Land Use Planning By-Law for George Municipality, 2015 to allow a Function Venue (weddings and conferences) of 500m² GLA and Tourist Facilities (pet farm, obstacle track, outdoor gym, BMX track, etc) on Farm Kraaibosch 195 Portion 236, Division George;

BE APPROVED in terms of Section 60 of said Bylaw for the following reasons:

REASONS FOR DECISION

- (i). The development should maintain a diverse set of accommodation offerings on site, and therefore the 24 overnight accommodation rooms should be retained as part of the development proposal, albeit in a position inside the resort grounds and not outside of it so that the users/ guests can share and optimise the use of the resort facilities. Most of the caravan stands should be retained as there are few such resorts remaining in the George area that provide such a service.
- (ii). The lower residential density of around 10 units per hectare (without considering the remaining caravan stands) comprising the 46 existing holiday accommodation units and the 24 overnight accommodation rooms (equivalent of 8 units – and thus a total of 54 unit), while retaining the caravan sites, and introducing the function venue and other tourist facilities to the site, better aligns with the development principles as set out in LUPA and SPLUMA and the WC: Rural Guidelines.
- (iii). Not allowing the additional holiday accommodation units provides the space needed to accommodate the overnight accommodation facility inside the resort grounds, while also allowing more space for the development of recreation and tourist facilities that can complement the functioning of the rural resort;

- (iv). As the development proposal as submitted cannot be considered, the applicant will be required to submit a revised site development plan for endorsement;

Subject to the following conditions imposed in terms of Sections 66 of the said By-law, namely:

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That approval of the above application shall lapse in accordance with the provisions of the Land Use Planning By-law for the George Municipality, 2015 if not implemented within a period of five (5) years from the date thereof;
2. That a revised site development plan that complies with the requirements of Section 23 of the George Integrated Zoning Scheme Bylaw, 2017 and Section 65(2) of the Land Use Planning Bylaw, 2015, and which indicates the position of the overnight accommodation units within the resort grounds, in a position that considers the location of the internal water sewer, electricity, road and stormwater reticulation infrastructure, required to accommodate the additional buildings on site; be submitted to the satisfaction of the Directorate: Planning and Development for approval;
3. That a building plan for the units be submitted for approval in accordance with the National Building Regulations (NBR) after approval of the revised SDP;
4. That the approval will only be regarded as implemented on the commencement of buildingworks in accordance with the approved building plans for at least one of the buildings shown on the SDP;

CONDITIONS OF THE DIRECTORATES: CIVIL ENGINEERING SERVICES AND ELECTROTECHNICAL SERVICES

5. The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
6. The amounts of the development contributions are reflected on the attached calculation sheet dated 16/09/2021 and are as follows:

Roads:	R0 - Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R0 - Excluding VAT (Refer to attached DC calculation sheet)
Water:	R0 - Excluding VAT (Refer to attached DC calculation sheet)
<hr/>	
Total	R0 - Excluding VAT
7. The total amount of the development charges of R0 shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
8. Any amendments or additions to the approved development parameters which might lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.
9. As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R0 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of Condition 7 above.
10. Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
11. All services - internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered electrical contractor under the supervision of the

consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.

12. Any, and all, costs directly related to the development remain the developers' responsibility.
13. Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 11 applicable).
14. Any services from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Cost for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 11 applicable)
15. Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 11. applicable)
16. No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
17. The developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.
18. The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
19. Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
20. The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
21. The owner is responsible for all private roads and the related stormwater and light poles infrastructure, and private open spaces within the development and must assume responsibility for the maintenance thereof.
22. The owner / proprietor shall see to it that the officials and contractors of the Municipality shall at all times have access to any portion of the development that may otherwise not be generally accessible to the general public due to security measures, including guarded entrances, electronic gates or booms. For the avoidance of doubt, it is agreed that this requirement relates to the Municipality's emergency services, entry for normal maintenance and replacement, meter reading and inspection and refuse removal. If access to the development is denied to the Municipality or a contractor appointed by the Municipality, the owner / proprietor will jointly and severally be liable for the full cost of the municipal infrastructure repairs and any damages the Municipality may suffer as a result thereof and will be billed for any water losses or loss in electrical sales from the system.
23. Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
24. The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
25. No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
26. Municipal water is provided for potable use only. No irrigation water will be provided.
27. A water meter (if not already installed) must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dir: CES (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Failure to complying with the water meter application process, will result in the developer being responsible for payment of penalties and/or an estimated non-
28. The developer / erf owner is to apply to the George Municipality for the installation of an individual erf water meter prior to any building work commencing on an erf.
29. A Water Demand Management Plan is to be submitted for approval by the relevant

department/authority. All approved measures are to be implemented by the developer. The approved WDMP must be incorporated into all home owner constitutions/body corporate rules/any such governing or controlling body.

30. All water uses and abstractions defined by the National Water Act are to be registered by the developer.
31. No municipal waterborne sewer service is available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A Development Charge for sewer will then become payable in accordance with the approved DC Guidelines at the time of connection.
32. A conservancy tank, or alternative approved sewer disposal method, must be installed at the Developer/owner's cost. The Developer/owner is to appoint a private contractor, at own expense, to service the tank, and the disposal of the content is to be via an approved disposal methods. The installation of a septic tank may be considered if the required percolation tests are within the accepted norms.
33. Developer is to take note of an existing sewer main in the proposed development. (condition 11 applicable).
34. Given the size of the proposed development, the developer is to submit the proposed method of handling household sewage to the Dir: CES for approval. (condition 11 applicable)
35. All aspects regarding sewerage management/treatment shall be addressed to the satisfaction of the Dir: CES and all other relevant authorities.
36. All necessary permits, licenses and/or approvals required for the development must be obtained from the relevant authorities.
37. As the Municipality cannot accommodate the sewer from the proposed development, the developer proposed the provision of 1 (one) temporary on-site sewerage package plants, and to use the effluent from these plants for the irrigation of pastoral land. No treated effluent will be released into any natural water courses and the development will not be allowed to over irrigate. Back storing facility, subject to approval, will have to be incorporated within the development.
38. The developer must apply to the Department Water and Sanitation for a General Authorisation in terms of the National Water Act 1998 (Act No. 36 of 1998) Section 39, and any subsequent revision of the Act and for the Irrigation of Waste Water.
39. The owner will have to apply to the George Municipality should he wish to become a Water Service Intermediary, in terms of Chapter IV of the Water Services ACT (Act No 108 of 1997). The approval must be included in the Service Agreement between the owner and the George Municipality. The Department Water and Sanitation will stipulate in the duties of Water Services Intermediary in the General Authorisation, and the George Municipality reserve the right to include additional conditions and requirements as it may be required. All costs involved will be for the developer.
40. All aspects regarding sewerage treatment, including the proposed temporary on-site sewerage package plants, shall be addressed to the satisfaction of the Dept: CES and all other relevant authorities within a service agreement. (Clause 11 applies)
41. Final effluent quality from the sewer treatment plan shall meet the standards specified by the relevant authority and be to the satisfaction of the relevant authorities.
42. Sewerage sludge shall be disposed of in such a manner as not to cause any pollution or any nuisances, any in accordance with the applicable legislation.
43. No pollution of surface water or ground water resources shall be allowed. Disposal of sewerage effluent and/or sludge shall at all times comply with the requirements of all relevant legislation.
44. All blockages, breakdowns or spillages shall be reported to the relevant authority.
45. The owner / proprietor shall be responsible for the management and the maintenance of the sewerage system (development specific bulk and network) to the satisfaction of the Dept CES, and any other relevant authority.
46. The developer shall be responsible for the management and the maintenance of the sewerage system (development specific bulk and network) to the satisfaction of the Dir. CES, and any other relevant authority.
47. Suitably qualified personnel, and in accordance with relevant legislation, shall operate, monitor and be in charge of the day- to-day operation and maintenance of the treatment plants.

48. Pipes used for treated effluent and raw water, shall be marked differently to piping used for drinking water in respect of colour, and shall be to the satisfaction of the Dir: CES and any other relevant authority.
49. If treated waste water or raw water is used for irrigation the following requirement must be adhered to, in order to prevent person's from unwittingly consuming treated effluent water, raw water or being directly exposed to treated effluent water, raw water, all taps, valves and sprayers of the irrigation system, shall be so designed and installed to the satisfaction of the relevant authority. Only authorized persons shall be permitted to operate these systems.
50. The quality of water used for irrigation may not pose a health hazard.
51. All water points where uninformed persons could possibly access treated effluent water or raw water shall be provided with notices that clearly state, in all three official languages of the Western Cape, that it is potentially dangerous to utilise the water and a health hazard.
52. All possible precautions shall be taken by the developer to ensure that no surface or groundwater are contaminated by the irrigation water. Excessive irrigation shall therefore be avoided, and the irrigation area protected / contained by use of contours and screening walls to the satisfaction of the relevant authority.
53. The applicant/developer/owner is to apply to the Dir: CES for an industrial permit to discharge any effluent, other than standard residential effluent, into the municipal sewer system. The conditions as stated in the permit are to be implemented at the applicant's expense.
54. The development, in its entirety or in phases, is subject to confirmation by the Dir. CES of the availability of Water and Sanitation bulk treatment capacity at the time of the development implementation, or if developed in phases before the commencement of each phase. A development/implementation program is to be provided by the Developer when requesting confirmation of this capacity from the Dir. CES. If the Developer does not adhere to the program the Dir. CES will be entitled to revise the availability of such bulk capacity.
55. Public and private roads are to be clearly indicated on all layout plans submitted. The road reserves must be clearly indicated on all plans submitted for approval. The cadastral layout can only be approved if the road reserves have been included on plans and approved by CES.
56. If required, the developer is to have a Traffic Impact Assessment (TIA) conducted by a registered traffic engineer. The terms of reference of the TIA are to be finalised with the Dir. CES together with any other approving authority, and who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the Dir. CES and/or relevant authority are to be implemented by the developer. All costs involved will be for the developer.
57. The developer is to provide the Dir: CES with a TIA approved by the DRE and/or SANRAL. The comments and conditions in the approved TIA must be implemented by the developer.
58. The discharge of surface stormwater is to be addressed by the developer. Condition 11 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done on line with the available stormwater master plans.
59. Internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
60. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
61. No private parking will be allowed in the road reserve.
62. A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 11 applies.
63. The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.
64. The developer may be required to construct certain roads in lieu of a financial contribution towards the George Master Plan roads. All roads required for access to the development will have to be fully completed prior to the approval of any transfers/rates clearances. The developer's financial contribution towards the roads in the George Master Plan will be determined in accordance with the applicable financial cost sharing model.

65. Should it be required, the developer is to cede any portion of property required for public road reserve, free of charge, to the relevant authority.
66. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
67. The municipality, or contractors representing George Municipality to have unrestricted access to the exiting municipal infrastructure / pump stations. Developer to indicated proposed access on the development's Site Development Plan (SPD) for approval.
68. The developer to take note of the SANRAL road upgrade project, and should it be required, the developer to incorporate the development within the proposed road planning.
69. No electricity may be consumed within, or by any part of the development, without the consumption of the supply being metered and billed by a municipal meter (prepaid or credit). All cost, installation and consumption, will be for the cost of the developer. Standard application process will apply.
70. Each new portion created must have separate electrical connection and it may not cross any other portion.
71. Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
72. Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
73. The developer the association, and/or an owner of an erf shall see to it that no Small-Scale Embedded Generation (SSEG) are installed on an erf, any portion of an erf or the development, without prior approval from the ETS. Should any SSEG be installed within any part of the development the Electrotechnical Services will within their discretion either implement applicable penalties and/or disconnect the relevant point of supply.
74. All electrical infrastructure downstream of the electrical supply point, the LV breaker in the low-voltage kiosk, will remain the responsibility of the various owners/developer. The electrical network above the LV breaker will be deemed part of the George Municipality distribution network and will be transferred to the municipality at no cost, who will assume responsibility for the maintenance thereof.
75. All the LV work must be installed and be funded by the developer.

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

- A detailed motivated appeal with reasons should be directed to and received by the Appeal Authority, P O Box 19, George on or before **8 OCTOBER 2021**.
- An appeal that is not lodged within the set date or that does not comply with Section 80 of the Land Use Planning By- Law for George Municipality, 2015 will be deemed invalid.

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

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

Yours faithfully



C. PETERSEN

SENIOR MANAGER: TOWN PLANNING

S:\SHARED TEGNIES\MARISA ARRIES\Approvals & Final Approvals\Kraaibosch195_236(_approval amendment of condition).docx

SYE Meter		RIGTINGS -HOEKE	KOÖRDINATE		Alles plus Lo 23° X
		Konstante	Y	Stelsel	
				0,00	3 700 000,00
AB	62,43	316 12 40	A	44 284,35	62 665,57
BC	272,58	14 53 00	B	44 241,14	62 710,64
CD	25,88	53 19 30	C	44 311,15	62 974,08
DE	74,94	92 26 10	D	44 331,91	62 989,54
EF	132,10	123 53 00	E	44 406,79	62 986,35
FG	60,82	188 55 10	F	44 516,46	62 912,71
GH	69,42	209 13 50	G	44 507,03	62 852,62
HJ	66,04	210 59 20	H	44 473,13	62 792,04
JK	16,11	311 40 00	J	44 439,13	62 735,43
KL	74,13	249 08 50	K	44 427,09	62 746,14
LM	48,41	238 03 50	L	44 357,81	62 719,75
MA	43,18	228 34 20	M	44 316,72	62 694,14
(29) George Town Peak		Δ	49 649,48	53 731,15	
(17) Cradocksberg		Δ	49 869,07	51 779,29	

Die figuur A B C D E F G H J K L M

stel voor 5,4815 hektaar grond, synde

Gedeelte 236 (n gedeelte van Gedeelte 46) van die
plaas Kraai Bosch No. 195

gelee in die Munisipaliteit en Administratiewe Distrik
George Provinsie Kaap die Goeie Hoop

Opgemeet in Junie 1994 - Julie 1995
deur my.

O.J.A. GOOSEN (0220) Professionele Landmeter

Hierdie kaart is geheg aan

Die oorspronklike kaart is

Lêer Nr. GEOR. 195

Nr.
gedateer
t.g.v.

Nr. 2325/42 geheg aan
Transport/Grondboek
Nr. 1942 - - 8131

M.S. Nr. E1893/95
Komp BL-8CCC (6423)

Registrateur van Aktes

L.G.Nr.

6177/95

Goedgekeur

Rat

Landmeter-generaal

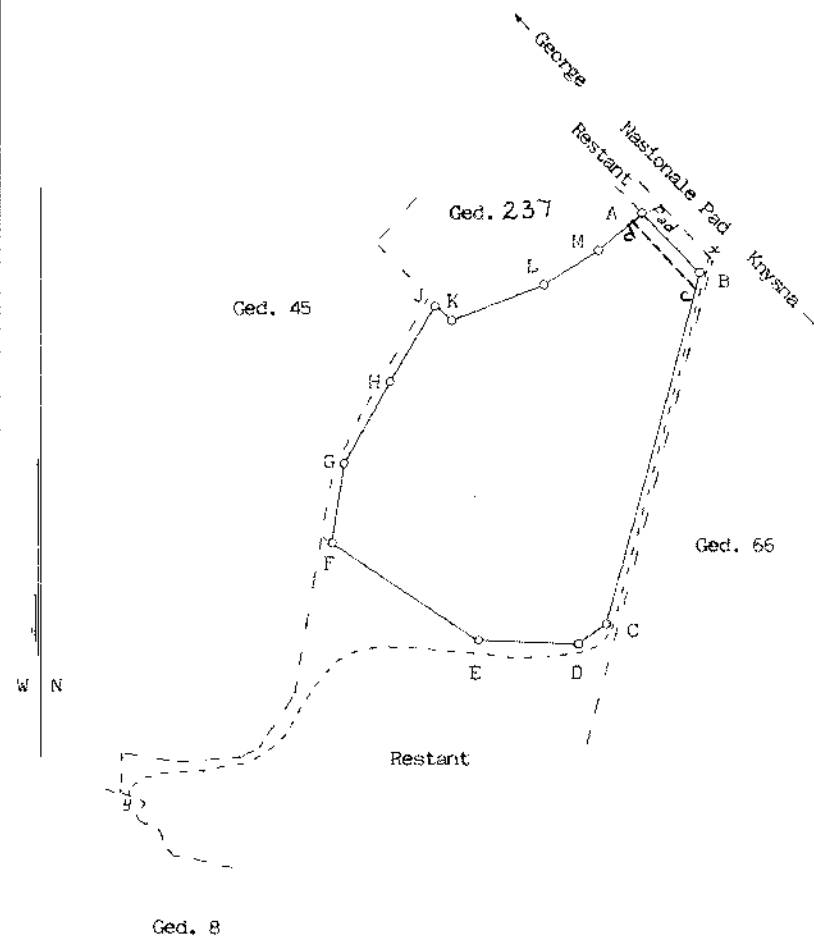
1995 08 16

Bakenbeskrywing

Alle bakens 16 mm ysterpen

Serwituutnota

Die kromlyn x y stel voor die middellyn van 'n
Serwituutpad 6,61 meter wyd oor die Restant



Skaal 1 : 4 000

SERVITUDES/LEASEHOLD AREAS				
SURVEY NUMBER	DIAGRAM NO.	DESCRIPTION	DEED	INITIALED
692/2020	1189/2020	The figure A B c d represents 551 m ² of land being servitude Right of way	K1219/2022	JA

VRYGESTEL VAN DIE BEPALINGS
VAN WET 70 VAN 1970
ARTIKEL 1(f)

HIERDIE GEDEELTE IS GOED-
GEKEUR Kragtens WET 54
VAN 1971.

GOEDGEKEUR Kragtens ART. 25
VAN ORD. 15/1985
VERWYSING 14/7/2/1192
DATUM 1995-01-20

L06069 RDS No. 80365 DP/2/038/195/1 N2/7

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 23° X		
		Constants	±0,00	±0,00
A B	62,44	316.11.40	A	+44 332,40 +3 762 960,93
B C	11,03	14.53.00	B	+44 289,18 +3 763 005,99
C D	68,51	137.47.30	C	+44 292,01 +3 763 016,85
D A	7,52	228.34.20	D	+44 338,03 +3 762 965,90
KNYS 1 (198)			Δ	+41 536,88 +3 763 498,01
PANORAMA (446)			Δ	+40 599,28 +3 763 317,20

S.G. No.
1189/2020

Approved

for Surveyor-General

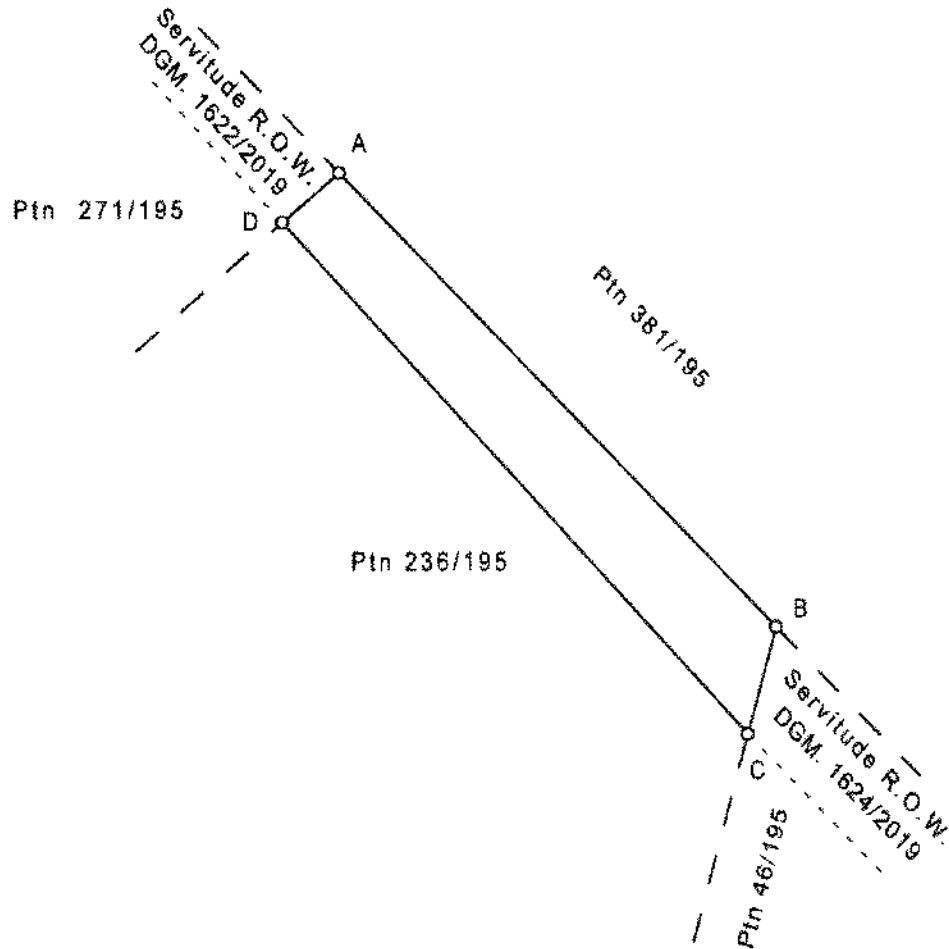
04.09.2020

Beacon Descriptions

A : 20mm Iron peg

B : 12mm Iron peg

C, D : Y standard

Scale: 1/ 750

The figure A B C D

represents 551 square metres of land, being

a Servitude Right of Way Area over
Portion 236 of the Farm Kraai Bosch No.195

Situate in George Local Municipality

Administrative District of George

Province of the Western Cape

Surveyed in November 2019 & February 2020

by me,

S Sibiya (PLS 1404)

Professional Land Surveyor

This Diagram is annexed to

The original diagram is

File No. Geor. 195 V.10

No. K 1219/2022^s
dated
i.f.o.

No. 6177/1995

S.R. No. 692/2020

Registrar of Deeds

Transfer

Comp. BL-8CCC (6423)

LPI C0270000

SERVITUDE DGM 1189/2020

EXEMPT FROM PROVISIONS OF ACT
70 OF 1970

2(a)

SECTION

Approved in terms of

Act 7/1998

Exempt i.t.o. Section 24
 of Municipal Land Use Planning Bylaw
 Ref: Farm 194 & 565, Wilderness.
 Date: 30.07.2020

LIGGINGPLAN



GEORGE COUNTRY RESORT
ERF 195/236
KRAAIBOSCH
skaalgetrou

GEDEELTE 45



LEGEND

- SEWER PIPE
- HOUSE
- BUILDING
- MANHOLE COVER
- BOUNDARY LINE
- ▲ BENCH MARK
- BOUNDARY BEACON
- POWER POINT

WYSIGING VAN VOORWAARDES VIR VERVANGING VAN 88 BESTAANDE WOONWASTAANPLEKKE MET AKKOMMODASIE-EENHEDE EN OORNAGKAMERS KRAGTENS ARTIKEL 15.2 (h) EN VERGUNNINGSGEBRUIKE VIR FUNKSIEPLEK EN TOERISTEFASILITEIT KRAGTENS ARTIKEL 15.2 (o) VAN DIE VERORDENING OP GRONDGEBRUIKSBEPLANNING VIR GEORGE MUNISIPALITEIT, 2015

VOORGESTELDE:

1. WYSIGING VAN VOORWAARDES VIR DIE VERVANGING VAN:

- 41 - 116** 76 Bestaande woonwastaanplekke met 76 akkommodasie-eenhede;
24 Oornagkamers: Vervanging van oorblywende 12 woonwastaanplekke met 24 kamers teen ratio van 2 kamers per woonwastaanplek.

2. VOORGESTELDE VERGUNNINGSGEBRUIKE VIR:

- Funksieplek (Function Venue): Banketsaal vir troues en konferensies;
en
Toeristefasiliteit (Tourist Facilities) - soos aangetoon op plan

3. ANDER:

- Geallokeerde parking en paale
Parke
Tussenruimtes en oopruimtes

BESTAANDE

- 1 - 40** 40 Akkommodasie-eenhede reeds goedgekeur en ontwikkel ter vervanging van 40 woonwastaanplekke (Verw. Goedkeuring Dept. van Omgewingsake en Ontwikkelingsbeplanning : 15/3/12/1/D2/farm 195/266, 11 Desember 2014)

- Opsigterswoning / Administratief / Geriewe
A - F Chalets (histories goedgekeur)

OPMERKINGS:

- Hierdie terreinontwikkelingsplan (Nr. G/W/223-1) vervang Terreinplan (April 2014) wat op 14 Julie 2014 deur die Munisipaliteit van George goedgekeur is - lees saam met met Bylae A wat die aansoek van 28 Augustus 2013 vergesel het en n resultaat is van Voorwaardes 5 (i) Xii in Departement van Omgewingsake en Ontwikkelingsbeplanning se goedkeuring gedateer 11/2/2014;
- Die bestaande woonwa-ablusiegeriewe , met stippellyne aangetoon, sal gesloop word wanneer die gebruik daarvan verval, terwyl die ablusie/waskamergebou gebruik sal word vir toeristeverwante gebruike nadat alle staanplekke deur akomodasie-eenhede vervang is.
- Bestaande rioollyne en kragpunte sal verskuif word waar dit voorkom op staanplekke wat by die omskakelings betrokke is.
- Parking by die voorgestelde eenhede 41-116 sal voorsien word op die gras tussen die eenhede om harde oppervlakte te beperk.
- Die voorgestelde eenhede sal dieselfde ontwerp en afwerking hê as die eenhede wat reeds ontwikkel is.
- By die voltooiing van die ontwikkeling, soos nou voorgestel, sal daar nie meer goedgekeurde staanplekke wees wat vervang kan word nie.

WYSIGING VAN VOORWAARDES
EN
VERGUNNINGSGEBRUIKE
GEORGE COUNTRY RESORT
KRAAIBOSCH 195/236
GEORGE

SKAAL 1:1500 (A3) SCALE



Yorkstraat 56 York Street
Posbus 1186 / P.O. Box 1186
George 6530

Tel: (044) 874 5207
Fax: (044) 873 6354
E-pos / E-mail: neldek@mweb.co.za

Beplan Planned	D.N.	Plan No	G/W/223-1
Geteken Drawn	rel		
Datum Date	JUNIE 2019		

KOPIEREG VOORBEHOU / COPYRIGHT RESERVED

George Country Resort

Occupancy (Yearly)
Generated for 16/05/2024
Generated on 16/04/2025 07:14:39

Occupancy (Yearly)
This report shows the total occupancy (bed nights and room nights) per day, starting from the user specified month for the next 12 months.
User is given the option to specify whether or not the report should include 'Complimentary Types' and 'Provisional Bookings'. Totals include tota
Totals include total Bed/Room nights per month, Used Bed/Room nights per month and the Occupancy % per month.

Month	December:2024	January:2025	February:20
Room / Bed Nights	BN	BN	
1	33	132	
2	188	97	
3	33	55	
4	31	30	
5	31	25	
6	31	22	
7	31	20	
8	35	20	
9	31	22	
10	31	20	
11	29	22	
12	29	22	
13	37	27	
14	36	30	
15	38	24	
16	62	22	
17	70	22	
18	70	22	
19	70	24	
20	80	26	
21	86	24	
22	99	22	
23	111	22	
24	108	22	
25	106	26	
26	130	24	
27	171	22	
28	179	22	
29	177	22	
30	165	24	
31	146	26	
Totals	2474	940	
Total RN/BN	14508	14508	
Used RN/BN	2474	940	
Occupancy %	17.1	6.5	

al Bed/Room nights per month, Used Bed/Room nights per month and the Occupancy % per month.

25	March:2025		April:2025	
BN		BN		BN
19		13		40
19		13		30
19		14		24
19		16		24
19		16		24
21		14		30
35		16		21
35		14		21
19		12		23
19		14		21
17		12		28
17		13		30
17		13		23
17		13		22
17		18		22
17		18		21
21		19		65
19		21		72
17		19		72
17		15		70
17		17		20
17		19		20
17		17		20
17		19		20
17		19		24
17		19		24
17		19		24
17		21		20
N/A		23		20
N/A		28		26
N/A		36		N/A
536		540		901
13104		14508		14040
536		540		901
4.1		3.7		6.4

George Country Resort

Occupancy (Yearly)
Generated for 15/06/2024
Generated on 15/04/2025 07:55:50

Occupancy (Yearly)
This report shows the total occupancy (bed nights and room nights) per day, starting from the user specified month for the next 12 month:
User is given the option to specify whether or not the report should include 'Complimentary Types' and 'Provisional Bookings'. Totals include
Totals include total Bed/Room nights per month, Used Bed/Room nights per month and the Occupancy % per month.

Month	June:2024	July:2024	August:2024	September:2024
Room / Bed Nights	RN	RN	RN	RN
1	36	25	25	29
2	32	25	26	28
3	27	28	32	33
4	29	28	24	30
5	31	27	25	28
6	34	30	29	25
7	32	29	25	26
8	28	26	25	27
9	27	26	33	31
10	30	31	36	29
11	28	29	25	35
12	31	28	24	38
13	30	30	25	35
14	29	26	25	36
15	35	29	25	35
16	35	30	24	36
17	29	29	24	37
18	34	32	23	41
19	33	29	23	49
20	30	29	24	48
21	30	27	27	52
22	27	29	24	51
23	29	31	37	51
24	31	30	30	51
25	31	30	29	48
26	28	27	33	46
27	30	27	37	61
28	28	29	32	54
29	28	32	37	38
30	27	31	38	40
31	N/A	30	30	N/A
Totals	909	889	876	1168
Total RN/BN	1860	1922	1922	1860
Used RN/BN	909	889	876	1168
Occupancy %	48.9	46.3	45.6	62.8

5.

de total Bed/Room nights per month, Used Bed/Room nights per month and the Occupancy % per month.

October:2024	November:2024	December:2024	January:2025	February:2025
RN	RN	RN	RN	RN
36	40	41	51	25
35	40	43	51	27
39	36	51	43	26
35	40	44	41	25
36	41	56	35	24
37	43	38	31	29
37	40	40	40	52
42	43	35	41	52
43	36	35	41	40
42	41	35	28	36
45	45	35	25	41
41	43	38	21	45
38	51	35	25	39
38	45	39	27	36
39	57	41	24	36
44	56	41	26	31
40	44	39	22	39
40	47	38	26	40
35	44	42	22	36
32	45	42	24	37
34	43	45	23	31
40	38	41	28	30
40	38	35	30	28
37	40	50	25	31
43	36	57	24	35
40	39	59	24	36
40	44	60	27	32
38	43	56	26	34
37	42	57	27	N/A
40	39	56	27	N/A
38	N/A	54	24	N/A
1201	1279	1378	929	973
1922	1860	1922	1922	1736
1201	1279	1378	929	973
62.5	68.8	71.7	48.3	56.0

March:2025	April:2025	May:2025	Average
RN	RN	RN	
30	62	34	
28	31	33	
33	43	33	
33	57	33	
37	60	33	
33	57	33	
33	60	33	
34	51	33	
31	52	33	
37	61	33	
37	61	33	
40	52	33	
34	51	33	
33	53	33	
30	55	33	
30	51	40	
29	58	33	
41	61	33	
42	61	33	
33	60	33	
40	53	33	
40	55	33	
34	52	33	
36	52	33	
40	55	33	
37	55	33	
37	52	44	
61	50	33	
60	50	33	
60	49	33	
61	N/A	32	
1184	1620	1041	
1922	1860	1922	
1184	1620	1041	
61.6	87.1	54.2	59.5

LOCALITY PLAN:



GEORGE COUNTRY RESORT
FARM 195/236
KRAAIBOSCH
True to Scale

PORTION 45

PORTION 237

PORTION 66

PORTION 46

LEGEND

- SEWER PIPE
- HOUSE
- BUILDING
- MANHOLE COVER
- BOUNDARY LINE
- BENCH MARK
- BOUNDARY BEACON
- POWER POINT

PROPOSED AMENDMENT OF CONDITIONS OF APPROVAL IN TERMS OF SECTION 15.(2)(h) OF THE BY-LAW ON MUNICIPAL LAND USE PLANNING OF GEORGE MUNICIPALITY, 2023, IN ORDER TO REPLACE 76 EXISTING CARAVAN STANDS WITH 76 TOURIST ACCOMMODATION UNITS

PROPOSED AMENDMENT OF CONDITIONS OF APPROVAL IN TERMS OF SECTION 15.(2)(h) OF THE BY-LAW ON MUNICIPAL LAND USE PLANNING OF GEORGE MUNICIPALITY, 2023, IN ORDER TO REPLACE:

41 - 116 76 Existing caravan stands with 76 tourist accommodation units

EXISTING

- 1 - 40** 40 Existing Accommodation Units*
- Caretaker's Cottage/ Administrative/ Facilities
- A - F** Historic Chalets
- 24 Overnight Rooms**
- Function Venue**

* Approved by DEA&DP on 11 December 20214 (Ref: 15/3/1/2/1/D2/farm 195/266)
** Approved by George Municipality on 17/09/2021 (Collab No. 1603753)

OTHER:

- Roads and Parking
- Parks
- Open Space

Services reticulation network as supplied by Client:

- Electricity
- Water
- Sewerage
- Refuse

REMARKS:

- This Site Development Plan will replace Plan No. G/W/223-SDP2 approved by George Municipality on 12 May 2023. This also replaces a Site Plan dd. April 2014 approved on 14 July 2014 by George Municipality which is a result of Conditions 5(i) - (xii) of DEA&DP contained in Decision dd. 11/02/2014.
- The existing caravan ablation facilities indicated in dotted lines, will be demolished when the use thereof lapses, while the ablation/ washroom facility will be converted to touristsit facilities when the caravan stands are replaced by touristsit accommodation units.
- Existing services will be relocated where it traverses proposed new tourist accommodation units.
- Parking for he proposed tourist accommodation units 41-116 will be provided on the grass between units in order to minimise hardened surfaces.
- The proposed tourist accommodation units will have the same design and finish as the existing chalets.
- After approval of this application no caravan stands will be present on the subject property.

GEORGE COUNTRY RESORT PORTION 236 OF THE FARM KRAAI BOSCH NO. 195 GEORGE

SKAAL 1 :1500 (A3) SCALE



Town and Regional Planners
Stads -en Streekbeplanners

Yorkstraat 56 York Street
Posbus 1186 / P.O. Box 1186
George 6530

Tel: (044) 874 5207
Fax: (044) 873 6354
E-pos / E-mail: neldek@mweb.co.za

Beplan Planned	D.N.	Plan No	G/W/224-1
Geteken Drawn	A.H.		
Datum Date	MAY 2025		

KOPIEREG VOORBEHOU / COPYRIGHT RESERVED

Reference: W11/5/3-2/7-56
Date: 9 March 2020
Email: dekockr@nra.co.za

Fax Number: +27 (0) 21 910 1699
Direct Line: +27 (0) 21 957 4600
Website: www.nra.co.za



Mr Nel
NEL & DE KOCK TOWN & REGIONAL PLANNERS
PO Box 1186
GEORGE
6530

Dear Mr Nel

NATIONAL ROUTE 2 SECTION 7: AMENDMENT OF CONDITIONS: GEORGE COUNTRY RESORT: PORTION 236 OF FARM KRAAIBOSCH 195, GEORGE DISTRICT

Thank you for your letter dated 28 January 2020.

The South African National Roads Agency SOC Limited (SANRAL) approves the General Layout Plan for the George Country Resort, Drawing no: G/W/223-1, dated June 2019 in terms of Section 48 of The South African National Roads Agency Limited and National Roads Act, 1998, subject to the following conditions:

1. Building restriction area

- 1.1 The municipal building line will be applicable on the properties adjacent to the road reserve of the national road.

2. Costs and indemnity

- 2.1 SANRAL shall not be involved in any expenditure in connection with and shall not be responsible or liable for:
- the erection of any structures
 - any financial responsibility or liability for any claim from the applicant which may occur from the lapsing of the approval.
- 2.2 Any action taken by the applicant in connection with the approval shall be regarded as an acceptance and compliance with the conditions including the indemnity.

3. Validity period

- 3.1 This approval shall lapse -
- unless the structures are completed within a period of six (6) months from the date of approval by SANRAL, provided that the applicant may, prior to the date of expiry, apply in writing for an extension of the completion period; and

- in the event of the applicant not complying with any of the conditions as imposed by SANRAL.

4. Additional legal requirements

- This approval shall bind any successor-in-title to the land on which the structures have been established.
- This approval does not exempt the applicant from the provisions of any other Act.
- Any further development will be subject to SANRAL's approval.

5. Access & Advertising

- Access must be obtained from the existing service road.
- No free standing advertising signs will be allowed in terms of Regulations on Advertising on or visible from the National Road as published in Government Gazette no 6968 dated 22 December 2000.

6. Noise

SANRAL will not be held liable should it be found at any future time that noise emanating from the road presents a problem for the development adjacent to the road and therefore either the developer, land owner or Local Authority will be liable for taking such steps as may be necessary to reduce the noise complained of.

Yours Sincerely



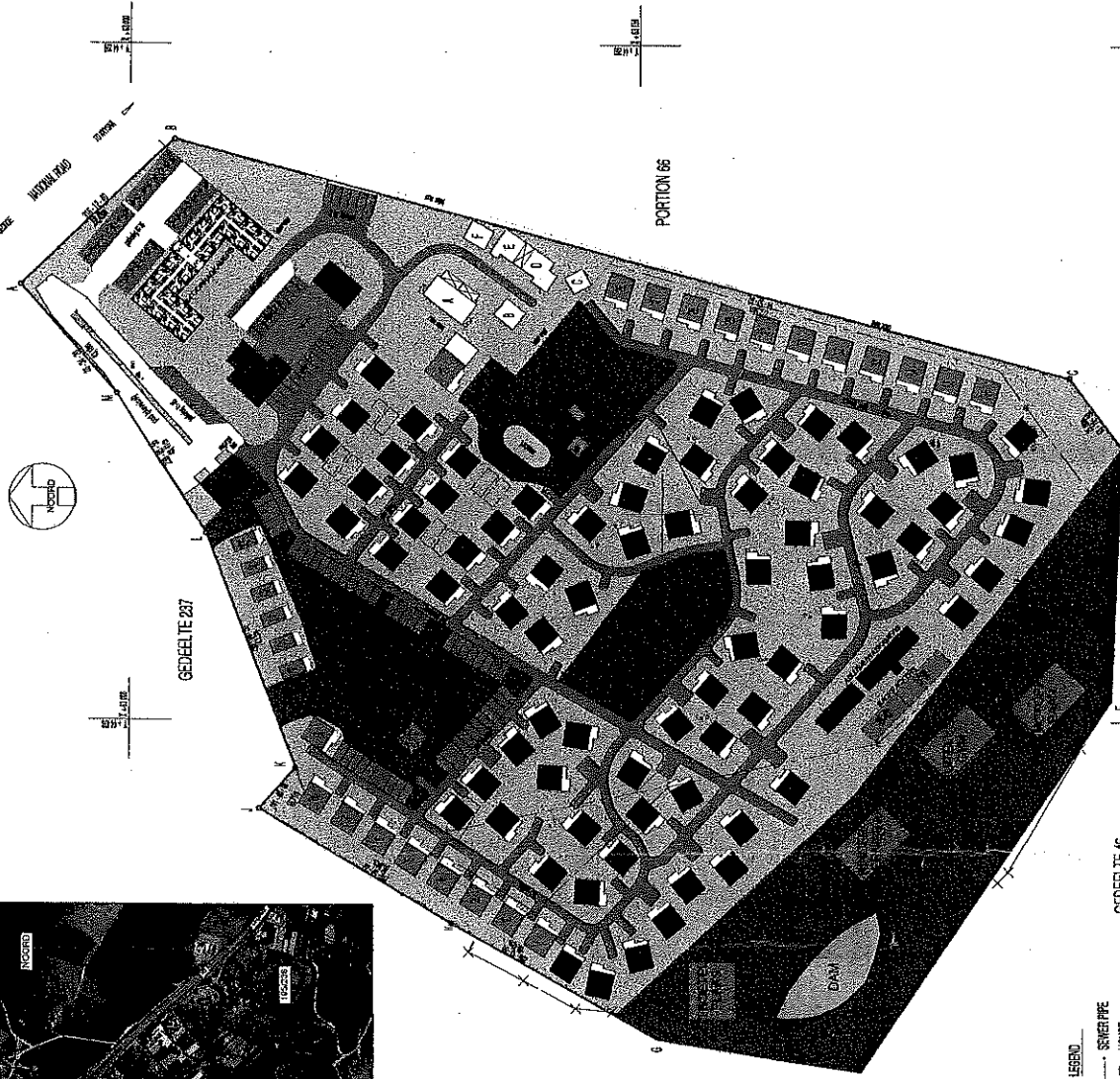
.....
RANDALL CABLE
REGIONAL MANAGER

ID5772192



GEORGE COUNTRY RESORT
KRAIBOSCH
Munisipaliteit

GEDEELTE 45



- LEGENDE
- SERVICEPY
 - - HOUSE
 - BUILDING
 - MANHOLE COVER
 - BOUNDARY LINE
 - ▲ BENCH MARK
 - BOUNDARY BEACON
 - POWER POINT

WYSIGING VAN VOORWAARDES VIR VERVANGING VAN 88 BESTAANDE WOONSTAMPPLAKKE MET AKKOMMODASIE-EENHEDE EN OORNAAGKERS KRAAGTENS ARTIKEL 15.2 (b) EN VERGUNNINGSGEBRUIKE VIR FUNKSIONELE KRAAGTENS ARTIKEL 15.2 (a) VAN DIE VERORDENING OP GRONDGEBOUWBEPLANNING VIR GEORGE MUNISIPALITEIT, 2015

VOORGESTELDE

1. Voorgestelde vervanging van 88 woonstampplakke as volg:

- 76 Bestaande woonstampplakke met 76 akkommodasie-eenhede;
- 12 Woonstampplakke met 24 vergoedingsreëls (aan ratio van 2 kamers per woonstampplak).

2. Voorgestelde Vergoedingsgebruik vir:

- Prinsipale (Function Venue) Benutswaardige huise en kerkgeboue;
- En
- Individuele (Tourist Facilities) - soos aangegeven op plan

Informele parkeerterrein en padde

Parke

Tussenruimtes en oopruimtes

BESTAANDE

- 40 Akkommodasie-eenhede reeds goedgekeur en ontwikkel ter vervanging van 48 woonstampplakke (Vern. Goedgekeuring Dpt. van Grondwetingsake en Ontwikkelingsbeplanning : 1504/12/02/sem 195265, 11 Desember 2014)

Opdragverrekening / Administratiewe / Geriewe

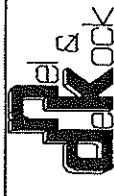
A - F Chabes (historiese goedgekeur)

OPMERKINGS:

1. Hierdie herontwikkelingsplan (Nr. GW223-1) vervang Teregningplan (April 2014) wat op 14 Julie 2014 deur die Munisipaliteit van George goedgekeur is - lees saam met plan Bylae A wat die aanskaf van 28 Augustus 2013 vergesel het en n resultaat is van Voorreëls 5 (i) 2013 in Departement van Grondwetingsake en Ontwikkelingsbeplanning se goedgekeurde Teregningplan 11/2014.
2. Die bestaande woon-akkommodasie-eenhede, met slipplakke aangegeven, sal goedgekeur word wanneer die gebruik daarvan verval, terwyl die akkommodasie-eenhede gebruik sal word vir toeristiese gebruik nadat alle stampplakke deur akkommodasie-eenhede vervang is.
3. Bestaande rioolreëls en kraagpunte sal verskuif word waar dit voortaan op stampplakke wat by die ontwikkelingsbeplanning is.
4. Parkering by die voorgestelde eenhede 41-116 sal voorsien word op die gras tussen die eenhede om harde oppervlakte te beperk.
5. Die voorgestelde eenhede sal direk aan ontwerp en aanleg van die eenhede wat reeds ontwikkel is.
6. By die voltooiing van die ontwikkelings, soos nou voorgestel, sal daar nie meer goedgekeurde stampplakke wees wat vervang kan word nie.

WYSIGING VAN VOORWAARDES GEORGE COUNTRY RESORT KRAIBOSCH 195/236 GEORGE

SKAAL 1 : 1500 (A3) SCALE

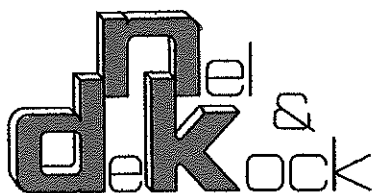


Town and Regional Planners
Stads- en Streekbeplanners
Tel: (044) 874 5307
Fax: (044) 874 5354
E-pos: E-mail: info@mrmb.co.za

Begrip	D.N.	Plan
Goedgekeur	rel	No
Geteken		
Datum		
Date		

G/W/223-1

KOPIEREG VOORBEHOU / COPYRIGHT RESERVED



Stads- en Streekbeplanners
Town and Regional Planners

Yorkstraat 56 York Street | Posbus 1186/P.O. Box 1186 | George 6530 | Tel: (044) 874 5207 | Cell: 082 569 2438
E-pos/E-mail: neldek@nwweb.co.za

18 Junie 2021

Your Ref: W11/5/3-2/7-56

Die Streeksbestuurder
SANRAL
Privaatsak X19
BELLVILLE
7535

Vir Aandag: René de Kock

Meneer

VOORGESTELDE WYSIGING VAN VOORWAARDES EN VERGUNNINGSGEBRUIK
OP GEDEELTE 236 VAN PLAAS KRAAIBOSCH 195, GEORGE COUNTRY RESORT,
GEORGE.

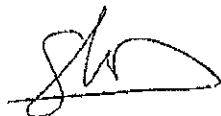
Ons skrywe van 14 Junie 2021 waarvolgens aansoek gedoen word vir 'n opgedateerde
goedkeuring vir hierdie aansoek en René de Kock se e-pos van 17 Junie 2021 verwys.

Geliewe daarop te let dat die plan wat u 9 Maart 2020 goedgekeur het, nl. Plan Nr.
G/W/223-1, vir 16 meer chalets voorsiening gemaak het. Na aanleiding van insette deur
die Departement van Omgewingsake en Ontwikkelingsbeplanning is die uitleg in 'n
gering mate gewysig. Daarvolgens maak meegaande gewysigde Plan Nr G/W/223-2
nou voorsiening vir 16 minder chalets. Andersins bly die uitleg presies dieselfde as dié
wat u reeds goedgekeur het.

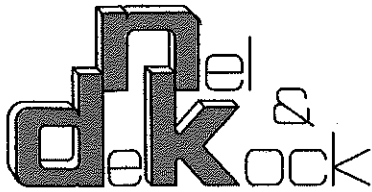
In diens van die Suid-Kaap sedert 1985 – Kususela ngo 1985 – Serving the South Cape since 1985
Direkteur/Director: G.A. (Deon) Nel Pr. Pln A/520/1987 BA(Stel), M(S&S)(Stell).

Dit word vertrou dat u ons voorstel in orde sal vind en om spoedig van u te verneem.

Die uwe

A handwritten signature in black ink, consisting of a stylized 'D' followed by a horizontal line and a small flourish.

Nel & de Kock Stads- en Streekbeplanners
per: Deon Nel Pr. Pln A520/1987



Stads- en Streekbeplanners
Town and Regional Planners

Yorkstraat 56 York Street | Posbus 1186/P.O. Box 1186 | George 6530 | Tel: (044) 874 5207 | Cell: 082 569 2438
E-pos/E-mail: neldek@mweb.co.za

14 June 2021

Your Ref: W11/5/3-2/7-56

Regional Manager

SANRAL

Private Bag X19

BELLVILLE

7535

For attention Mr. Randell Cable

Sir

NATIONAL ROUTE 2 SECTION 7: AMENDMENT OF CONDITIONS: GEORGE
COUNTRY RESORT, PORTION 236 OF FARM KRAAIBOSCH NO 195, GEORGE
DISTRICT.

An application dated 28 January 2020 and your response dated 9 March 2020 refers.

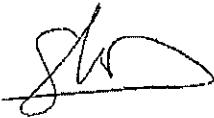
We want to thank you for your prompt response to our application. Unfortunately the Municipality of George for some unknown reason, does not have the same urgency. We are still waiting for a final decision on our application. The Municipality now informed us that they will "net sekerheid rakende die belyning van die paaie kry, soos tans deur SANRAL beplan". We notified them that SANRAL already supported the application as stipulated in your letter dated 9 March 2020. Either they did not get a copy of your letter or they are kicking for the touch linewhich I think is the case in this instance.

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

A final decision by the Municipality will now, however, be delayed once again as your approval lapsed 6 months after date of approval. Therefore you are kindly requested to renew your approval. As the proposal provides for the conversion of the remaining 88 caravan stands into accommodation units and overnight rooms, it will be implemented as the demand increases. You are therefore requested to omit the conditions regarding the 6 months lapsing period.

We trust to experience once again your good service and to hear soon from you.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Deon Nel', written over a horizontal line.

Nel & de Kock Town and Regional Planners
per: Deon Nel Pr. Pln A520/1987

Reference: W11/5/3-2/7-56
Date: 18 June 2021
Email: dekockr@nra.co.za

Fax Number: +27 (0) 21 910 1699
Direct Line: +27 (0) 21 957 4600
Website: www.nra.co.za



Mr Nel
NEL & DE KOCK TOWN & REGIONAL PLANNERS
PO Box 1186
GEORGE
6530

Dear Mr Nel

NATIONAL ROUTE 2 SECTION 7: AMENDMENT OF CONDITIONS: GEORGE COUNTRY RESORT: PORTION 236 OF FARM KRAAIBOSCH 195, GEORGE DISTRICT

Thank you for your letter dated 18 June 2021.

The South African National Roads Agency SOC Limited (SANRAL) approves the General Layout Plan for the George Country Resort, Drawing no: G/W/223-2, dated March 2020 in terms of Section 48 of The South African National Roads Agency Limited and National Roads Act, 1998, subject to the following conditions:

1. Building restriction area

- 1.1 The municipal building line will be applicable on the properties adjacent to the road reserve of the national road.

2. Costs and indemnity

- 2.1 SANRAL shall not be involved in any expenditure in connection with and shall not be responsible or liable for:
- the erection of any structures
 - any financial responsibility or liability for any claim from the applicant which may occur from the lapsing of the approval.
- 2.2 Any action taken by the applicant in connection with the approval shall be regarded as an acceptance and compliance with the conditions including the indemnity.

3. Validity period

- 3.1 This approval shall lapse -
- unless the structures are completed within a period of six (6) months from the date of approval by SANRAL, provided that the applicant may, prior to the date of expiry, apply in writing for an extension of the completion period; and

- in the event of the applicant not complying with any of the conditions as imposed by SANRAL.

4. Additional legal requirements

- This approval shall bind any successor-in-title to the land on which the structures have been established.
- This approval does not exempt the applicant from the provisions of any other Act.
- Any further development will be subject to SANRAL's approval.

5. Access & Advertising

- Access must be obtained from the existing service road.
- No free standing advertising signs will be allowed in terms of Regulations on Advertising on or visible from the National Road as published in Government Gazette no 6968 dated 22 December 2000.

6. Noise

SANRAL will not be held liable should it be found at any future time that noise emanating from the road presents a problem for the development adjacent to the road and therefore either the developer, land owner or Local Authority will be liable for taking such steps as may be necessary to reduce the noise complained of.

Yours Sincerely



.....
RANDALL CABLE
REGIONAL MANAGER

ID 9369237

CONVEYANCER CERTIFICATE

I, DE WAAL ESTERHUYSE,

a Conveyancer practising at DE WAAL ESTERHUYSE, PARKLANDS certify that I have examined the deeds with respect to the undermentioned property and have found that there are no restrictive conditions registered against such property prohibiting it from being utilized for the development of a Resort, namely:-

**PORTION 236 (a portion of Portion 46) OF THE FARM KRAAI BOSCH NUMBER 195
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE**

IN EXTENT: 5,4815 (FIVE comma FOUR EIGHT ONE FIVE) HECTARES

HELD by Deed of Transfer Number T20814/2000

registered in the names of:-

**RONALD JOMAR MEYER
IDENTITY NUMBER: 630427 5127 08 2
UNMARRIED**

SIGNED at PARKLANDS on this 2nd day of DECEMBER 2019.


DE WAAL ESTERHUYSE

de waal esterhuyse ing.

prokureurs - notaris - aktebesorgers

registrasienommer: 2012/047275/21

kantoor c6 | leonardo park | linkweg | parklands | 7441
postnet suite #252 | privaatsak x3 | blouberg | 7447

dx 9 blaauwberg

aktekantoor busnommer 250

T 021 557 2967 F 086 402 4669

www.esterhuyse.co.za

btw-registrasienommer: 4200260851

ONS VERW: DE W ESTERHUYSE/tr
U VERW: KITTY

29 NOVEMBER 2019

MNRE BRAND & VAN DER BERGH
PER E-POS

REKENINGSTAAT

AKTEBESORGERSERTIFIKAAT: RJ MEYER & C & SG MULLER

Ons debiteer u soos volg:-

Fooi tov nasiek in Aktekantoor en opstel
van Aktebesorgersertifikaat
Posgelde en kleinkas

1 000,00

150,00

1 150,00

BTW bereken teen 15%

172,50

TOTAAL

R1 322,50

Die uwe
DE WAAL ESTERHUYSE ING

PER:

