

GEORGE ERF 25537

PROPOSED REZONING & SUBDIVISION

(Meulenzicht Landgoed)



CLIENT:

PREPARED BY:

CAPE ESTATES PROPERTIES(PTY)LTD

MARIKE VREKEN URBAN & ENVIRONMENTAL PLANNERS



October 2025

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SECTION A :**BACKGROUND****1. INTRODUCTION**

Mariké Vreken Urban and Environmental Planners has been appointed by **Cape Estates Properties(Pty)Ltd** to acquire development rights for a residential development with various housing typologies, including ancillary community and recreational facilities on George Erf 25537.

This property is zoned for agricultural purposes and are included in the demarcated urban edge for George Municipality.

In parallel with the abovementioned planning application, **Hilland Environmental** has been appointed as Environmental Assessment Practitioners (EAP) for the preparation and submission of the application for 'environmental authorisation' by the 'competent authority' in terms of the provisions of the National Environmental Management Act, 1998 (Act 107 of 1998).

In order to obtain the desired development rights on the application area, additional approvals are required, such as:

- Approval for the Subdivision of Agricultural Land in terms of Act 70 of 1970;
- Environmental Authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998);
- Approval in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999).
- Approval in terms of Section 53(2) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014);

This report serves as the Motivation Report for the application for rezoning and subdivision of George Erf 25537.

1.1. The Application Area

The application area consists of George Erf 25537. The property is 65,97 ha in extent and currently zoned and used for agricultural purposes. The Zwart River forms the north eastern boundary of the application area.

The figure below shows the application area for the purposes of the land development application:

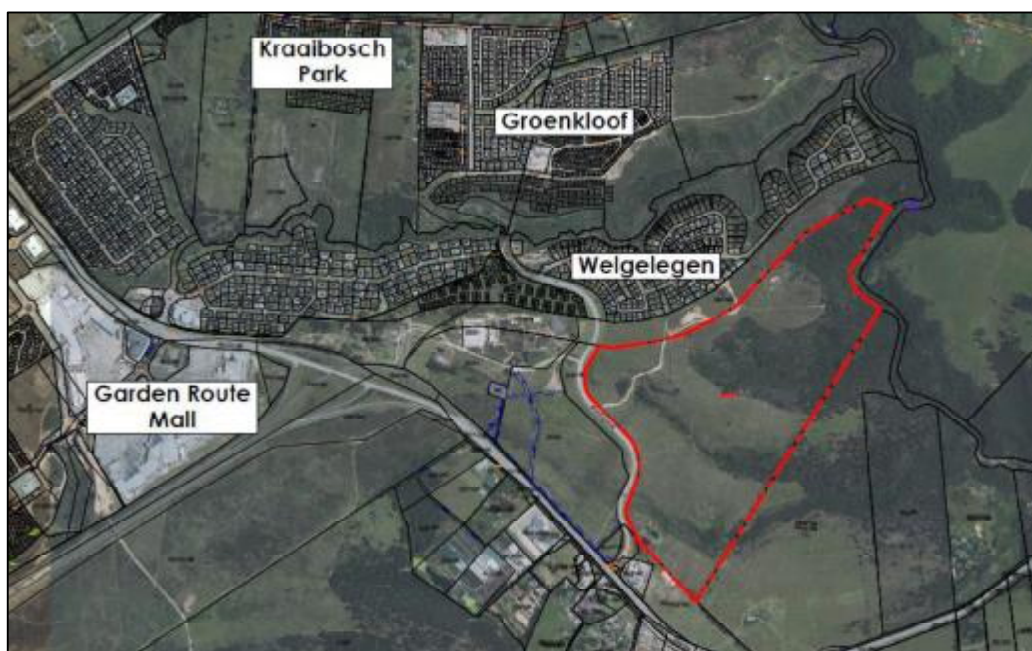


FIGURE 1: THE APPLICATION AREA

1.2. Pre-Application Consultation with George Municipality

Pre-application consultation was held with George Municipality's Town Planning Pre-application panel on 19 March 2024 regarding the proposal (Pre-application meeting minutes are attached as **ANNEXURE A**). The issues raised during the pre-application consultation is summarised in the table below:

Concern	Reference in Report
(i) Need to address compliance with MSDF 2023, LUPA, SPLUMA, George Integrated Zoning Scheme, 2023 etc	Par 16, Par 17, Par 18.1, Par 18.2
(ii) Refer to Policy Theme C2.4: PG b (Including guideline xvi.) in terms of the MSDF 2023	Par 16
(iii) Refer to the MSDF, 2023 in terms of categories for retail development (convenience categories)	Par 16
(iv) To take cognizance of the Development parameters listed under Estate Housing	Par 5.1
(v) Consider a mixture of typologies and densities	Par 4.1
(vi) Management of the natural open space to be confirmed. Need to demonstrate if the functioning of these areas will be possible with the implementation of the development	Par 4.9
(vii) Stormwater management to be addressed as part of the land use application and layouts.	Part of Engineering report

Concern	Reference in Report
(viii) Masters POA may be required for the management of an Environmental Management Plan in terms of the open space network	Par 4.9
(ix) Linkage to future development to the East must be secured and incorporated in the proposal (194/4). Public Road network to be provided. The latter must tie up with the current investigations done in collaboration with CES. This road network to be confirmed and incorporated in the proposed development.	Par 4.6
(x) The Development will trigger the requirement to conclude the road linkage from Welgelegen towards Groenkloof	Par 8?
(xi) To take note of statutory building lines in terms of the future N2 extension area	Par 4.3
(xii) Road networks/accesses to be discussed with CES.	To be addressed in TIA
(xiii) Phasing of the Development may be proposed on submission of SDP	Refer to Par 4.8

2. THE APPLICATION

Marika Vreken Urban and Environmental Planners have been appointed by the **Cape Estates Properties Outeniqua (Pty)Ltd** (refer to **ANNEXURE B** for Power of Attorney & Company Resolution) to prepare and submit the required application documentation (refer **ANNEXURE C**: for the Application Form) for:

- (i) The rezoning of George Erf 25537 from "Agriculture Zone I" to a "Subdivisional Area", consisting of 1x Single Residential Zone II erf (Estate Housing Site); 1x Agricultural Zone I erf; 1x Utility Zone erf, and 1x Transport Zone II erf in terms of Section 15(2)(a) of the Land Use Planning Bylaw for George Municipality, 2023.
- (ii) The Subdivision in terms of section 15(2)(d) of the Land Use Planning Bylaw for George Municipality, 2023 of the subdivisional Area applicable to Erf 25537, George into 4 Portions consisting of:
 - (a) Portion A: 1x Single Residential Zone II erf (Estate Housing Site)
 - (b) Portion B: 1x Utility Zone erf;
 - (c) Portion C: 1x Transport Zone II erf;
 - (d) Remainder: 1x Agricultural Zone I erf;
- (iii) Subdivision in terms of section 15(2)(d) of the Land Use Planning Bylaw for George Municipality, 2023 of Portion A: Single Residential Zone II Erf (Estate Housing Site) applicable to Erf 25537, George into x260 Single Residential Zone II Erven (Estate Housing) consisting of:

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- (e) 177x Dwelling House erven
 - (f) 47x Group Housing erven
 - (g) 15x Private Streets
 - (h) 20x Private Open Space erven
 - (i) 1x Club House erf.
- (iv) A permanent departure from the development parameters for “estate housing” to increase the size of the developable area of the estate housing site from 5ha to 32.5ha in terms of Section 15(2)(b) the Land Use Planning Bylaw for George Municipality, 2023.

In order to obtain the desired development rights on the application area, additional approvals are required, such as:

- Approval for the Subdivision of Agricultural Land in terms of Act 70 of 1970;
- Environmental Authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998);
- Approval in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999).
- Approval in terms of Section 53(2) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014);

3. PROPERTY DESCRIPTION, SIZE AND OWNERSHIP

A copy of the Title Deed of the application area (George Erf 25537), that includes the information outlined below is contained in **ANNEXURE D**.

The SG Diagram for the application area are contained in **ANNEXURE E**, and a Conveyancer’s Certificate addressing the applicable servitudes that affect the application area is contained in **ANNEXURE F**.

Several Servitudes bisects the application area, and a Servitude Map, as prepared by VPM Surveys is attached as **ANNEXURE G**.

Title Deed Description:	Erf 25537 in the Municipality and Division of George, Western Cape Province.
Property Owner:	Cape Estates Properties Outeniqua (Pty)Ltd Reg No 199300659007 – A copy of the Company CIPC Form, is attached as ANNEXURE S .
Title Deed No:	T56147/2010
Title Deed Restrictions:	None
Bonds:	Yes – Investec – A copy of the proof of the bond holder’s consent it attached as ANNEXURE H
Property Size:	66,3788 ha

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Servitudes: Entitled to a right of way servitude over Portion 278 of the Farm
Kraai Bosch No 195

SECTION B :**DEVELOPMENT PROPOSAL****4. DEVELOPMENT DESCRIPTION**

The development proposal entails the development of a residential estate with different housing typologies as well as a club house with communal recreational facilities, and community facilities. The proposed development will consist of freehold title development single residential and group housing units:

The remainder of the development will remain as "Agriculture Zone I" and once the owners have decided on future development proposals for this remaining portion, the relevant development applications will be lodged.

The development proposal consists of a residential estate, that will be zoned "Single Residential Zone II" for "Estate Housing". According to the George Municipality's Zoning Scheme Bylaw, the *objective of this zone is to provide a high degree of flexibility for low- to medium-density residential projects which have integrated site and design features, and which require individual design solutions and individually tailored development control provisions. This zone should not accommodate a resort but is particularly suitable for residential estates that are governed by a property owners' association, with or without security control, in accordance with section 29 of the Planning Bylaw access control and coordinated design requirements.*

The proposed layout was informed by various environmental informants on the site such as drainage lines, wetland buffers, steep slopes, and ecological corridors.

This development area on the eastern side of Urbans Boulevard will be known as "**Meulenzicht Landgoed**". The Meulenzicht Landgoed development will consist of the following land uses:

- An Estate Housing Site, consisting of:
 - 177x single residential erven;
 - 47x Group Housing Erven;
 - Private Streets,
 - Private open spaces (including a club house),
- 1x Utility Services erf;
- And a public street.

The development proposal is described in more detail below:

4.1. Farm Subdivision

The proposal is to subdivide the Farm (Erf 25537) into two portions, namely, into two (2x) portions: (Portion A = ±37,0835ha) and a Remainder of ± 29,2953 ha, in terms of Section 15(2)(d) of the George Municipal Land Use Planning By-law, 2023.

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The Remainder will remain as an "Agriculture Zone I" property. There is no current proposal for development on this portion, and once a decision has been made regarding future development on this portion, a new / fresh development application will be lodged.

Access to the Remainder of Erf 25537 will be via Portion A, with a new temporary right of wat servitude that will be registered.



FIGURE 2: SUBDIVISION OF ERF 25537 INTO TWO PORTIONS

4.2. Estate Housing: Single Residential Erven

The Meulenzicht Landgoed development on the eastern side of Urbans Boulevard Drive consists mostly of single residential erven. A total of 177 single residential freehold title erven with erf sizes varying between 850m² – 950m². These two phases of single residential erven cover ± 16.6556 (17.47% of the application area), and are located on the northern and southern side of the prominent drainage channel that bisects the application area.



FIGURE 3: SINGLE RESIDENTIAL ERVEN

4.3. Estate Housing: Group Housing Erven

A total of 47x group housing erven is proposed and the groups housing erven cover ± 3,803 ha (3.5%) of the application area.

The group housing erven are located north of the Sasol filling station and truck stop on Portion 400 of the Farm No 195, to the south of the application area.

The northern edge of the group housing site is defined by the edge of the aquatic buffer of the water course running to the north of the group housing site.

Sizes of the group housing erven ranges from $\pm 400\text{m}^2$ to 550m^2 . The density of the group housing development is $\pm 12,6$ units / ha. The proposed group housing erven are shown in the figure below:



FIGURE 4: GROUP HOUSING ERVEN

4.4. Utility Services

One (1x) utility site is proposed. The one utility site (Erf 211 = 1322 m^2) will be created to accommodate a wastewater treatment works. This will be a freestanding utility property, not part of Meulenzicht Landgoed. The residential estate, and the future public street is located between the utility site and Urbans Boulevard.



FIGURE 5: UTILITY SERVICE ERVEN

4.5. Estate Housing: Private Open Spaces & Club House

The open spaces in the proposed development will be private open spaces, belonging to the Homeowners' Association. The open spaces were designed to accommodate the identified ecological corridors (biodiversity and wetland buffers). Further to this, green lungs are proposed through the residential erven, to create an attractive and spacious landscaped neighbourhood.

A total of 20 x private open spaces are provided. These open spaces cover an area of ± 12.45 ha and constitute 18.76% of development site.

Erf 226 (1869 m²) will be used for a club house. The figure below shows the locality and extent of the private open spaces in the proposed development.



FIGURE 6: PRIVATE OPEN SPACES

4.6. Public & Private Streets and Access and Egress

Given the curves and topography and the steepness of Urbans Boulevard, it is challenging to provide more than one safe access to the eastern side of the development.

The access to the east of Urbans Boulevard is provided at the position of the existing servitude road. This point is the safest position for an access, with the best sight distances in a northwestern and south eastern direction along Urbans Boulevard. Given the curved alignment of Urbans Boulevard, and the vertical slope of the road, it is not safe to provide more than this one access point to the East of Urbans Boulevard.

Permanent access to Meulenzicht Landgoed development will be from newly built roads connecting via a proposed traffic circle onto the existing road Urban Boulevard which connects to the N2 National Road.

All roads within the development will be private streets, except for the proposed future link towards Portion 4 of Farm 194, to the east of the application area.

Access to the Remainder of Erf 25537 will be via Portion A, with a new temporary right of way servitude that will be registered.

The proposed roads and streets are shown in the figure below:

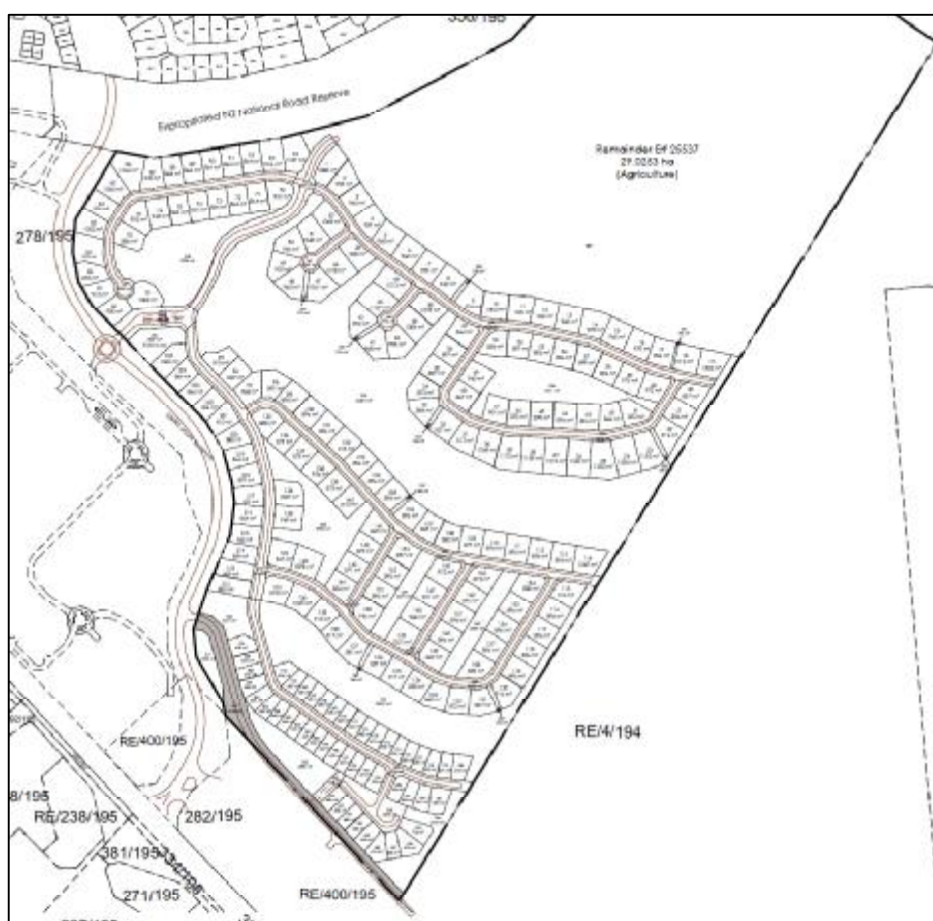


FIGURE 7: PROPOSED ROADS & STREETS

4.7. Overall Density for the Proposed Development

The proposed density of the entire application area will be ± 224 units. This is calculated as follows:

Meulenzicht Landgoed	Phase	No Units
Full Title Erven	1	83
Full Title Erven	2	47
Full Title Erven	3	25
Full Title Erven	4	69
Treatment Plant	5	
Total		224

A density of 224 units on the entire application area of 37.11ha (*66.3788 ha minus the Agricultural remainder of 28,5678 ha*) calculates to an overall density of ± 6 units per ha.

4.8. Proposed Phasing

The proposed future density of the entire property will be ± 224 units over 5 phases. The implementation of the phases will be determined by the market demand. The proposed phasing is illustrated in the figure below:



FIGURE 8: PROPOSED PHASING

4.9. Governance

The Applicant proposes the formation of a Homeowners Association. The Homeowners' Association will control, administer and manage the land, the erven, the common property and the facilities and services as described in the development's Constitution.

The HOA will manage all open spaces.

5. GEORGE ZONING SCHEME BY-LAW

The George Zoning Scheme Bylaw prescribes the following development parameters for the following land uses that will be included in the proposed development:

5.1. Estate Housing

The George Zoning Scheme Bylaw prescribes the following specific design guidelines for "Estate Housing" sites:

Development Parameter	Prescribed	Development Proposal	Comments
Maximum size of estate housing site	may not exceed 5ha developable area	±32,5 ha	Departure Required
Emergency exit;	the Municipality may require estate housing sites to have an emergency exit	Provided west of Urbans Drive / also future public road to Portion 4/194	Comply
provision of pedestrian networks	provision of pedestrian networks within the estate and/or along the main access road of the estate	Accommodated on communal open spaces and road reserve	Comply

Except for the 5ha restriction for estate housing, the proposal is consistent with the prescribed development parameters of the Integrated George Zoning Scheme Bylaw.

6. CIVIL INFRASTRUCTURE SERVICES

Lyners Consulting Engineers and Project Managers was appointed to investigate the provision of civil services and to prepare a civil services report for this application. A copy of this report is attached as **ANNEXURE I**. This report concluded that:

6.1. Potable Water

The total Annual Average Daily Demand will therefore be 300.23kL/day (3.5l/s) with a peak demand of 16.1l/s.

The following treatment capacity of the existing infrastructure are confirmed:

- 20MI/day capacity upgrade of the new treatment works is in progress with an estimated completion date of February 2025.
- The treatment works will have sufficient capacity for the development in its entirety once the 20MI/day capacity upgrade is commissioned.

The development falls within the George Main Zone and Kraaibosch reservoir zone. The zone has sufficient capacity with the current theoretical demand, but insufficient capacity in the theoretical fully occupied demand, and cannot support the full development, i.e. the implementation of the next reservoir (2MI) is required to service the full development.

The current supply pipes to and from the existing reservoir and water tower will be relocated to the proposed road reserves as requested by the George Municipality.

6.2. Sewerage

The total Peak Daily Dry Weather Flow will therefore be 144.48kL/day (1.7l/s) with a peak demand of 4.25l/s.

The Outeniqua Wastewater Treatment works currently has sufficient capacity to support the proposed development.

The development falls within the Outeniqua WWTW drainage area.

- The development falls within the future Kraaibosch 3 pump station drainage area. The infrastructure required to convey sewage of the proposed development to the south and west has not been implemented.
- Bulk conveyance infrastructure (pipelines and pump stations) will require implementation by the developer to connect to the Municipal sewer network if the developer want to proceed with the option to connect to the existing sewer network.

The proposal for connection to the sewer network / system, which includes the master plan system is to design, implement, operate and maintain an on-site wastewater treatment package plant. The Developer should however note the requirements in terms of the National Water Act and registration as a Water Services Intermediary with the Municipality for compliance monitoring. The Developer should note that this proposal includes the added advantage of treated effluent that could potentially be used for non-potable use that will reduce the potable water demand. The treated effluent will either be discharged into the existing watercourse or reused for irrigation purposes on the open green spaces.

6.3. Storm Water Management

A copy of the Storm Water Management Plan as prepared by **Lyners Consulting Engineers and Project Managers**, is attached as **ANNEXURE J**. The natural drainage patterns of the site channel the surface water flow towards existing watercourses situated

in two valleys running through the centre of the two areas, which ultimately meet with the Swart River along the eastern boundary of the site. The natural drainage direction of the site will be incorporated in the internal network's detail design phase.

Existing stormwater infrastructure on the proposed development footprint consist of 450mmØ stormwater pipes adjacent and crossing Urbans Boulevard road and Stormwater portal culverts crossing Urbans Boulevard. The proposed development will not be connecting onto the existing 450mmØ stormwater pipe network. The capacity of the existing stormwater culverts will be verified during detail design phase and will be upgraded if needed. The existing stormwater dam on Meulenzicht Landgoed may be utilised as a 'wet' stormwater retention pond.

7. ELECTRICAL INFRASTRUCTURE SERVICES

Lyners Consulting Engineers and Project Managers was appointed to investigate the provision of electrical services and to prepare an electrical services report for this application. A copy of this report is attached as **ANNEXURE K**. This report concluded that:

7.1. Electrical Load

The anticipated electrical load for this total development is **539.68kVA**.

7.2. Existing Electrical Capacity

The specific area to be developed falls into the electricity supply area of George Municipality, and bulk services will be provided from the nearest municipal network with adequate capacity.

7.3. Bulk Electrical Services

A new 11kV underground ring feed must be installed through the development. New miniature substations must be installed on the ring feed to supply the specific areas of the development.

The one end of the ring will be connected at RS-N2 which will be the primary supply. The other end of the ring will be connected to the Future SS-Welgelegen, which will provide a back-up connection to the development.

The existing overhead 11kV line across the development to feed the reservoir transformer, must be replaced with an underground cable. All other existing overhead lines must be removed.

7.4. Conclusion

Lyners have investigated the proposed development opportunity and are satisfied that the Electrical Service Availability Technical Report from GLS indicated no electrical supply constraints in terms of available capacity and that the site is suitable for the intended development from an Electrical Engineering point of view.

8. TRANSPORT IMPACT

ITS Consulting Traffic Engineers was appointed to investigate the Transport Impact of the proposed development. A copy of this Transport Impact Assessment (TIA) is attached as **ANNEXURE L**. This report concluded that:

8.1. Existing Roadways

The following roads are located in proximity of the development:

- N2 National Road: Class 1 highway with two lanes per direction and a posted speed of 100/80 km/h. No parking is allowed along this road and there is a median and street lighting in both directions.
- Knysna Road: Class 2 primary arterial with two lanes per direction and posted speed varying between 60 km/h and 80 km/h. No parking is available along this median-divided road. Street lighting is provided in both directions.
- Urbans Boulevard: Class 3 road with one lane per direction with shoulders and sidewalks on both sides of the road. Street lighting is provided in both directions. This road provides access to the Welgelegen Estate and the Outeniqua Family Market. It will also be the primary access to the proposed development.

8.2. Future Roadways

A significant amount of planning has gone into the road network within the vicinity of the proposed development, and this is documented in several studies. The figures below show an extract of the Kraaibosch Roads Master Plan (2022), and the Welgelegen Roads Master Plan (2008).



FIGURE 9: EXTRACT – KRAAIBOSCH ROADS MASTER PLAN (2022)

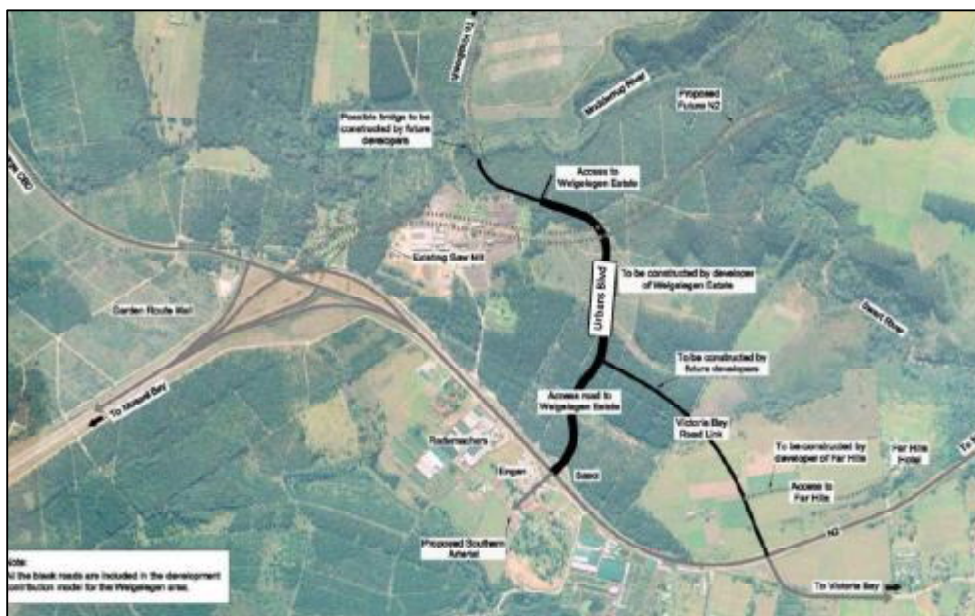


FIGURE 10: EXTRACT – WELGELEGEN ROADS MASTER PLAN (2008)

The following are relevant based on the above long-term roads master plans:

- The extension of the N2 to the west across the existing Sawmill, south of the Welgelegen Estate and to the north of the proposed development. The timeframe for this future extension is unclear, but this was considered in the development of the SDP and this transport study.
- The extension of Urbans Boulevard across the Modderug River to link up with Road 5.3 in the Kraaibosch Area in line with the roads planning in the areas.

One key consideration is at what point is the link and the bridge across the river required.

- A link between Urbans Boulevard and the N2 at the Victoria Bay intersections.
- Primary Access in/out of the area is via Urbans Boulevard and the roundabout intersection with the N2. This intersection is currently being upgraded, and the roundabout is reconstructed as part of an upgrade project of the N2.
- It is planned to extend Urbans Boulevard to the west in what has been labelled the Southern Arterial.

During the development of the SDP for the proposed development, the long-term road plans were considered. This includes the public transport needs along these links which could in the future be used by the Go George Bus system.

8.3. Existing Intersection Operations

The evaluation of the existing intersection operations was based on the 2025 peak hour traffic volumes. All the intersection operation analyses were performed in accordance with the procedures stated in the latest Highway Capacity Manual (HCM). The intersections in the study area were analysed to determine the level of service (LOS), delay per vehicle (in seconds) and volume per capacity (V/C) for each intersection in the peak hour.

Based on the existing conditions analysis it is evident that all the intersections are operating acceptably during both the typical weekday AM and PM peak hours. There are no improvements required at any of the study intersections for the existing conditions.

8.4. 2030 Background Conditions

The 2030 Background Conditions include the 2025 Existing Conditions with a 4% growth rate applied along the N2 for 5 years. A 4% growth was determined by comparing the October 2023 hourly flow on the N2 with the May 2024 hourly. These volumes are measured by a SANRAL counting station just south of the N2/Knysna Road I/C. This is a relatively high annual growth rate and is unlikely to be sustained over a prolonged period. It was used for this study to ensure that a conservative future demand scenario is tabled, specifically considering all the developments currently occurring in this area of George and Kraaibosch.

Based on the background conditions analysis it is evident that all the intersections are operating acceptably during both the typical weekday AM and PM peak hours. There are no improvements required at any of the study intersections for the existing conditions.

8.5. Site Layout and Accesses

The salient points to note from a traffic perspective are the following:

- The development will be getting access via a single access (Roundabout controlled) off Urbans Boulevard. The topography of Urbans Boulevard and

the sight distance requirements for side road accesses necessitate a single access. This results in two substantial portions of land getting access via a single security entrance and a single roundabout access onto Urbans Boulevard.

- The need and requirements to provide a link road through to the N2/Victoria Bay Intersection are provided to the north of the Sasol Property boundary. The Victoria Bay Link Road intersects with Urbans Boulevard within the inside of a horizontal curve. The location and the sight distances were checked and are acceptable. The link road turns back to the south to run along the property boundary of the neighbouring land (Sasol Property, Erf 197/278). The proposal is to build the road and define the road reserve around the property boundary so that both landowners provide equal land for the road. Access to the Sasol Property is shown indicatively on the SDP since it can be located at any reasonable location along the property boundary. The construction of this road is not included in the proposed development. It is not required by the development. The road reserve should be made available to the municipality.
- A temporary construction access is shown off Urbans Boulevard immediately to the south of the future N2 road reserve. This access will be temporary and will also in the meantime give access to the Garden Route Farmers Market. It will be closed at some point in the future.
- The security gatehouses and storage lengths ahead of these gatehouses are illustrated and show sufficient storage space to avoid entering queues spilling back into the public right-of-way.

8.6. Conclusions and Recommendations

The TIA concluded that:

- (i) It is expected that the proposed development will generate 227 vehicle trips in the AM peak hour (57 in/ 170 out) and 227 vehicle trips in the PM peak hour (159 in/68 out).
- (ii) From the capacity analysis of the different scenarios, the following can be concluded:
 - (a) Existing Conditions: All the intersections are operating acceptably during both the typical AM and PM weekday peak hours. No improvements are required at any of the study intersections.
 - (b) Background Conditions: All the intersections are expected to operate acceptably during both the typical AM and PM weekday peak hours. No improvements are required at any of the study intersections.
 - (c) Site Development Plan: The SDP was developed taking into account all the long-term road planning in the area, including the future extension of the N2, the need for a link road between Urbans Boulevard and the N2 at the Victoria Bay intersection and access to land-locked properties

not included in the development. The alignment and topography of Urbans Boulevard and the need for access to the N2/Victoria Bay link road limit the number of access opportunities off Urbans Boulevard. The optimal solution to service the land on either side of Urbans Boulevard was a single access point, controlled by a single-lane roundabout. A temporary access is proposed as a construction access and to also provide access via the SANRAL road reserve to the Garden Route Market.

(d) Total Traffic Conditions Scenario 3a: To accommodate the expected additional traffic that will be generated by the proposed development the following mitigation measures will be required:

- Construct a single-lane roundabout (Intersection 6) to provide access to Meulenzicht Landgoed and Oumeulen Village.
- Provide public transport laybys on either side of the roundabout along Urbans Boulevard. The design should be approved by the Go George team.
- Extend the ±30m southbound right turn lane at the N2/Knysna Road on-ramp to at least 120 m to accommodate the expected increase in queues.

(e) Total Traffic Conditions Scenario 3b:

- Based on the expected total traffic from Phases A and B (excluding Phase C and Phase 8A from Oumeulen Village) it is not required to extend Urbans Boulevard across the Modderrug River. The operations of Intersection 5 are still acceptable, but marginal increases in demand could result in operational failures. Therefore, it would be prudent not to allow further development along Urbans Boulevard unless the bridge and link to the Kraaibosch area across the Modderrug River are established. This should be verified through an updated TIA once most of the proposed uses on the property are operational.

- (iii) Adequate provisions for cyclists and pedestrians should be made within the estates. These facilities should link logically to the sidewalks and shoulders along Urbans Boulevard. The public facilities such as the gym should also provide secure bicycle parking.
- (iv) Prior to the Go George services operating along Urbans Boulevard, public transport users would be dropped off and picked up at the security entrances. Sufficient allowance should be made for these activities at the entrance gates.
- (v) The proposed development should be capped at the uses and trips evaluated in this study. The evaluation excluded the trips to/from the portions labelled as Phases A8 (Oumeulen Village) and C (Meulenzicht Landgoed). The traffic from these portions would most likely require that Urbans Boulevard be

extended across the Modderrug River to link to the Kraaibosch Area. This should be confirmed through an updated TIA once most proposed uses are completed and operational.

- (vi) It is concluded that the additional traffic from the proposed development can be accommodated on the transport network with minor mitigation requirements. It is recommended that the proposed development be approved from a transportation point of view provided that the required mitigation as defined in this study is in place.

SECTION C :**CONTEXTUAL INFORMANTS****9. LOCALITY**

(Plan 1: Locality Plan)

The application area is located south of Welgelegen Estate, and the expropriated N2 National Road, and to the north of the existing N2 National Road to Knysna. Urbans Boulevard forms the western boundary of the application area.

This development area will be known as **"Ou Meulen Village"** and the lower density development area east of Urbans Boulevard will be known as **"Meulenzicht Landgoed"**. The coordinates to the centre of **"Meulenzicht Landgoed"** at 33.988932°S 22.522531°E.

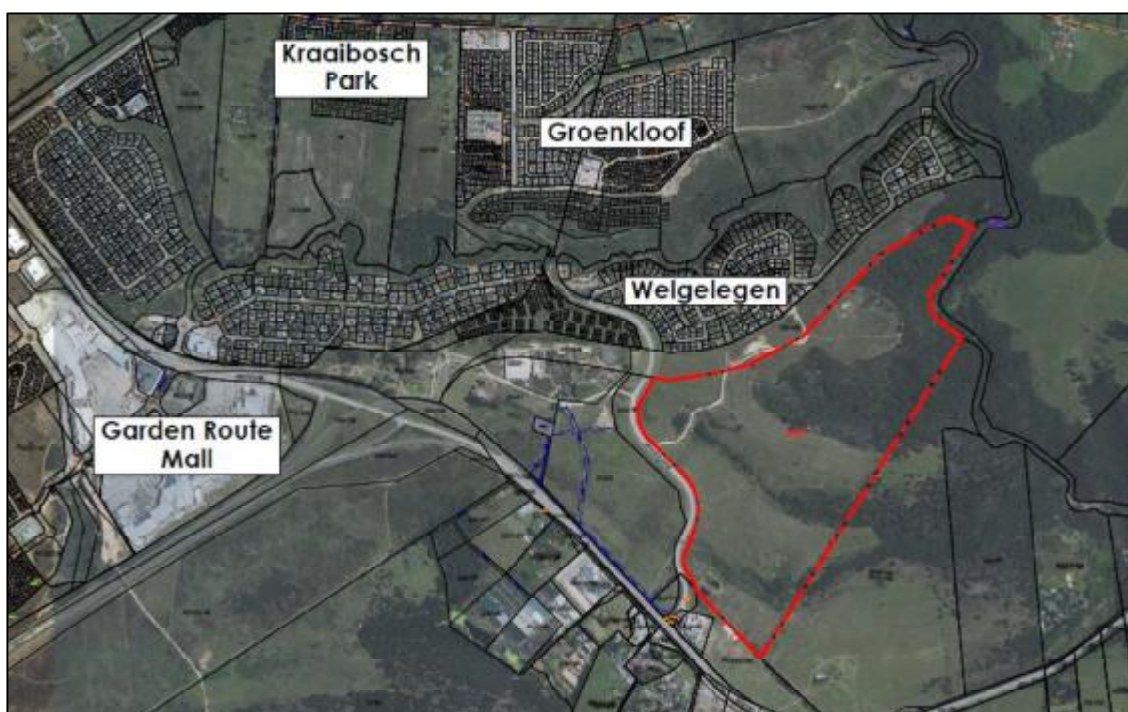


FIGURE 11: LOCALITY

10. CURRENT LAND USE AND ZONING**10.1. Land Use**

The application area is currently used for grazing and utility purposes.



FIGURE 12: AGRICULTURAL GRAZING ON ERF 25537

10.2. Zoning

George Erf 25537 is zoned as "Agriculture Zone I".

11. SITE CHARACTERISTICS

The application area was previously used for plantation purposes, and the former sawmill still exists on the north-western portion of the application area. The main features of the application area are shown in the figure below:

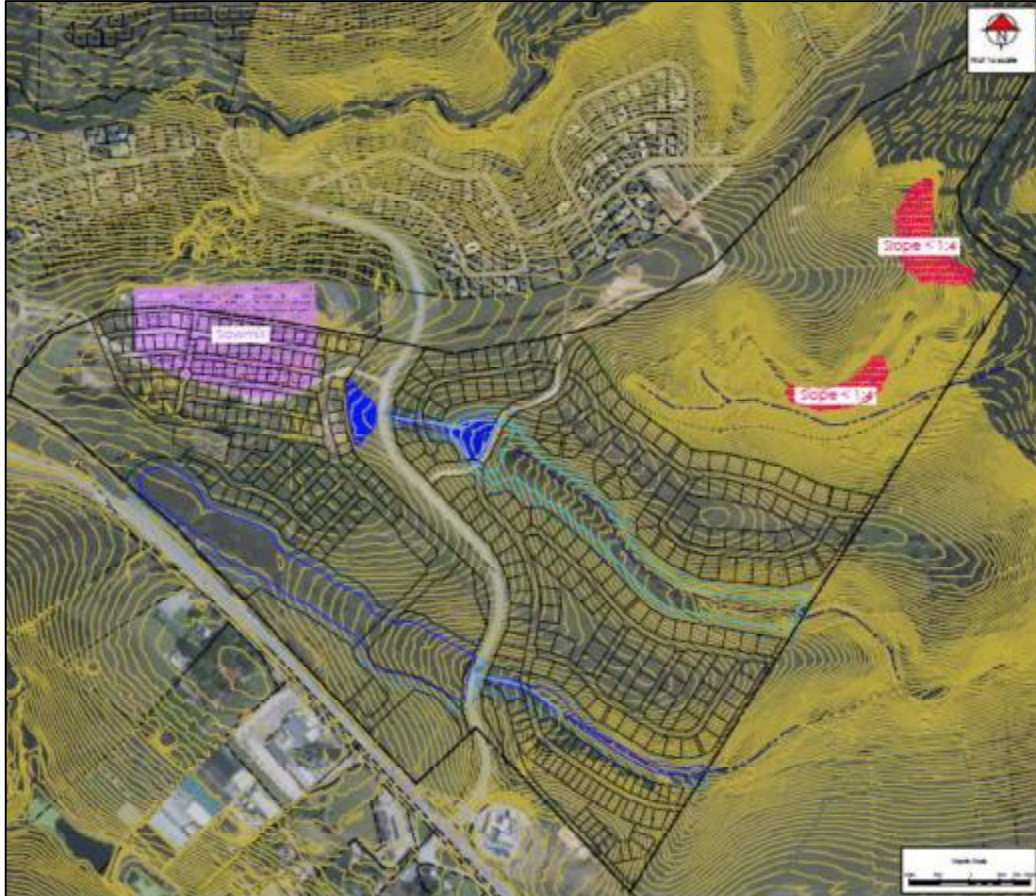


FIGURE 13: SITE CHARACTERISTICS

11.1. Topography

The application area has an undulating topography with moderate slopes. Three water courses run through the application area, in an eastern direction towards the Zwart River. The areas with the steepest topography are towards the northeast, with two areas where the slope exceeds a gradient of 1:4.

The highest parts of the application area are at a height of $\pm 210\text{m}$ above MSL, and the lower lying parts in the valleys is at a height of $\pm 135\text{m}$ above MSL.

11.2. Biodiversity

The application area consists of old plantations that have been maintained as agricultural grazing land. These pastures are transformed, and not environmentally sensitive. The river

valleys contain pockets of indigenous forest that must remain intact. The identified ecological corridor informed the boundary of residential development.

11.3. Agricultural Potential Assessment

Gert Jacobus Malan, a registered SACNASP Soil Scientist (128697) was appointed to conduct an Agricultural Potential Study on the application area. A copy of this study is attached as **ANNEXURE M** to this report.

This study concluded that:

- High potential soils were not observed during the scouting survey.
- Due to the high-water infiltration rate of the topsoil, and the low hydraulic conductivity of the subsoil (Prisma/Pedocutanic) water can quickly build-up in the profile, causing waterlogging and anaerobic conditions.
- Effective rooting depth in Duplex soils are limited by the subsoil structure, as well as the temporary waterlogging often experienced in the rain season. Due to the high sand content of the topsoil, duplex soils tend to compact easily, lowering agriculture potential.
- The agricultural sensitivity, as identified by the national screening tool, includes High, Medium and Low sensitivity. According to the Land Type survey soils of the area are shallow duplex soils which consists of sandy topsoil horizons with underlying clay horizons. These soils provide low permanent crop production potential. These soils are often designated for dryland agriculture. The climate, soils and terrain of the site is likely to make it suitable, to marginal for agricultural production. The site sensitivity is hereby disputed to Medium Agriculture Sensitivity.
- Historically the site was used for plantations and has been taken out of forestry production. The agricultural impact of the proposed development will be to permanently exclude the section from agriculture.
- The conclusion of this assessment is that the proposed development will not have an unacceptable negative impact on agricultural production of this plot, since it is not being used for active agricultural production.

The conclusion of this assessment on the acceptability of proposed development and the recommendation for approval is not subject to any conditions. In completing this statement, no assumptions have been made and there are no uncertainties or gaps in knowledge or data that are relevant to it. No further agricultural assessments of any kind is required for this application.

11.4. Aquatic Biodiversity Assessment

Confluent Environmental Pty (Ltd) to provide aquatic specialist inputs for a proposed mixed-use development on Erf 25537 Kraaibosch, George. A Copy of this report is attached as ***ANNEXURE N***.

Several site visits were carried out during May and June 2024 during which time the entire extent of the proposed development footprint on the property was traversed by foot. Erf 25537 is characterised by low undulating hills that slope steeply down to watercourses (mapped as non-perennial streams). All mapped watercourses within the property boundaries were associated with wetland habitat.

This Aquatic Biodiversity Assessment Concluded that:

- A sewage package plant will be constructed as part of the development. According to GN 4167 of 2023, any Section 21 (c) and (i) water use (i.e. discharge of wastewater into a watercourse) is excluded from a General Authorisation. In addition, main sewage pipelines crossing watercourses are also excluded from a General Authorisation. A Water Use License (WUL) will therefore be required for the development.
- Maintenance and operation of the package plant must therefore be strictly enforced, monitored and routinely audited. Irrigation using treated wastewater must be prioritised over discharge into the watercourse whenever possible. Monitoring the impact of effluent discharge on the Swart River is challenging due to limited options to access the river. It is likely that the volume and quality of water flowing down the Swart River will be sufficient to dilute effluent discharged from the package plant – provided that effluent water quality falls within the General Limit.
- The scale of the planned development covers a large area and presents several risks to aquatic biodiversity both within the development area and downstream towards the Kaaimans Estuary. Many of these risks can be mitigated to an appropriate level of impact subject to the implementation of prescribed mitigation measures.
- Sewage contamination and increased stormwater volumes pose the greatest risk to aquatic biodiversity for this development and is the prevailing threat to urban watercourses in George.
- It is recommended that additional attenuation of stormwater is accommodated onsite prior to discharge into watercourses.

The wetlands were delineated and 15m wide buffers were recommended around these wetlands.

These buffers informed the boundary of residential development on the application area. The delineated wetlands with the 15m wide buffers, are shown in the figure below:



FIGURE 14: DELINEATED WETLANDS AND WETLAND BUFFERS

12. CHARACTER OF THE AREA

The application area is situated on the Eastern end of the Kraaibosch Precinct, that is characterised by group housing and retirement village (estate) developments. Several new housing estates are being developed in this Kraaibosch Precinct. These include:

- Kraaibosch Country Estate;
- Welgelegen Estate;
- Glen Village Country Estate
- Springfield Estate
- Glenwood Ridge
- Groenkloof Glen; Ridge; Village & Gardens

Other land uses in close proximity to the application area include:

- George Farmers' Market on the N2 Expropriated Bypass north of the application area;
- Sasol Service Station and Truck Stop south of the application area on Portion 282 of Farm No 195;
- Service Station and convenience stores and shops on on Portion 238 of the Farm Kraaibosch No 195
- George Country Resort and train restaurant on Portion 237 of the Farm Kraaibosch No 195
- Place of worship on Portion 51 of the Farm Kraaibosch No 195

- Tourism uses such as reptile and lion park on Portions 69 & 70 of the Farm Kraaibosch No 195



FIGURE 15: ENTRANCE TO GLENWOOD RIDGE



FIGURE 16: HOUSES UNDER CONSTRUCTION IN SPRINGFIELD ESTATE



FIGURE 17: GROENKLOOF DEVELOPMENT NORTH OF THE APPLICATION AREA



FIGURE 18: WELGEVONDEN DEVELOPMENT, WITH GROENKLOOF IN THE BACKGROUND



FIGURE 19: GEORGE COUNTRY RESORT ON PORTION 237/195



FIGURE 20: SERVICE STATION ON PORTION 238/195

From the above, it is clear that the proposed residential development on the application area is consistent with the existing character of the area.

SECTION D :**SPATIAL PLANNING POLICY****13. NATIONAL DEVELOPMENT PLAN**

The National Development Plan recognises that education, training and innovation are central to South Africa's long-term development. These are core elements in eliminating poverty and reducing inequality, and the foundations of an equal society. Education empowers people to define their identity, take control of their lives, raise healthy families, take part confidently in developing a just society, and play an effective role in the politics and governance of their communities.

The National Development Plan is a broad strategic framework. It sets out a coherent and holistic approach to confronting poverty and inequality based on the six focused, interlinked priorities summarised below:

- Building Safer Communities
- Environmental Sustainability
- Faster and inclusive economic rural and urban economic growth
- Economic infrastructure
- Promoting Health
- Transforming human settlements and urban space economy.

The National development plan is divided into 15 chapters which outlines the objectives and actions necessary to achieve the overall vision for South Africa by 2030: The following policies have been identified have a bearing on the proposed development.

NDP Chapter 3 – (Economy and Employment)

The following economic development policies are proposed that focus on removing the most pressing constraints on growth, investment and job creation, including energy generation and distribution and urban planning. These policies include the following:

- Promote Private Investment- Private Investment is linked with improved condition as a result of policy certainty, infrastructure delivery, and efficiency of public services which will improve quality of labour in surrounding areas.
- Improve spatial dynamics and rural employment- Encourage development close to rural townships. Rural economies will be activated through stimulation of agriculture and tourism investment.
- Establish economic and growth clusters – firm decisions need to be taken on sectors which could serve as platforms to launch new growth trajectories.
- Establish Tourism Clusters- Increase number of tourists entering the country and increase the average amount of money spent in regional economy.
- South Africa can do more to develop regions as international tourist destination by empowering the broader diversity and range of tourism destinations.

NDP Chapter 5 – (Environmental Sustainability)

The following guiding principles are defined for the transition of all aspects from policy to process to action. Focus should be put in place to establish regulatory framework for proposed land uses, to ensure the conservation and restoration of the natural environment. These guidelines include the following:

- Strategic Planning – Apply a systems perspective, while ensuring an approach that is dynamic, with flexibility and responsiveness to emerging risk and opportunity, and effective management trade-offs.
- Transformative approach- Address all aspects of the current economy and society requiring amongst others visionary thinking and innovative planning.
- Manage transition – build on existing process to attain gradual change and phased transition.
- Opportunity focus – for business growth, competitiveness and employment creation, that will contribute to equality and prosperity.
- Full cost accounting – Internalise externalities through full cost accounting.
- Effective participation of social partners – Be aware of mutual responsibilities, engage on differences, seek consensus, and exact compromise.

NDP Chapter 8 – (Transforming Human Settlement and the National Space Economy)

Provincial Land use management systems overlap with local municipalities creating confusion and conflict. Provincial governments overseeing key economic activities such as agriculture tourism environmental management.

Spatial developments should conform to the following normative principles and should explicitly indicate how they would meet the requirements of these principles. These principles are directly related to Section 42 of the Spatial Planning and Land Use Management Act 16 of 2013 which will be implemented as the primary spatial and Land Use Management legislation on the 1st of July 2015. These principles include:

NORMATIVE PRINCIPLES FOR SPATIAL PLANNING	
PRINCIPLE	DESCRIPTION
Spatial justice	The historic policy of confining particular groups to limited space, as in ghettoization and segregation, and the unfair allocation of public resources between areas, must be reversed to ensure that the needs of the poor are addressed first rather than last.
Spatial sustainability	Sustainable patterns of consumption and production should be supported, and ways of living promoted that do not damage the natural environment.
Spatial resilience	Vulnerability to environmental degradation, resource scarcity and climatic shocks must be reduced. Ecological systems should be protected and replenished.

Spatial quality	The aesthetic and functional features of housing and the built environment need to be improved to create liveable, vibrant and valued places that allow for access and inclusion of people with disabilities.
Spatial efficiency	Productive activity and jobs should be supported, and burdens on business minimised. Efficient commuting patterns and circulation of goods and services should be encouraged, with regulatory procedures that do not impose unnecessary costs on development.

NDP Chapter 10 – (Promoting Health)

This chapter is about promoting health across all spheres of the population in the country. Promoting health and wellness is critical to preventing and managing lifestyle diseases among the people, such as heart disease, high blood cholesterol and diabetes. The environment in which people are born, grow up, live and work can affect their health negatively. This includes exposure to polluted environments, inadequate houses and poor sanitation. The following actions are set in place to promote better health:

- Address the social determinants that affect health and disease - Promote healthy diets and physical activity.
- Build human resources in the health sector – Accelerate the production of community health specialist in the five main specialist areas (medicine, surgery, including anaesthetics, obstetrics, paediatrics, and psychiatry) and train more nurses.
- Strengthen the health system – Bring in additional capacity and expertise to strengthen health system at the district level; implement a national health information system to ensure that all parts of the system have the required information to effectively achieve their responsibilities.

Policies relating to housing, densification and health in the NDP:

- Promote **mixed housing** strategies and more **compact urban development** to help people access public spaces and facilities, state agencies, and work and business opportunities.
- New spatial norms and standards – **densifying cities**, improving transport, locating jobs where people live, upgrading informal settlements and **fixing housing market gaps**.
- Develop a strategy for **densification of cities** and resource allocation to **promote better located housing** and settlements.
- Provide **affordable access** to **quality health care** while promoting health and wellbeing.
- The health system should **provide quality care to all**, free at the point of service, or paid for by publicly provided or privately funded insurance.

14. WESTERN CAPE PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK

The Western Cape Provincial SDF was approved in 2014 by the Western Cape Parliament and serves as a strategic spatial planning tool that “communicates the provinces spatial planning agenda”.

The PSDF puts in place a coherent framework for the Province’s urban and rural areas that:

- Gives spatial expression to National and provincial development agendas.
- Serves as basis for coordinated and integrated planning alignment on National and Provincial Departmental Programmes.
- Supports municipalities to fulfil their mandates in line with national and provincial Agendas.
- Communicates government’s spatial development agenda.

The Western Cape Province’s Strategic objectives include:

- **Educating Cape:** Everyone has access to a good education, and the cities, towns and rural villages are places of innovation and learning
 - **Working Cape:** There are livelihood prospects available to urban and rural residents, and opportunities for them to find employment and develop enterprises in these markets.
 - **Green Cape:** All households can access basic services that are delivered resource efficiently, residents use land and finite resources prudently, and safeguard their ecosystems.
 - **Connecting Cape:** Urban and rural communities are inclusive, integrated, connected and collaborate.
 - **Living Cape:** Living and working environments are healthy, safe, enabling and accessible, and all have access to the region’s unique lifestyle offering.
 - **Leading Cape:** Urban and rural areas are effectively managed.
-
- **Resources:** Sustainable use of spatial assets and resources
 - **Space Economy:** Opening up opportunities in the Space Economy
 - **Settlement:** Developing Integrated and sustainable settlements.

The table below contains a summary of the key transitions promoted in the PSDF:

PSDF THEME	FROM	TO
RESOURCES	Mainly curative interventions	More preventative interventions
	Resource consumptive living	Sustainable living technologies
	Reactive protection of natural, scenic and agricultural resources	Proactive management of resources as social, economic and environmental assets
SPACE-ECONOMY	Fragmented planning and management of economic infrastructure	Spatially aligned infrastructure planning, prioritisation and investment
	Limited economic opportunities	Variety of livelihood and income opportunities
	Unbalanced rural and urban space economies	Balanced urban and rural space economies built around green and information technologies
SETTLEMENT	Suburban approaches to settlement	Urban approaches to settlement
	Emphasis on 'greenfields' development and low density sprawl	Emphasis on 'brownfields' development
	Low density sprawl	Increased densities in appropriate locations aligned with resources and space-economy
	Segregated land use activities	Integration of complementary land uses
	Car dependent neighbourhoods and private mobility focus	Public transport orientation and walkable neighbourhoods
	Poor quality public spaces	High quality public spaces
	Fragmented, isolated and inefficient community facilities	Integrated, clustered and well located community facilities
	Focus on private property rights and developer led growth	Balancing private and public property rights and increased public direction on growth
	Exclusionary land markets and top-down delivery	Inclusionary land markets and partnerships with beneficiaries in delivery
	Limited tenure options and standardised housing types	Diverse tenure options and wider range of housing typologies
	Delivering finished houses through large contracts and public finance and with standard levels of service	Progressive housing improvements and incremental development through public, private and community finance with differentiated levels of service

FIGURE 21: KEY TRANSITIONS FOR THE PSDF

The proposed development compliments the SDF's spatial goals that aim to take the Western Cape on a path towards:

- (i) Greater productivity, competitiveness and opportunities within the spatial economy;
- (ii) More inclusive development and strengthening the economy in rural areas;
- (iii) Strengthening resilience and sustainable development.

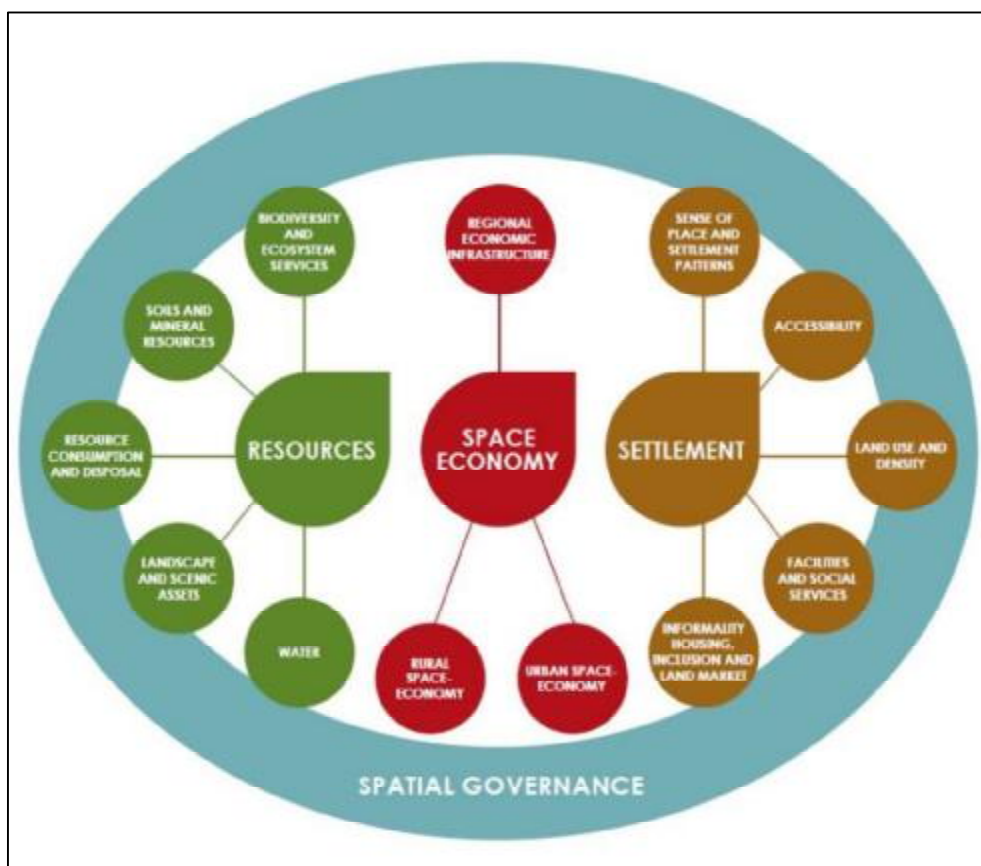


FIGURE 22: POLICIES APPLICABLE TO THE PROPOSED DEVELOPMENT

The proposed development complements the SDF's spatial goals that aim to take the Western Cape on a path towards:

- (i) Greater productivity, competitiveness and opportunities within the spatial economy;
- (ii) More inclusive development in urban areas; and
- (iii) Strengthening resilience and sustainable development.

However, it is important to note some of the key policies laid down by the Western Cape PSDF have a bearing on this application.

POLICY R1: PROTECT BIODIVERSITY & ECOSYSTEM SERVICES

This policy reflects on securing fragmental natural habitats, it is necessary to prevent further intrusion of agricultural activity or urban expansion into key Critical Biodiversity Areas and ecological support areas. This policy helps to prevent any development in these unique environments, to preserve and protect the natural habitat.

This development realises the importance of the environment and takes into account the CBA areas and all other sensitive areas, the proposed development strives to be as sustainable and eco-sensitive as possible. The proposed layout of the development, stayed clear on the protected / identified sensitive areas, thus indicating the commitment of the development to comply with any environmental constraints.

POLICY E3: REVITALISE AND STRENGTHEN URBAN SPACE-ECONOMIES AS THE ENGINE OF GROWTH

5. Existing economic assets (e.g. CBD's, township centres, modal interchanges, vacant and under-utilised strategically located public land parcels, fishing harbours, public squares and markets, etc.) should be targeted to lever the regeneration and revitalisation of urban economies.

7. Incentives should be put in place to attract economic activities close to dormitory residential areas and facilitate brownfield development.

POLICY S3: ENSURE COMPACT, BALANCED & STRATEGICALLY ALIGNED ACTIVITIES & LAND USES

This policy reflects the main aim of the policy through targeting economic assets (e.g. Modal Interchanges underutilised strategically located land parcels) should be used as a lever to regenerate and revitalise urban settlements.

Promoting functional integration and mixed land use to increase the liability of urban areas. Thus, the policy specifies the importance to- increasing the density of settlements and the number of units in new housing projects; continuing to deliver public investment to meet the needs of settlement developments; and integrating packages of land, infrastructure and services as critical to promote densification and efficiency associated with agglomeration.

Development response: The proposed mixed-density development will have an average density of ± 10 units per ha, which is consistent with this policy of densification of well-located land.

POLICY S4: ENSURE BALANCED AND COORDINATED DELIVERY OF FACILITIES AND SOCIAL SERVICES

1. Balance sustainable service delivery and equitable access to education and health services to improve equitable access to social services such as health and education across the Province.

4. Rationalise and balance the regional distribution of health and educational service centres around a coherent hierarchy of services and only invest in places where people can easily access these services.

Development response: Communal recreation facilities are proposed inside the development.

POLICY S5: PROMOTE SUSTAINABLE, INTEGRATED & INCLUSIVE HOUSING IN FORMAL AND INFORMAL HOUSING MARKETS

6. Increase densities of settlements and dwelling units in new housing projects.

11. Achieve a wider range of housing opportunities with regards to diversity of tenure, size, density, height and quality in order to promote a ladder of upward mobility for households to progress as economic circumstances change over time.

Development response: The proposed residential development will definitely increase the density of the area, which will ensure the sufficient use of municipal service infrastructure. A range of housing typologies are proposed, which allows buying opportunities to various income groups. An important aspect of this proposed development is the proposal to include a teachers' accommodation village. This will be accommodation that will be exclusively available for teachers.

Planning Implication:

The Western Cape Spatial Development framework has a strong emphasis on revitalising urban spaces creating an urban living environment which is more convenient, efficient and aesthetically pleasing to residents. The proposal is consistent with strategic objectives as set out by the Western Cape Spatial Development Framework, for the following reasons:

- *The development proposal will be consistent with the Western Cape Spatial Development Framework as the proposed residential development contributes to the regeneration and revitalisation of urban economies.*
- *The development proposal ensures densification and contributes to infill development.*
- *The proposed development is on a vacant site, thus contributing to infill development and it will be strengthening the character of the area by contributing to an existing residential neighbourhood.*
- *The residential development will contribute to the integrated living environment which is strategically aligned with the surrounding land uses of the residential neighbourhood.*
- *The proposal promotes smart growth, by ensuring the efficient use of land and infrastructure by containing urban sprawl and prioritising infill, intensification and redevelopment within settlements.*
- *The development is a private-sector development, which will help to provide a housing opportunity and expand the housing delivery options.*
- *The layout design was informed by the biophysical informants of the site: slopes, vegetation, orientation, etc.*

15. DRAFT GARDEN ROUTE REGIONAL SPATIAL DEVELOPMENT FRAMEWORK (2019)

The Garden Route (Southern Cape) Regional Spatial Development Framework is still in draft form, but nevertheless, it provides guidelines for development planning on a regional scale in the Garden Route District.

The 2014 Provincial Spatial Development Framework ('PSDF') identified three distinct urban priority regions in the Western Cape which are responsible for driving considerable economic

growth and development in the province. These urban priority regions are 1) the Greater Cape Functional Region, 2) the Greater Saldanha Region, and 3) the Southern Cape Region.

To give effect to the PSDF, regional-scale spatial plans have been created for these urban priority areas, which include this Regional Spatial Implementation Framework for the Southern Cape ('SC RSIF'). This plan has as its **core objectives**:

- the stimulation of **inter-municipal growth and development opportunities**;
- to better support an **integrated, regional approach to sustainable development**, and
- **urban and rural area management** practices.

The Southern Cape region is identified as being a provincial leisure and tourism coastal belt and priority urban functional region, with Mossel Bay, George, Knysna and Plettenberg Bay, and the greater Oudtshoorn area as regional centres (*of different function and hierarchy*) providing clustered facilities and services. The PSDF directs that these towns should be prioritized for growing the provincial economy through regionally planned and coordinated infrastructure investment.

The **purpose** of the Southern Cape Regional Plan is to:

- [a] Provide a **coherent spatial vision** for the Southern Cape functional region taking into account the environmental, social and economic opportunities and constraints;
- [b] Provide **guidance** on the promotion of a rational and **predictable infrastructure, economic and land use planning within the region**;
- [c] taking a regional approach to address regional **environmental management**, regional **human settlement** provision, **economic development**, regional **infrastructure**, regional **transport**, **landscape character**, **sense of place preservation**, and **heritage**.
- [d] To give expression to the Provincial Spatial Development Framework, 2014, at the regional level:
 - Elaborate what it means for the Mossel Bay – George node being an **emerging regional centre** and **priority urban functional region** of Provincial significance, and what role these towns will play in the future growth and development of the region;
 - Elaborate what it means for the Wilderness to Plettenberg Bay corridor being a **leisure corridor** of Provincial significance;
- [e] From an **environmental perspective**:
 - Identify **key assets** in the region
 - Gain a thorough understanding of the **environmental challenges, risks, opportunities and constraints** and how these interact with socio-economic development, settlement building, and economic development

- Identify **regional priorities, objectives and strategies**, that comply with land use and bioregional planning principles as contained in the PSDF;
- Take a **balanced approach** to development which ensures, on the one hand, the integrity of critical biodiversity areas whilst on the other hand, facilitating **appropriate socio-economic development** of the region.
- Ensure the **protection of the sense of place** and beauty that the Southern Cape is so well known for.
- Set out **Spatial Planning Categories** that reflect suitable land use activities by utilising the latest Critical Biodiversity Areas (CBA) mapping, as a primary informant.

[f] From a **social perspective**:

- Set out **proposals** with regard to issues of **food security** and **the loss of productive farm land to urban development** with particular reference to the National Department of Agriculture's increased emphasis on this issue;
- Provide spatial direction with respect to the placement and location – at a regional scale – of **human settlement** and low income housing opportunities, in response to environmental and economic constraints.

[g] From an **economic perspective**:

- A consideration of the **main sectors** that (currently and potentially) drive the Southern Cape Functional Region's economy (in terms of **output and jobs**) and consider **associated value chains** that have organised themselves spatially;
- An understanding of the nature and structure of the economy.

The figure below sets out the shared regional aspirations and values that will be used to underpin the Southern Cape Regional Spatial Development Framework going forward:



FIGURE 23: SOUTHERN CAPE RSIF – SHARED VALUES

The **Identified Regional Values** for the Southern Cape Region, includes:

- (1) **Economic, Social and Environmental Vitality & Resilience:** Enabling and Increasing economic growth and vitality, diversification, skills development, and a building a knowledge economy. Promoting spatial resilience and climate change mitigation and adaptation through the conservation of natural resources, sustainable resource management and capitalizing on the region's inherent potential.

Spatial Implication for George: - Low density settlements reinforce a segregated economy and difficulty to access formal economy opportunities. Settlement sprawl also degrades the tourism appeal / landscape character of the region. The sprawling and low-density ribbon development in the region is exacerbating risks and subsequently increasing costs that cannot be met without sacrificing resources to meet other needs elsewhere. Settlement in flood risk areas and fire-prone areas is increasing disaster risks and decreasing resilience.

Economic urban growth centres should be diversifying in their economies and have a larger economic 'carrying capacity' (Mossel Bay, George).

- (2) **Rural Development & Diversification:** Promote sustainable agricultural practices, enhancing value chains, promoting agri-processing, rural economic diversification, and agricultural protection.

- (3) **People Centred Quality Development, Equitable Access, Spatial Justice & Efficiency:** People-centred development, creating quality living environments, enhancing the lives of the poor through poverty-alleviation and rural development strategies. Promoting equitable access to quality and affordable transport, facilities, services, and employment. Achieving spatial justice and efficiency by integrating and densifying our settlements, promoting continuity, compaction, and mixed use quality urban environments which are well consolidated, and function in a collaborative and complementing manner, reversing the apartheid spatial form.

Spatial Implication for George: - **Low-density sprawl** and commercial decentralisation are threatening the economic vitality of settlements in the region, a large proportion of which are identified as being high growth/ high-need. Town centres (Mossel bay and George).

- (4) **Enhance and Capitalise on Existing Environmental and Built Assets and Promote good growth management, development and maintenance practices:** Enhancing rural character, tourism potential, & sense of place of the region, thereby capitalizing on the assets of the region. Providing and maintaining the necessary regional and local infrastructure and guidelines for effective growth management in a financially and environmentally sustainable manner.

Spatial Implication for George: - **George as the service centre and highest order settlement**, Mossel Bay as an industrial, service, and tourism settlement, Knysna and Plettenberg Bay as the tourism and lifestyle settlements, etc

- (5) **Good Governance and Predictability:** Efficient, effective, and integrated management, good administration and governance;

In terms of the Spatial Concept for the Southern Cape, **George** is the **primary service centre** of the entire garden route region, offering most of the higher order services and facilities one would expect to receive in a metropolitan city, including modern airport infrastructure. It houses the primary administrative and regional offices of companies offering services in the region, but is also the heart of the vast golfing tourism offering, and a thriving agricultural sector specialising in export quality berries and other agricultural produce used in beer making and other agri-processing activities.

15.1. Conclusion

George's role in the Southern Cape Region is that of the highest order settlement, with higher order services and facilities, and recommended higher residential densities and integrated clusters of development. The proposed development, with higher residential densities and additional land uses, taking into consideration the environmental informants of the site, is therefore considered to be consistent with the proposals and policies of the Draft Southern Cape Regional Spatial Development Framework.

16. GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK, 2023

The application area is situated in the Kraaibosch Precinct, that is located inside the demarcated urban edge of George.

The SDF acknowledges that there has been a significant uptake of opportunities in estate/security type development, catering for urban based, residents in, Kraaibosch, and a significant population increase in the Kraaibosch area.

The SDF highlights the identification and implementation of alternative access links between the Thembaletu area, Pacaltsdorp Functional area, Kraaibosch-north area, and sections of Blanco. The proposed amended layout accommodates these proposed future links.

The SDF continues to make the following statements regarding development:

- An active, sustainable, urban property market (residential- and other) require stock (rental and ownership), within the various affordability brackets, to function effectively and to ensure competitive pricing.
- The **tourism related activities/environment** (golfing, hiking, cycling, restaurants, other recreation, and sport), lifestyle, quality of life is part of the competitive advantage that draws private residential investment to George. Level of services, urban management and, importantly, ensure that future development does not undermine the garden route sense of place. Although the recovery rate of the economy is uncertain, **land to facilitate economic development**, specifically within urban nodes and designated zones, must be **protected, allocated** and **used**.
- Areas identified for tourism purposes to contain a combination of tourist related facilities and accommodation. Not a retail node but may include tourism related *small shops (convenience)*, *restaurants*, *sport-and recreation*- and *services* conditions to be included in land use application.
- Principles such as mixed- typologies, use and income should be applied. Land use intensification should be supported in terms of land use management tools such as parking reduction, access planning etc.
- care must be taken that sufficient areas are retained for urban supportive uses (economic and social services, open space, transportation, NMT, pedestrian routes, storm-water management- and other infrastructure, public realm) over the long term, rather than allocating all vacant land for housing purposes).

The SDF earmarks this area as being inside the demarcated urban edge, and the western portion earmarked for tourism uses and as the densification area (withing 500m from the N2 National Road). The eastern portion of the application area is also located inside the demarcated urban edge. Regarding future links, the SDF highlights the need to connect the Urbans Boulevard link, as well as a road link between the application area and the Victoria Bay upgraded intersection.

The figure below is an extract of the George SDF, indicating the application area as being inside the urban edge for George.

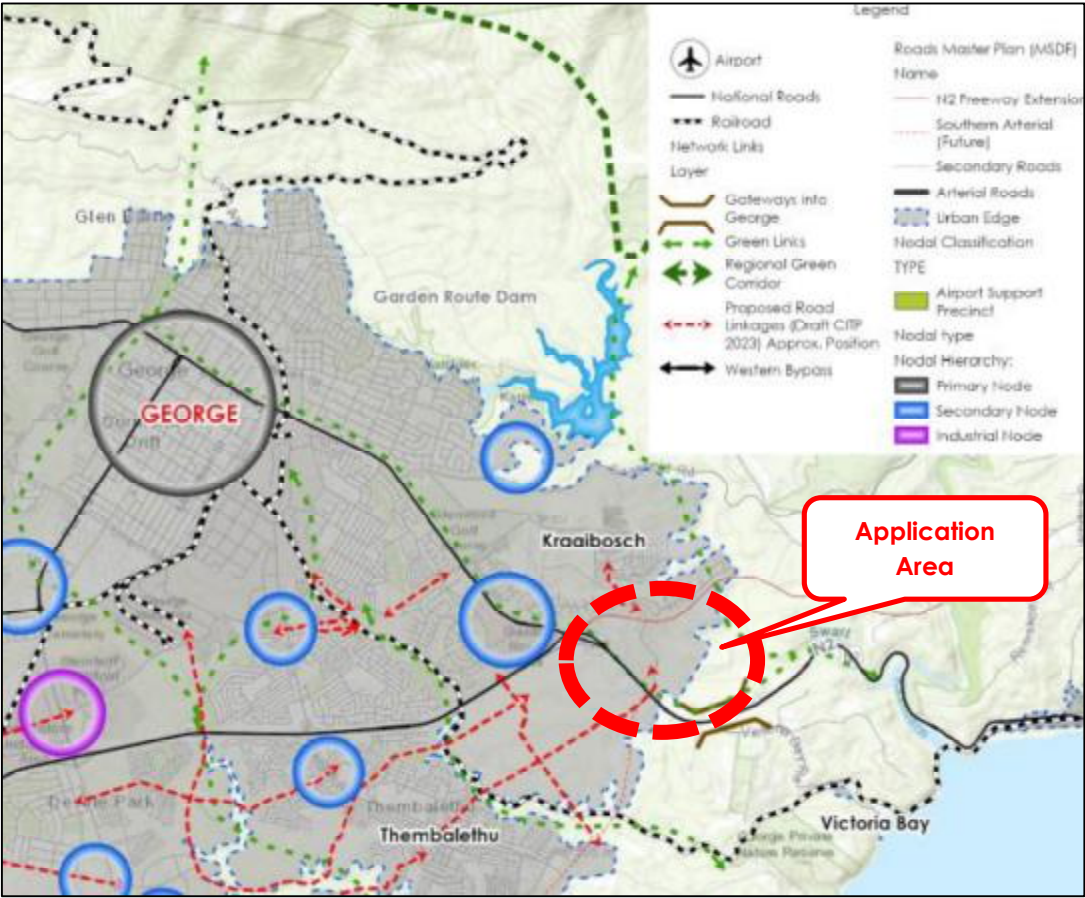


FIGURE 24: PROPOSED LINKAGES – GEORGE SDF



FIGURE 25: EXTRACT GEORGE SDF 2023

Conclusion:

Given the fact that the application area is located inside the urban edge, earmarked for densification, tourism and residential uses, and the fact that supporting services such as a creche and the teachers' accommodation village is proposed, the proposal is regarded as being consistent with the George SDF.

17. GEORGE MUNICIPALITY FIFTH AMENDED IDP (2022 – 2027)

The IDP's focus on faster job creation and economic growth is essential, given the challenges faced by the George economy. The IDP is a crucial planning and management tool for municipalities as it informs the budget and prioritises projects based on the needs of the communities. The IDP of George Municipality is particularly significant as it will guide the governance term of the Council of George, which took office in November 2021.

It must be emphasised that the City's commitment to providing reliable and high-quality basic services is unwavering. This commitment provides the necessary foundation for the City to function and prosper. The IDP's objectives and aligned budgetary provisions will ensure that public resources are channelled to programs and projects that deliver the most benefit to the public equitably.

According to the George IDP, the Mission of the George Municipality is to deliver affordable quality service; development and grow George, keep George clean, safe and green; ensure good governance and human capital in George and to participate in George. This mission includes the strategic goals of the IDP as shown in the figure below:



FIGURE 26: GEORGE IDP 2023- 2027 – MISSION & GOALS

GEORGE ERF 25537 – PROPOSED REZONING & SUBDIVISION

The proposed development on the application area is in keeping with the Strategic goals 1, 2 & 3.

The application area is located in Ward 22 of George Municipality, and the only ward-based goal that is applicable to the application area, is the development of the Groenkloof road, that is listed as the top priority “Operational Projects” for the ward. The proposed amended layout will have no impact on the development of the Groenkloof Road. The proposed amended layout is therefore considered to be consistent with the George IDP.

SECTION E :**MOTIVATION****18. ASSESSMENT OF APPLICATIONS****18.1. Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)**

The Spatial Planning and Land Use Management Act (SPLUMA) came into effect on 1 September 2014. One of the main objectives of this act is to provide a framework for spatial planning and land use management to address past spatial and regulatory imbalances.

Section 42 of SPLUMA prescribe certain aspects that have to be taken into consideration when deciding on an application. These are:

- (1). development principles set out in Chapter 2 of SPLUMA
- (2). protect and promote the sustainable use of agricultural land
- (3). national and provincial government policies
- (4). the municipal spatial development framework; and take into account—
 - (i) the public interest;
 - (ii) the constitutional transformation imperatives and the related duties of the State;
 - (iii) the facts and circumstances relevant to the application;
 - (iv) the respective rights and obligations of all those affected;
 - (iv) the state and impact of engineering services, social infrastructure and open space requirements; and
 - (v) any factors that may be prescribed, including timeframes for making decisions.

18.2. Land Use Planning Bylaw for George Municipality, 2023

George Municipality adopted its new Land Use Planning By-law and it came into effect on 21 April 2023. All land use applications are now being processed and assessed in terms of this by-law. This by-law states that the following aspects will be considered when the decision are made:

Criteria	Reference in Report
The impact of the proposed land development on municipal engineering services .	Par.6
The integrated development plan , including the municipal spatial development framework.	Par.17
The applicable spatial development frameworks adopted by the Municipality.	Par. 16
The applicable structure plans .	n/a

Criteria	Reference in Report
The applicable policies of the Municipality that guide decision-making .	Par. 18.2
The provincial spatial development framework .	Par. 14
Where applicable, a regional spatial development framework contemplated in section 18 of the Spatial Planning and Land Use Management Act or provincial regional spatial development framework.	Par. 15
The policies, principles and the planning and development norms and criteria set by the national and provincial government.	Par.18.1
The matters referred to in Section 42 of the Spatial Planning and Land Use Management Act. Principles referred to in Chapter VI (6) of the Western Cape Land Use Planning Act .	Par.31
Applicable provisions of the zoning scheme .	Par. 5
any restrictive condition applicable to the land concerned	n/a

19. CONSISTENCY WITH SPATIAL PLANNING POLICIES

As described in Par section D : this report, the proposal is in line with the applicable policy documentation (Western Cape Provincial SDF, Draft Garden Route Regional SDF; George Municipal SDF & IDP), meaning that it is in line with the spatial proposal and vision for the area whilst complying to the development guidelines for the current proposal. Therefore, the approval of this application would not compromise the integrity of the applicable policy documents agreed to by the relevant authorities.

Section 19(2) of LUPA states that: "...If a spatial development framework or structure plan does not specifically provide for the utilisation or development of land as proposed in a land use application or a land development application, but the proposed utilisation or development does not conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilisation or development is regarded as being consistent with that spatial development framework or structured plan..."

20. NO IMPACT ON MUNICIPAL INFRASTRUCTURE SERVICES

As described in Par 6 of this report, it was concluded that ample bulk services capacity exists to accommodate the proposed development.

21. ACCESSIBILITY OF THE APPLICATION AREA

The application area is highly accessible, with access off Urbans Boulevard that was initially constructed by the applicant.

Given the undulating topography of Urbans Drive, caused by several wetlands and water courses that bisect the application area, not many safe and visible access points exist off Urbans Boulevard, and therefore only one vehicular access point is proposed for the proposed development.

The need and requirements to provide a link road through to the N2/Victoria Bay Intersection are provided to the north of the Sasol Property boundary. The Victoria Bay Link Road intersects with Urbans Boulevard within the inside of a horizontal curve. The location and the sight distances were checked and are acceptable. The link road turns back to the south to run along the property boundary of the neighbouring land (Sasol Property, Erf 197/278). The proposal is to build the road and define the road reserve around the property boundary so that both landowners provide equal land for the road.

22. NO IMPACT ON THE CHARACTER OF THE SURROUNDING AREA

As described in Par 12 of this report, the area surrounding the application area is characterised by residential estates, a Farmer's Market, the Sasol Service Station and Truck Stop south of the application area on Portion 282 of Farm No 195 and a Service Station and more convenience stores and shops on Portion 238 of the Farm Kraaibosch No 195.

The proposed medium density housing estate on the eastern edge of the George urban edge, is consistent with the existing character of the area, and an ideal use for the area. The proposal will have no negative impact whatsoever on the character of the area.

23. NO IMPACT ON EXISTING RIGHTS

The proposed medium density housing development will not impact on any existing development rights, and will not prevent any surrounding landowner to exercise their existing land use rights.

24. INSIGNIFICANT IMPACT ON AGRICULTURAL POTENTIAL OF THE LAND

As discussed in Par 11.3 of this report, the Agricultural Potential Report concluded that:

- The application area does not have high agricultural potential and no further agricultural assessments of any kind is required for this application.
- The agricultural sensitivity, as identified by the national screening tool, includes High, Medium and Low sensitivity. According to the Land Type survey soils of the area are shallow duplex soils which consists of sandy topsoil horizons with underlying clay horizons. These soils provide low permanent crop production potential. These soils are often designated for dryland agriculture. The climate, soils and terrain of the site is likely to make it suitable, to marginal for agricultural production. The site sensitivity is hereby disputed to Medium Agriculture Sensitivity.
- Historically the site was used for plantations and has been taken out of forestry production. The agricultural impact of the proposed development will be to permanently exclude the section from agriculture.
- The conclusion of this assessment is that the proposed development will not have an unacceptable negative impact on agricultural production of this plot, since it is not being used for active agricultural production.

25. NO IMPACT ON HERITAGE RESOURCES

Since the proposed development entails the rezoning of an area larger than 1 ha and a development of larger 5000m², the development proposal will also require an approval from Heritage Western Cape. **CTS Heritage** was appointed to conduct a Heritage Impact Assessment, and a copy of this assessment is attached as **ANNEXURE O**.

This Heritage Impact Assessment concluded that:

- From a broader local historical perspective, the proposed development site has a strong association with forestry, which played a significant role in early establishment and development of the town and its environs and which is therefore considered to be of high local historic, social and aesthetical cultural significance. Future redevelopment of the site must therefore acknowledge and incorporate this local forestry theme.
- Harvesting of the last forestry plantations and subsequent urban development within the proximity of the study area have, for the most part, transformed the landscape character of the area from forestry (and some agriculture) to predominantly urban development. For this reason it is considered necessary that remaining traditional (Pre-Modern) cultural landscape features evident within the landscape (e.g. tree lines, linear features and forestry grid block lines identified) be incorporated into the overall planning and design for redevelopment of the site.
- The site is complex and in order to capture its unique sense of place and maximise the potential benefit to be derived from its broader historic context, it is strongly recommended that an overall urban design framework be compiled before further detailed planning for the site (and each individual building) be done to avoid haphazard and inappropriate infill, which in the long term may significantly degrade the setting and viability of the site as a whole.
- The survey proceeded with no major constraints or limitations, and the project area was comprehensively surveyed for heritage resources. No significant archaeological resources were identified during the field assessment. No impact to significant buried archaeology is likely, however it is possible that the remnant foundations of the Modderkloof farm werf may be impacted. The remnant foundations of the Modderkloof farm werf have limited cultural value and are considered to be Not Conservation-Worthy. As such, no impact to significant archaeological heritage resources is anticipated.
- There is no objection to the proposed development from a heritage perspective on condition that:
 - A 10-meter setback from the Urbans Boulevard road reserve to reduce the visual dominance of the proposed buildings adjacent to the road. This setback allows the natural drop in slope to better contain the height of double-storey units, following the Welgelegen Estate precedent, where buildings are set back $\pm 30\text{m}$ and allow for partial views over the buildings.
 - The architectural guidelines and detailed landscaping plans should be reviewed prior to construction and submitted to the HWC and the George

Aesthetics Committee to ensure they align with the broader, emerging Garden city identity of George;

- The removal/ relocation of four erven located between the Boulevard and the small farm dam. This would create a clear visual break in the linear development, retain a sense of the rural context, and preserve depth of view towards the eastern Garden Route. It would also enhance views along the two natural drainage lines, helping to reduce the perceived massing of the development.

26. INSIGNIFICANT VISUAL IMPACT ASSESSMENT

VRM Resources has been appointed to conduct a Visual Impact Assessment of the proposed development on the application area. A copy of the Visual Impact Assessment is attached as **ANNEXURE P**. This Visual Impact Assessment concluded that:

- The landscape and visual impact assessment concludes that the proposed development can be supported with appropriate mitigation measures. Located within the Urban Edge, the proposal is consistent with municipal planning goals. Therefore, the No-Go alternative is not preferred.
- Two key mitigation measures are proposed:
 - A 10-meter setback from the Urbans Boulevard road reserve to reduce the visual dominance of the proposed buildings adjacent to the road. This setback allows the natural drop in slope to better contain the height of double-storey units, following the Welgelegen Estate precedent, where buildings are set back $\pm 30\text{m}$ and allow for partial views over the buildings.
 - The removal/ relocation of four erven located between the Boulevard and the small farm dam. This would create a clear visual break in the linear development, retain a sense of the rural context, and preserve depth of view towards the eastern Garden Route. It would also enhance views along the two natural drainage lines, helping to reduce the perceived massing of the development.

27. NEED / MARKET DEMAND FOR THE PROPOSED DEVELOPMENT

Urban Studies was appointed to evaluate the market dynamics of the area and to quantify the residential demand for the proposed residential development. A copy of the market demand study is attached as **ANNEXURE Q**. This study concluded that:

- The area offers excellent medium to longer-term growth opportunities. The site evaluation rating of 83% confirms a beautiful attractive landscape area close to job opportunities.
- All urban amenities and supporting land use development options beyond residential, should be incorporated into the Meulenzicht Landgoed development – *these amenities will be provided within the proposed development on the western side of Urbans Boulevard.*

- A portion of the land should be made available for education purposes. This can be mutually beneficial for all parties as the intention is to alleviate the pressure on the educational system with an early childhood development facility. Affordable residential units to also satisfy the need of teachers who struggles to find affordable housing in George should receive priority - *these facilities are proposed within the proposed development on the western side of Urbans Boulevard.*
- The Southern Cape is the most important destination for semigration in South Africa;
- In the Greater **George and Greater Mossel Bay areas between 130 and 160 newcomer households are moving in per month.**
- The following table shows the demand for new housing units in George per annum. Also note the two market share scenarios estimated for the proposed development. Based on this the Meulenzicht Landgoed can **expect to sell between 42 and 98 units per annum:**

LSM Profile	Annual Demand (moderate growth)	Annual Demand (high growth)	Recommended Housing Typology
Mid 10	490	665	Freehold Units - Housing Estate
High 10			
Aggregated Target Market Demand	490	665	
Market Share Scenario @:	Annual Demand (number of units)		
15%	42	74	
20%	56	98	

FIGURE 27: DEMAND FOR NEW HOUSING UNITS IN GEORGE PER ANNUM

This study concludes that there is a real need for the proposed residential units in this proposed development.

28. POSITIVE SOCIO-ECONOMIC IMPACTS

Urban Studies to conduct a socio-economic impact assessment for this proposed development on George Erf 25537. A copy of the Socio-Economic Impact Assessment is attached as **ANNEXURE R**. This Assessment concluded that:

- The proposed development is anticipated to have a positive direct impact on the local and regional economy through construction and sub-contracting. The construction phase of the development is anticipated to contribute to business growth through the purchase of building materials and equipment from within the local area. Local and regional economic sectors such as the construction, transport, wholesale and retail trade sectors are anticipated to be positively impacted by the proposed development. The following are the broad activities that are anticipated to result in the stimulation of the regional economy:
 - Growth in business activity
 - Increased private investment

- Increase in household income
- Increased spending on goods and services, which will result in the flow of money back into the local economy through the multiplier effect
- Following the construction phase, the operating expenditure will further stimulate the local economy and contribute to the GDP of the George Local Municipality in the long term. As a result of the project location, the economic benefits will be felt by both the town of George and the Municipality.
- The employment opportunities anticipated during the operations phase Meulenzicht Landgoed is projected to create 146 opportunities. A summary of these opportunities is listed in the figure below:

Meulenzicht Landgoed				
Phase B1	Full title erven	83		50
Phase B2	Full title erven	49		29
Phase B3	Full title erven	25		15
Phase B4	Full title erven	70		42
Phase B5	Treatment Plans			10
Phase C	Future expansion			-
Subtotal:				146

FIGURE 28: POTENTIAL JOB OPPORTUNITIES FROM THE PROPOSED DEVELOPMENT

- The project will facilitate skill development by pairing skilled construction workers with local labour, promoting long-term capacity building

29. THE NEED FOR THE DEPARTURE FROM THE 5HA ESTATE SIZE

The new George Zoning Scheme Bylaw prescribes that the developable area of estate housing should not exceed 5ha. Site specific reasons for the departure required for the proposed housing estate on Erf 25537 include:

- The Application area can only access off Urbans Drive. No alternative access points exist that can divide the application area into smaller "pockets" for development.
- Urbans Drive along the western boundary is the only public access road to the application area. This Road is a class 4 bus route and is undulating, with limited sight distances, and specific access spacing requirements. Therefore, it is not safe and feasible to allow more accesses on Urbans Boulevard to allow for more, smaller housing estates.

30. DESIRABILITY

The desirability of a proposed development also relies heavily on consistency with policy documentation but has a distinctly spatial focus. The guideline on Need and Desirability specifically poses the question *"Would the approval of this application compromise the integrity of the existing approved and credible municipal IDP and SDF as agreed to by the relevant authorities?"*

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Another defining factor when considering the desirability specifically for the proposal is whether the proposed is “in the public interest”. The criteria as set out in the Relevant Considerations: Provincial Support Document covers the aspects to consider when determining whether a proposal is in the public interest or not:

Criteria	Compliance
The degree to which development principles & norms and standards will be promoted or prejudiced	▪ <i>The development of mixed-density housing and community-related uses within the demarcated urban area is consistent with local and provincial norms and standards.</i> ▪ <i>The proposal meets the criteria set out on the provincial and national level for densification and adheres to these principles, hence promoting these principles norms and standards.</i>
Degree of risk / potential risk	▪ <i>The applicant does not foresee any potential risk by allowing the proposal from a planning perspective. This portion of land with its unique locational factors, surrounded by other residential and commercial developments, can be fully utilised by allowing for the proposal.</i> ▪ <i>The layout design was informed by the unique environmental informants of the site, such as wetland buffers, ecological corridors, etc. mitigates future risk of flooding, and improves landscape connectivity for wildlife movement and pollination.</i>
Impact on existing and surrounding land uses	▪ <i>The surrounding properties include similar land uses. The proposal will not impact the surrounding land uses, in fact, it will complement the area and surrounding land uses.</i> ▪ <i>The implimentation of agricultural uses, animals, smells, noises, irrigation and pesticides, could have a more nagative impact on the surrouding environment, than the proposed residential uses.</i> ▪ <i>The proposal of a future road link to the eastern portion, that is currently outside the urban edge, is a benefot for the future land uses in the area.</i>
Long term benefits (rather than short terms gains)	▪ <i>The vision as mentioned from national to provincial spatial policies is eventually to promote additional, well designed developments, in a manner that is sustainable and that would not impact the character of the area.</i> ▪ <i>The proposal provides sought after facilities and amenities, as well as a teacher’s accommodation village and a crèche. This type of residential estte with a mixed housing typology, taking into consideration the unique environmental informants of the application area, will be beneficial for the economy of the George municipal area and the Eden District as a whole. The proposal will complement the surrounding land uses.</i> ▪ <i>The proposed teacher acommodation village is not necessarily a commercial benefit for the application, but a long term social benefit for the community in George, by providing affordable accommodation for teachers.</i>

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Further to the above, the following key considerations are considered to determine the desirability of the proposed development:

Elements for Consideration	Key Questions to Ask	Proposal (Desirability)
Economic impact	Positive or Negative impact on neighbourhood / settlement?	▪ <i>Positive economic impact. No negative impact on surrounding property owners or their rights.</i> ▪ <i>Additional Rates & Taxes and employment opportunities.</i> ▪ <i>Significant employment opportunities for skilled and unskilled staff (±146 new job opportunities).</i> ▪ <i>Additional residents in the area will contribute to additional spending and economic activities in the existing businesses in the area.</i>
Social impact	Greater social justice, equity of access to opportunity	▪ <i>More accommodation opportunities with a range of housing typologies.</i> ▪ <i>Promote inclusivity and provide a desirable establishment.</i> ▪ <i>Reduce levels of exclusion from opportunities, ultimately contributing to the overall development and well-being of the community – the inclusion of a teacher's accommodation village address a huge need for more affordable middle income housing.</i>
Scale of capital investment	> capital investment - > positive impact	▪ <i>Private investment. No Municipal funding is required.</i> ▪ <i>Additional rates and taxes =income for the municipality.</i>
Compatibility with surrounding land uses		▪ <i>Proposal is consistent with the surrounding residential uses in the Kraaibosch and Welgelegen areas.</i>
Impact on external engineering services	How much must the developer contribute to municipal costs incurred?	▪ <i>The developers will be realigning some of the existing pipelines and infrastructure, thereby upgrading the infrastructure in the area.</i> ▪ <i>Provision is made for a future public link road towards the east.</i> ▪ <i>The municipality benefits from developers constructing new public infrastrucutre.</i>

Elements for Consideration	Key Questions to Ask	Proposal (Desirability)
Impact on safety, health & well-being of the surrounding community		- Increased movement in the area increases security in the area. - Wider open space corridors that are used as functional open spaces, benefits the surrounding community.
Impact on heritage		Insignificant Heritage Impact. Proposed supported from a Heritage perspective.
Impact on the biophysical environment	Are there negative impacts? Are they adequately mitigated?	- Within urban edge. - The layout design of the proposed development was specifically designed to take into consideration demarcated wetland buffers and ecological corridors.
Traffic impacts, parking access, other transport considerations	Support for densification & functional public transport system?	Higher residential densities near the identified activity corridors, supports the public transport (GoGeorge) system.
Impact on quality of life (incl. views, sunlight, privacy, visual impact, character)		- No views will be obscured. - Fits within the character of the area. - Proposal is consistent with the character of the area.
Timing – need to densify or protect urban edges	The best option for the site at this point?	- Within urban edge. - Suitable area for proposal. - Encouraged by all relevant spatial planning policies. - With high levels of semigration to the southern cape, there is a significant need for this project at this stage.
Cumulative impacts	Unacceptable cumulative impacts?	- Only positive impacts. - No negative impact on any of the surrounding property owners.
Opportunity costs	Any unacceptable opportunity costs?	- Private investment - No municipal funding required
Alignment with SDF's		Refer to Par.13 - 17 – proposal consistent with all applicable spatial planning policies.

Note: LUPA (Land Use Planning Act) does not refer to a lack of desirability, nor does it require there to be a positive advantage (i.e. the absence of a positive advantage should not automatically lead to a decision to refuse).

From the table above, it is clear that the proposed development is desirable on the subject property.

31. WESTERN CAPE LAND USE PLANNING ACT, 2014 (ACT 3 OF 2014)

The purpose of this Provincial legislation is to consolidate legislation in the Province pertaining to provincial planning, regional planning and development, urban and rural development, regulation, support and monitoring of municipal planning and regulation of public places and municipal roads arising from subdivisions; to make provision for provincial spatial development frameworks; to provide for minimum standards for, and the efficient coordination of, spatial development frameworks; to provide for minimum norms and standards for effective municipal development management; to regulate provincial development management; to regulate the effect of land development on agriculture; to provide for land use planning principles; to repeal certain old-order laws; and to provide for matters incidental thereto.

Section 59 of this Act prescribe the Land Use Planning Principles that are applicable to all land development in the province. These are summarised in the tables below.

The tables below aim to summarise how the proposed development on the application area complies with these planning principles.

31.1. Spatial Justice

Criteria	Compliance	Planning Implication
Past spatial and other development imbalances must be redressed through improved access to and use of land.	Not applicable	This policy is not applicable to the application area.
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.	Not applicable	This policy is not applicable to the application area. Not a Spatial Development Framework or Policy.
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to	Not applicable	This policy is not applicable to the application area.

Criteria	Compliance	Planning Implication
land by disadvantaged communities and persons.		
Land use management systems should include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas and informal settlements.	Not applicable	This policy is not applicable to the application area.
Land development procedures must include provisions that accommodate access to, and facilitation of, security of tenure and the incremental upgrading of informal areas.	Not applicable	The municipality should process this application within the prescribed guidelines of the Land Use Planning By-Law for George Municipality, 2023.
A competent authority contemplated in this Act or other relevant authority considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property will be affected by the outcome of the application.	COMPLY	The competent decision-making authorities should process and decide upon this application, within the prescribed decision-making time frames.
The right of owners to develop land in accordance with current use rights should be recognised.	Not applicable	This policy is not applicable to the application area, as the proposal is not to implement the existing rights.

31.2. Spatial Sustainability

Criteria	Compliance	Planning Implication
Promote land development that is spatially compact, resource-frugal and within the fiscal, institutional and administrative means of the relevant competent authority in terms of this Act or other relevant authority;	COMPLY	- The proposed development can be regarded as infill development, as well as normal urban expansion, hence spatially compact development for George. - The proposal will contribute to additional capital income for the municipality. - The proposed density of 6 units / ha for development on the eastern periphery of the George urban edge, is considered to be consistent with the spatial planning policy applicable to the area.
Ensure that special consideration is given to the	COMPLY	Not prime or high potential agricultural land.

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Criteria	Compliance	Planning Implication
protection of prime, unique and high potential agricultural land.		
Uphold consistency of land use measures in accordance with environmental management instruments.	COMPLY	- An Environmental Authorisation amendment process is currently underway. - The design of the proposal has taken all sensitive environmental informants on the site into consideration.
Promote and stimulate the effective and equitable functioning of land markets.	COMPLY	- The properties in the surrounding area which consist of a diverse group of land uses. - Development is occurring in the area and change of land use is not an irregular occurrence. - The proposal will provide in a range of housing opportunities, thereby addressing the housing need over several different housing markets. - The value of the surrounding properties will increase.
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	COMPLY	- Any service upgrades at the cost of the applicant. Civil and electrical services report is to be provided with the land use application. - Additional residential uses inside the urban edge, will support the existing public services and businesses such as the nearby Garden Route Mall, Eden Meander, restaurants, convenience centres, etc.
Promote land development in locations that are sustainable and limit urban sprawl.	COMPLY	The application area is located within the urban edge of George, and accessible to community uses and business opportunities.
Result in communities that are viable.	COMPLY	- The proposed development will result in additional rate payers that will support the existing retail businesses in the area. - The proposed development will create additional temporary and permanent employment opportunities for the area.
Strive to ensure that the basic needs of all citizens are met in an affordable way.	Not Applicable	This principle is not applicable to the applicant or this development.
The sustained protection of the environment should be ensured.	COMPLY	The layout design was undertaken, taking all environmental informants into consideration (i.e. topography, drainage, botanical, faunal, etc.).

31.3. Spatial Efficiency

Criteria	Compliance	Planning Implication
Land development should optimise the use of existing resources, infrastructure, agriculture, land, minerals and facilities.	COMPLY	- Given the strategic location of the application area, the proposed development will support the existing community uses and business activities in the area. - Existing infrastructure services on the site to be realigned and upgraded at the applicant's cost.
Integrated cities and towns should be developed.	COMPLY	- The proposed development consist of a range of housing typologies, utility services; a business use and community services. - It is therefore the considered opinion, that the proposed development will achieve socio-economic integration, as well as land use integration.
Policy, administrative practice and legislation should promote speedy land development.	Not Applicable	The municipality should process this application within the prescribed time frames of the Land Use Planning By-Law for George Municipality, 2023, as well as the NEMA.

31.4. Spatial Resilience

Criteria	Compliance	Planning Implication
Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.	COMPLY	- The proposal is in line with all the various spatial plans, zoning scheme and policies, as motivated by the report. - The proposed application complies with the requirements of the Land Use Planning By-Law for George Municipality, 2023.

31.5. Good Administration

Criteria	Compliance	Planning Implication
All spheres of government should ensure an integrated approach to land use planning.	Applicable to George Municipality	This principle has no direct bearing on the application; however, the George Municipality is obligated to consider the application fairly and within the timeframes provided in terms of the municipal planning bylaw. What is however important is that all decision making is aligned with sound policies based on nation, provincial and local development policies.
All government departments must provide their sector inputs and comply with any other statutory requirements during the preparation or amendment of spatial development frameworks.		

GEORGE ERF 25537 – PROPOSED REZONING & SUBDIVISION

Criteria	Compliance	Planning Implication
The requirements of any law relating to land development and land use must be met timeously.		
The preparation and amendment of spatial plans, policy, zoning schemes and procedures for land development and land use applications, should include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.		
The legislation, procedures and administrative practice relating to land development should be clear, promote predictability, trust and acceptance in order to inform and empower members of the public.		
A spatial development framework, zoning scheme or policy should be developed in phases and each phase in the development thereof should include consultation with the public and relevant organs of state and should be endorsed by the relevant competent authority.		
Decision-making procedures should be designed to minimise negative financial, social, economic or environmental impacts.		
Development application procedures should be efficient and streamlined and timeframes should be adhered to by all parties.		
Decision-making in all spheres of government should be guided by and give effect to statutory land use planning systems.		

32. CONCLUSION

In light of this motivation, and the information contained in the foregoing report, it is clear that the application for:

- (i) The rezoning of George Erf 25537 from "Agriculture Zone I" to a "Subdivisional Area", consisting of 1x Single Residential Zone II erf (Estate Housing Site); 1x Agricultural Zone I erf; 1x Utility Zone erf, and 1x Transport Zone II erf in terms of Section 15(2)(a) of the Land Use Planning Bylaw for George Municipality, 2023.
- (ii) The Subdivision in terms of section 15(2)(d) of the Land Use Planning Bylaw for George Municipality, 2023 of the subdivisional Area applicable to Erf 25537, George into 4 Portions consisting of:
 - (a) Portion A: 1x Single Residential Zone II erf (Estate Housing Site)
 - (b) Portion B: 1x Utility Zone erf;
 - (c) Portion C: 1x Transport Zone II erf;
 - (d) Remainder: 1x Agricultural Zone I erf;
- (iii) Subdivision in terms of section 15(2)(d) of the Land Use Planning Bylaw for George Municipality, 2023 of Portion A: Single Residential Zone II Erf (Estate Housing Site) applicable to Erf 25537, George into x260 Single Residential Zone II Erven (Estate Housing) consisting of:
 - (e) 177x Dwelling House erven
 - (f) 47x Group Housing erven
 - (g) 15x Private Street erven
 - (h) 20x Private Open Space erven
 - (i) 1x Club House erf.
- (iv) A permanent departure from the development parameters for "estate housing" to increase the size of the developable area of the estate housing site from 5ha to 32.5ha in terms of Section 15(2)(b) the Land Use Planning Bylaw for George Municipality, 2023.

Meets the criteria as set out in The Spatial Planning and Land Use Management Act (SPLUMA) and the George Municipality's By-Law on Municipal Land Use Planning (2023) and is desirable. It is therefore recommended that the application be supported by the relevant authorities and approved by George Municipality.

Marika Vreken Urban and Environmental Planners
October 2025

ANNEXURE A:

*Pre-Application Consultation minutes with
George Municipality*

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

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

PART A: PARTICULARS	
Reference number:	Collab no. 3123989
Purpose of consultation:	To discuss a new application for rezoning and subdivision for a residential development
Brief proposal:	Marike Vreken Town Planners
Property(ies) description:	George Erven 25537; 25538 & 25541
Date:	19 March 2024

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Municipality		ihuyser@george.gov.za
Official	Robert Janse van Rensburg	George Municipality		rhjansevanrensburg@george.gov.za
Pre-applicant	Marike Vreken	MVTRP	044-382-0420 / 082-927-5310	info@vreken.co.za marike@vreken.co.za

Documentation provided for discussion:

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

	Description	Plan No / Reference	Date
A	Locality Plan		
B	Draft Master Plan	Kraaibosch Masterplan	13 March 2024
C	Copy of Title Deeds	Erf 25537 = T56147/10	21 October 2010
		Erf 25538 = T56148/10	21 October 2010
		Erf 25541 = T56151/10	21 October 2010
D	SG Diagrams	Erf 25537 = SG 5973/2008	20 Nov 2008
		Erf 25538 = SG 5974/2008	20 Nov 2008
		Erf 25541 = SG 5977/2008	20 Nov 2008
E	Proposed Amended for Phase 4	Pr22/37 GEO27668Ph4Layout04	Erf 195-1000

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	X
---	-----	--	----	---

Comprehensive overview of proposal:

• **Current Rights:**

• • **The land use rights on the application area are:**

- Erf 25537 = Agriculture Zone I
- Erf 25538 = Agriculture Zone I
- Erf 25541 = Industrial Zone II (pending litigation)

• **Development Proposal:**

• • **Development Precincts**

2.1.1. The site will be developed into 3x precincts:

- (i) East of Urbans Boulevard (Erf 25237), a residential estate, consisting of ±259 single residential erven, of which the layout was informed by environmental constraints.
- (ii) West of Urbans Boulevard (Erven 25238 & 25541), A higher density residential estate, consisting of group housing erven (207x) and apartments (220x), as well as
- (iii) A remaining extent that will be “undetermined”. A development proposal on this node will be informed by future market conditions.

2.1.2. Environmentally sensitive areas (wetlands, water courses, steep slopes, sensitive vegetation, etc, will be retained as communal open spaces for the proposed development.

2.1.3. The existing water tower / reservoir will be retained and accommodated in the layout.



FIGURE : DEVELOPMENT PROPOSAL

Access

- 2.2.1. Given the steep topography of the site and the topography and visibility on Urbans Boulevard, access to the proposed development can only really be provided at a point centrally on Urbans Boulevard. A new traffic circle can be constructed at this point, and then this circle will provide access to east and west of Urbans Boulevard. No other direct access will be provided off Urbans Boulevard.
- 2.2.2. A left in only slip lane is proposed near Portion 400 of Farm No 195.

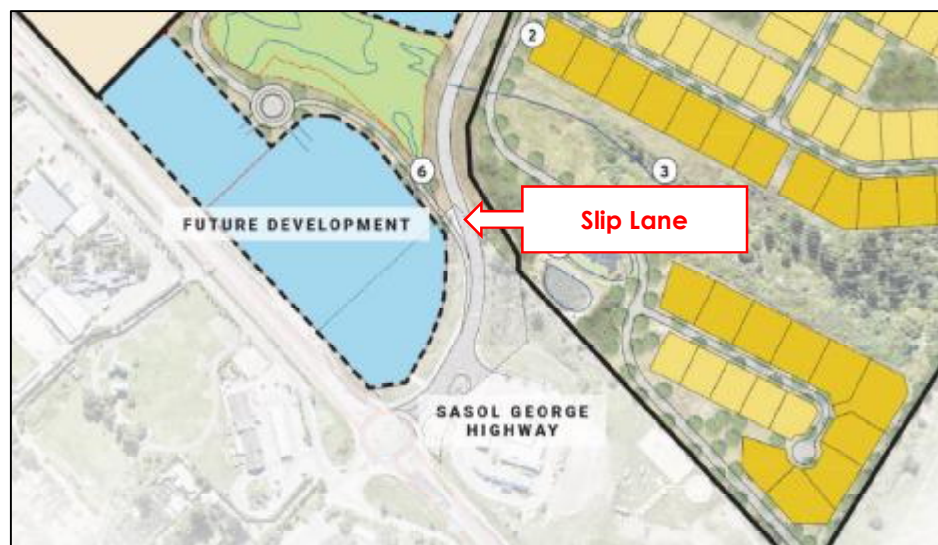


FIGURE : PROPOSED LEFT IN SLIP LANE

• . **Proposed Zoning / George Zoning Scheme Bylaw**

- 2.3.1. The proposal is to rezone to subdivisional area and then subdivision into “Residential Zone II” (Estate Housing)” erven.
- 2.3.2. The new limitation of a maximum size of 5ha for estate housing is noted. The western precinct, excluding the future development area is ± 23 ha in extent, and then the eastern precinct will be ± 37 ha in extent. Given the fact that the application area is on the eastern edge of the municipal urban edge, the natural informants and the topography, it is not reasonable and feasible to provide more public roads, in order to obtain more accesses to provide 7 gates villages / estates on the eastern precinct. There is no future urban expansion where future public roads can expand to. A departure from this development parameter will be applied for.

• **Environmental Authorisation**

- 3.1. The proposed development will require an application for environmental authorisation.

• **George Municipal SDF**

- 4.1. The Application area is located inside the urban edge of George. The SDF states that Properties that are currently vacant, without a development proposal or number of erven have been conservatively calculated at 80u/ha for the first 150m from primary transport corridors, 60u/ha from 151m to 350m from primary transport corridors and 45 u/ha form 351m to 500m.

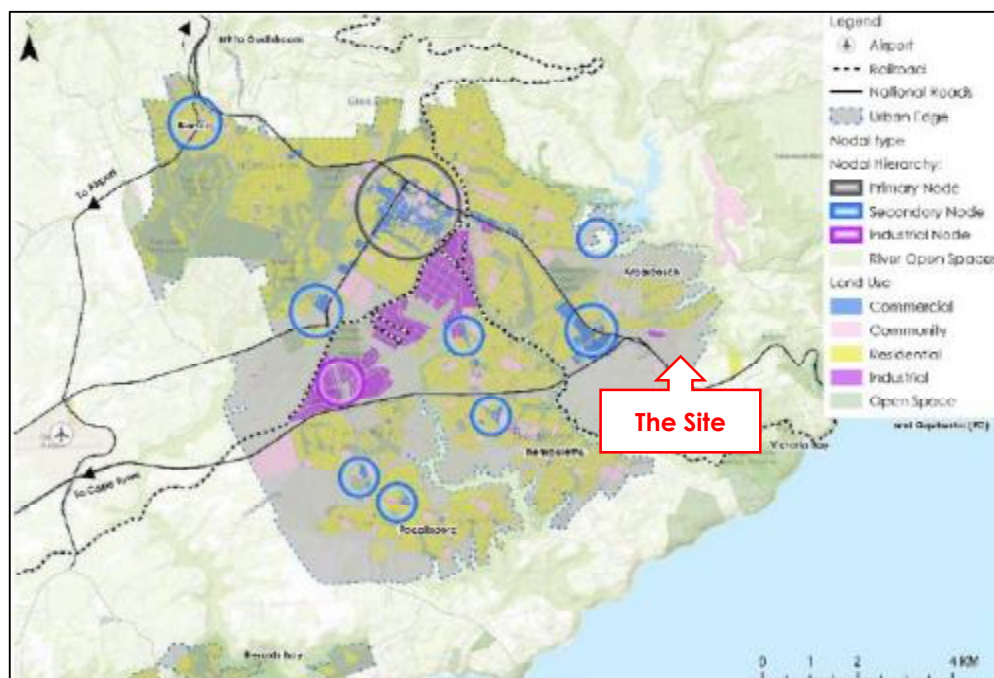


FIGURE : EXTRACT MUNICIPAL SDF

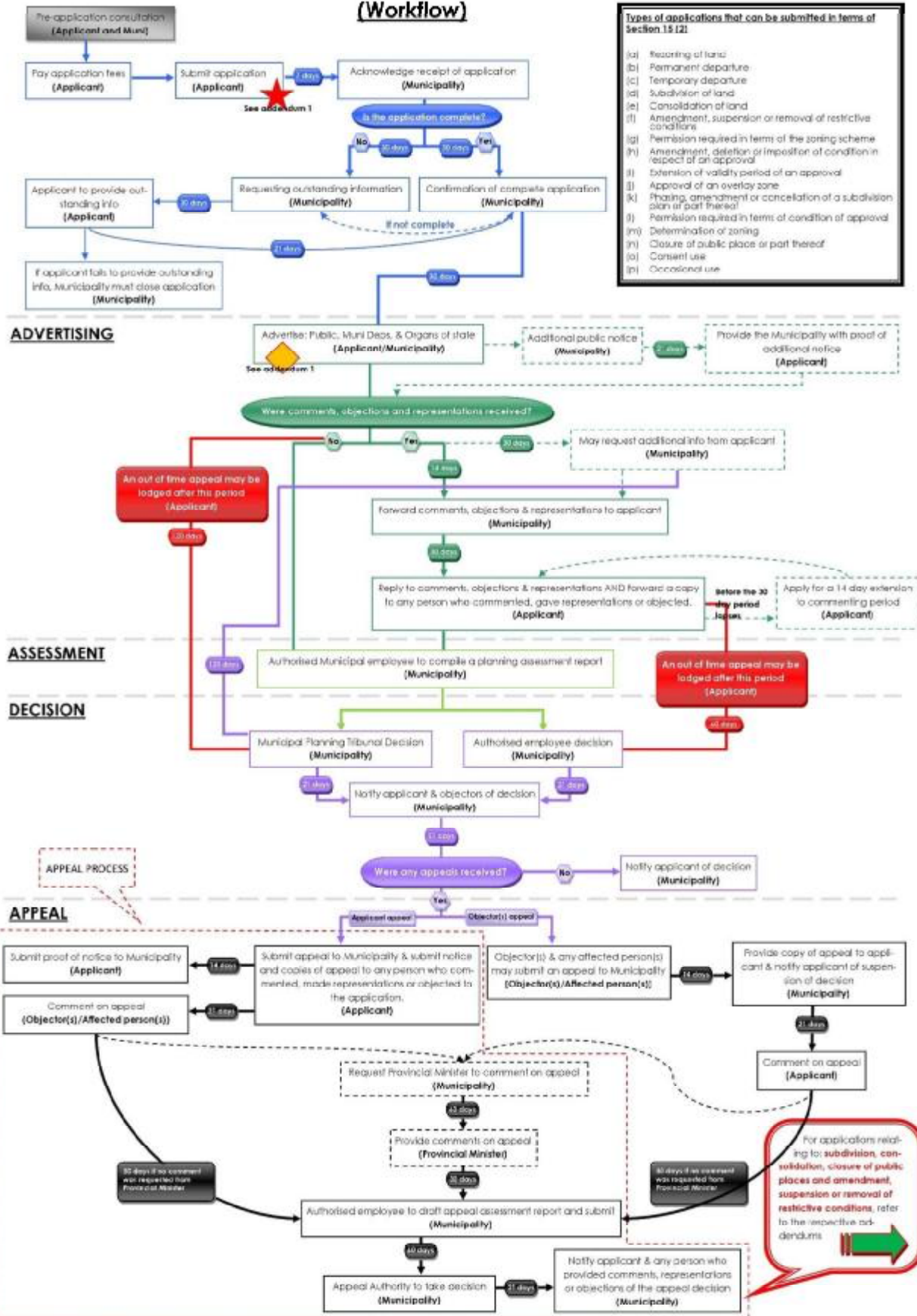
PART B: APPLICATION PROCESS

(WILL FULLY APPLY ONLY ONCE LUPA REGULATIONS ARE IN FORCE)

SUBMISSION

Draft By-Law on Municipal Land Use Planning

(Workflow)



PART C: QUESTIONNAIRES
SECTION A:
DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

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

TOTAL APPLICATION FEE* (VAT excluded):	To be confirmed
---	------------------------

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	Compliance/Deviation with/from MSDF to be motivated.	
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			X	Conveyancer Certificate to confirm	
Any other Municipal by-law that may be relevant to application? (If yes, specify)			X		
Zoning Scheme Regulation considerations:					
Which zoning scheme regulations apply to this site?					
<i>Integrated George Zoning Scheme Bylaw</i>					
What is the current zoning of the property?					
<i>Agriculture and Industrial Zone II</i>					
What is the proposed zoning of the property?					
<i>Estate Housing: Single Residential Zone II</i>					
Does the proposal fall within the provisions/parameters of the zoning scheme?					
<i>departure required to allow estate housing on sites larger than 5 ha.</i>					
Are additional applications required to deviate from the zoning scheme? (if yes, specify)					
<i>TBD</i>					

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 / 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)

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
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 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?	X			SANParks / CapeNature
Will the proposal require comments from 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	

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

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

		(strikethrough irrelevant)			
Y	N	Other (specify)	Y	N	Required number of documentation copies

PART E: DISCUSSION

The Pre-Application meeting held on 10 April 2024 which the applicant and client attended refers. The proposed Layout plan presented at the meeting is as follow:



Town Planning:

- Need to address compliance with MSDF 2023, LUPA, SPLUMA, George Integrated Zoning Scheme, 2023 etc.
- Refer to Policy Theme C2.4: PG b (Including guideline xvi.) in terms of the MSDF 2023.
- Refer to the MSDF, 2023 in terms of categories for retail development (convenience categories).
- To take cognizance of the Development parameters listed under Estate Housing.
- Provision of Social Support Facilities to be incorporated in terms of the Redbook Guidelines. To consider a School Site based on the regional analysis of the area.
- Consider a mixture of typologies and densities.

- Management of the natural open space to be confirmed. Need to demonstrate if the functioning of these areas will be possible with the implementation of the development.
- Stormwater management to be addressed as part of the land use application and layouts.
- Masters POA may be required for the management of an Environmental Management Plan in terms of the open space network.
- Visual Impact to be addressed from the N2. Height Restrictions may be imposed on Flats. Visual Impact Assessment may be required.
- Linkage to future development to the East must be secured and incorporated in the proposal (194/4). Public Road network to be provided. The latter must tie up with the current investigations done in collaboration with CES. This road network to be confirmed and incorporated in the proposed development. (to have further discussions with CES, Christoff Scheepers and Wim).
- The Development will trigger the requirement to conclude the road linkage from Welgelegen towards Groenkloof.
- To take note of statutory building lines in terms of the future N2 extension area.
- Road networks/accesses to be discussed with CES.
- Phasing of the Development may be proposed on submission of SDP.

Environmental:

- Surface water and groundwater drain from this area into the Swart River. I am interested in seeing a freshwater study that assesses how the built-up areas from the proposed development could impact the volume of freshwater draining into the Swart River, and particularly how any reductions will be mitigated in the site plan layout.
- Relevant Environmental Reports to be submitted with the Application.

CES

- Access: As per the original road master and cost master plan for the Welgelegen area. (as define in the approved SLA) An revised TIA may be required as to determine any additional links, which may be required.
- Water & Sewer: Subject to GLA services report, bulk services will be required to be installed. Developer to take note of existing servitudes, which give access to Municipal services.
- Stormwater: Development conform to the applicable Stormwater By-law.
- Development charges: Normal DC's, as included in the SLA, will be applicable.
- HOA: HOA will be required to establish which will have to take over the internal municipal services (water, sewer, roads and associated stormwater)

ETS

- Electrical Services report will be required.

PART F: SUMMARY / WAY FORWARD

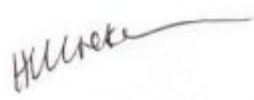
Please refer to Part E. It is proposed that a revised Pre-Application be submitted once Road Alignments and Accesses (linkage roads) is concluded.

OFFICIAL: **Robert Janse van Rensburg**
Town Planner

PRE-APPLICANT: **Marike Vreken**
(FULL NAME)



SIGNED: _____



SIGNED: _____

DATE: _____17/04/2024_____

DATE: _____2024-03-19_____

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



SIGNED: _____

DATE: _____2023.04.17_____

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

ANNEXURE B:

Power of Attorney & Company Resolution

CAPE ESTATES PROPERTIES OUTENIQUA (PTY)LTD

(Name of Company, Partnership, Trust or Close Corporation)

RESOLUTION

Resolution passed at the meeting of the Shareholders/ Partners/ Trustees/ Members held in George on the day of October 2025.

Resolved that PF De Kock in his capacity as Shareholder , be and is hereby authorized to do whatever may be necessary to give effect to this resolution and to enter into and to sign such documents necessary to proceed with the applications as specified hereunder on behalf of the Company/ Partnership/ Trust/ Close Corporation with such modification as he/ she in his/ her sole discretion shall deem fit, his/ her signature to be conclusive proof that the documents which bear it are authorised in terms hereof.

DESCRIPTION OF PROPERTY:

GEORGE ERF 25537

NATURE OF APPLICATION:

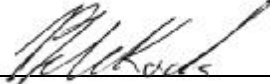
REZONING; SUBDIVISION, CONSENT USE & DEPARTURE

SIGNATURE OF SHAREHOLDERS/ PARTNERS/ TRUSTEES/ MEMBERS:

NAME:

PF de Kock

SIGNATURE:



SPECIAL POWER OF ATTORNEY

I/We Pieter Fred de Kock

_____ the undersigned,

do hereby nominate, constitute and appoint
THE AUTHORISED AGENTS OF MARIKE VREKEN TOWN & REGIONAL PLANNERS CC and duly
authorised employees of Marike Vreken Town Planners CC
with power of Substitution to be *my/our lawful representatives in *my/our application for:

REZONING; SUBDIVISION, CONSENT USE & DEPARTURE

on

GEORGE ERF 25537

In addition to apply for such amendments of any zoning schemes / structure plans / Removal of Title Deed Restrictions as may be deemed necessary and to make other necessary application and further to represent *me/us at any inquiry in relation to the abovementioned matters and generally do whatever may be necessary or desirable to procure the approval of the application, by virtue of those present and whatever our said representative have to date done herein.

Signed at George on this 8 day of October 2025

SIGNED:



SIGNED:

SIGNED:

In the presence of the undersigned witnesses:

AS WITNESSES:

• _____

• _____

ANNEXURE C:

Municipal Application Form



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

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

PART A: APPLICANT DETAILS

First name(s)	Marike		
Surname	Vreken		
SACPLAN Reg No. (if applicable)	Pr. Pln A/1101/1999		
Company name (if applicable)	Marike Vreken Town Planners CC		
Postal Address	P.O. Box 2180		
	Knysna	Postal Code	6570
Email	info@vreken.co.za / marike@vreken.co.za		
Tel	044-382-0420	Fax	
Cell	082-927-5310		

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

Registered owner	Cape Estates Properties Outeniqua (Pty)Ltd Reg No 199300659007		
Address			
		Postal code	
E-mail			
Tel		Fax	
Cell	082-224-5477		

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 25537 in the Municipality and Division of George, Western Cape Province.					
Physical Address	South of Welgelegen Estate, and the expropriated N2 National Road, and to the north of the existing N2 National Road to Knysna.					
GPS Coordinates	33.988932°S 22.522531°E		Town/City	George		
Current Zoning	"Agriculture Zone I"	Extent	66,3788 ha	Are there existing buildings?	Y	N
Current Land Use	Agriculture					
Title Deed number & date	T56147/2010					
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)?	Investec		
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?			
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalize the building / land use?	Y	N	
Are there any pending court case / order relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?	Y	N	

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?	Y	N	If Yes, please complete the information below and attach the minutes.			
Official's name	Martin Botha Ilane Huyser		Reference number	3123989	Date of consultation	19 March 2024

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.:
 Account no.:
 Type: **Public Sector Cheque Account**
 Swift Code: **FIRNZAJJ**
 VAT Registration Nr:
 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:

See attached Motivation report

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

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

Is the following compulsory information attached?

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

Minimum and additional requirements:

Y	N	N/A	Conveyancer's Certificate	Y	N	N/A	Land Use Plan / Zoning plan
Y	N	N/A	Proposed Subdivision Plan (including street names and numbers)	Y	N	N/A	Phasing Plan
Y	N	N/A	Consolidation Plan	Y	N	N/A	Copy of original approval letter (if applicable)
Y	N	N/A	Site Development Plan	Y	N	N/A	Landscaping / Tree Plan

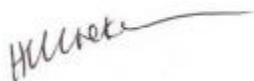
Y	N	N/A	Abutting owner's consent		Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)		Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes		Y	N	N/A	Required number of documentation copies 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		National Heritage Resources Act, 1999 (Act 25 of 1999)		Y	N/A		Specific Environmental Management Act(s) (SEMA)
Y	N		National Environmental Management Act, 1998 (Act 107 of 1998)					(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N		Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)					National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),
Y	N/A		Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)					National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
Y	N/A		Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations					National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N		Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)		Y	N/A		Other (specify)
Y	N		If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A					
Y	N		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:

2025-10-09

Full name:

Hendrika Maria Vreken

Professional capacity:

Town Planner

SACPLAN Reg. Nr:

Pr. Pln A/1101/1999

ANNEXURE D:

Copy of Title Deed



HEUNIS PROKUREURS / ATTORNEYS

DIRECTOR / DIREKTEUR :
J.C. (CHRIS) HEUNIS B.PROC.

PLEASE QUOTE OUR REFERENCE
MELD ASSEBLIEF ONS VERWYSING

1st FLOOR / 1ste VLOER
CATHEDRAL SQUARE
CATHEDRALSTRAAT 62
62 CATHEDRAL STREET
POSBUS/P.O. BOX 260
GEORGE. 6530
Tel (044) 8744170
Fax [044] 874 3268
e-mail: hbwlaw@telkomsa.net
Docex 34 GEORGE

U Verw. MNR W LUTTIG / CHANTELE
Your Ref.

Ons Verw. JC [CHRIS] HEUNIS/W.11[3]
Our Ref.

2017 04 24

MNRE RAUBENHEIMERS PROKUREURS
POSBUS 21
6530 GEORGE

Meneer

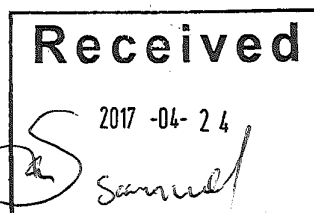
MAGNOLIA RIDGE PROPERTIES 77 PTY LTD
SERTIFIKAAT VAN GEREISTREERDE TITEL T.056147/10

Ons verwys na bogemelde Oorspronklike Sertifikaat van geregistreeerde Titelnr T.25537/10 soos versoek.

Geliewe ontvangs te erken.

Die uwe
HEUNIS PROKUREURS
Per:

JC [CHRIS] HEUNIS



Raubenheimers

**CERTIFICATE OF REGISTERED TITLE
NO. T. 056147/2010**

in favour of

**MAGNOLIA RIDGE PROPERTIES 77 [PROPRIETARY]
LIMITED**

in respect of

**ERF 25537, GEORGE,
in the Municipality and Division of George,
WESTERN CAPE PROVINCE;**

**IN EXTENT: 66,3788 [SIX SIX comma THREE SEVEN EIGHT
EIGHT] Hectares**

**HEUNIS BOTHA & WIGGETT INC
CONVEYANCERS
117 YORK STREET
P O BOX 260
GEORGE 6530**

CHRIS FICK & ASSOCIATES
236
M18777/TS/EG

Prepared by me,

~~Conveyancer~~
SEYFFERT MAJ

FEE

160.00

T 056147/10

CERTIFICATE OF REGISTERED TITLE

(Issued under the provisions of Section Forty Three
of the Deeds Registries Act, 1937 (No 47 of 1937).)

Whereas

MAGNOLIA RIDGE PROPERTIES 77 (PROPRIETARY) LIMITED
Registration Number 2004/006196/07

has applied for the issue to **MAGNOLIA RIDGE PROPERTIES 77 (PROPRIETARY) LIMITED** of a Certificate of Registered Title under Section 43 of the Deeds Registries Act, 1937, in respect of the undermentioned land, being portion of the land registered in the said Company's name by Deed of Transfer No T34360/2007.

Now therefore in pursuance of the provisions of the said Act, I, the Registrar of Deeds at Cape Town do hereby certify that the said

MAGNOLIA RIDGE PROPERTIES 77 (PROPRIETARY) LIMITED

Registration Number 2004/006196/07

its successors-in title or assigns;

is the registered owner of

ERF 25537 GEORGE, in the Municipality and Division of George, Western Cape province;

In extent: 66,3788 (Sixty Six Comma Three Seven Eight Eight) hectares

AS WILL APPEAR from the annexed Diagram S.G. No 5973/2008 and held by Deed of Transfer No T34360/2007.

- A. SUBJECT** to the conditions contained in Deed of Transfer No T10119/1919.
- B. SUBJECT FURTHER** to the special conditions contained in Deed of Grant dated 23rd April 1913 (George Quitrents Vol 15 No 11) which condition reads as follows:
- "That the said land (Kraai Bosch) shall be subject to all such duties and regulations as either are already or shall in future be established respecting lands held on similar tenure."
- C. SUBJECT FURTHER** to the terms of the servitude referred to in the endorsement dated 16th November 1944 on the Deed of Transfer No T6136/1941, which endorsement reads as follows:

"By Notarial Deed No 348 dated 30 October 1944 the owner and his successors-in-title of the land held under paras 3 to 6 hereof has given and signified his consent to the construction of certain waterworks over the said ppty, by the Mun. of George affecting the riparian rights of the land held under the said paras of this deed subject to condition as will more fully appear on reference to the said Not. Deed vide copy annexed hereto."

- D. By servitude N K493/77S the within described land is **SUBJECT** to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court district No...) dated 3.6.77 as will more fully appear on reference to the copy of said Order annexed to Servitude K493/77S.
- E. By Servitude No 15/72 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. Cape), dated 26/5/71 as will more fully appear on reference to the copy of said Order annexed to Servitude no 15/72.
- F. By virtue of Notarial Deed of Servitude No K498/2003S the within mentioned property and owner (Kraaibosch Property Development (Pty) Ltd and successors-in-title is **ENTITLED** to a servitude of right of way respectively:
 - (i) 6 (SIX) metres wide of which the centre line is represented by the line MNPQRST; and
 - (ii) 10 (TEN) metres wide of which the centre line is represented by the line TU

On Diagram LG No 5715/2002 annexed to Deed of Transfer No T49073/2003

OVER

Portion 278 (a portion of Portion 1) of the farm KRAAI BOSCH No 195, in the Municipality and Division George, Western Cape Province;

IN EXTENT: 8,000 hectares, held under Deed of Transfer no T49073/2003.
For the exclusive purpose to continue with Forestry activities on the Dominant property.

AS WILL MORE FULLY APPEAR from said Notarial Deed of Servitude.

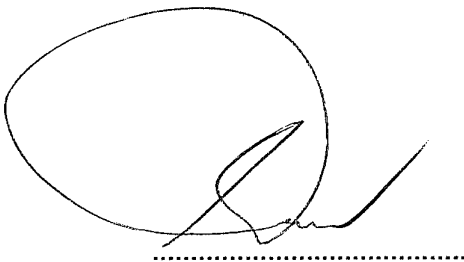
And that by virtue of these presents the said

MAGNOLIA RIDGE PROPERTIES 77 (PROPRIETARY) LIMITED
Registration Number 2004/006196/07

its successors-in-title or assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights;

In witness whereof I, the said Registrar, have subscribed to these presents and have caused the seal of office to be affixed thereto.

Thus done and executed at the Office of the Registrar of Deeds at Cape Town
on 21 October 2010.



Registrar of Deeds



George erf 25537

FOR SURVEYOR GENERAL
DATE 21 NOV 2008

ERF 25537, GEORGE

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

Beacon Descriptions:

B, C, D, E, F, G, H, J, K

16mm iron peg

L, M

planted stone

All other beacons are

12mm iron peg

S.G. No.

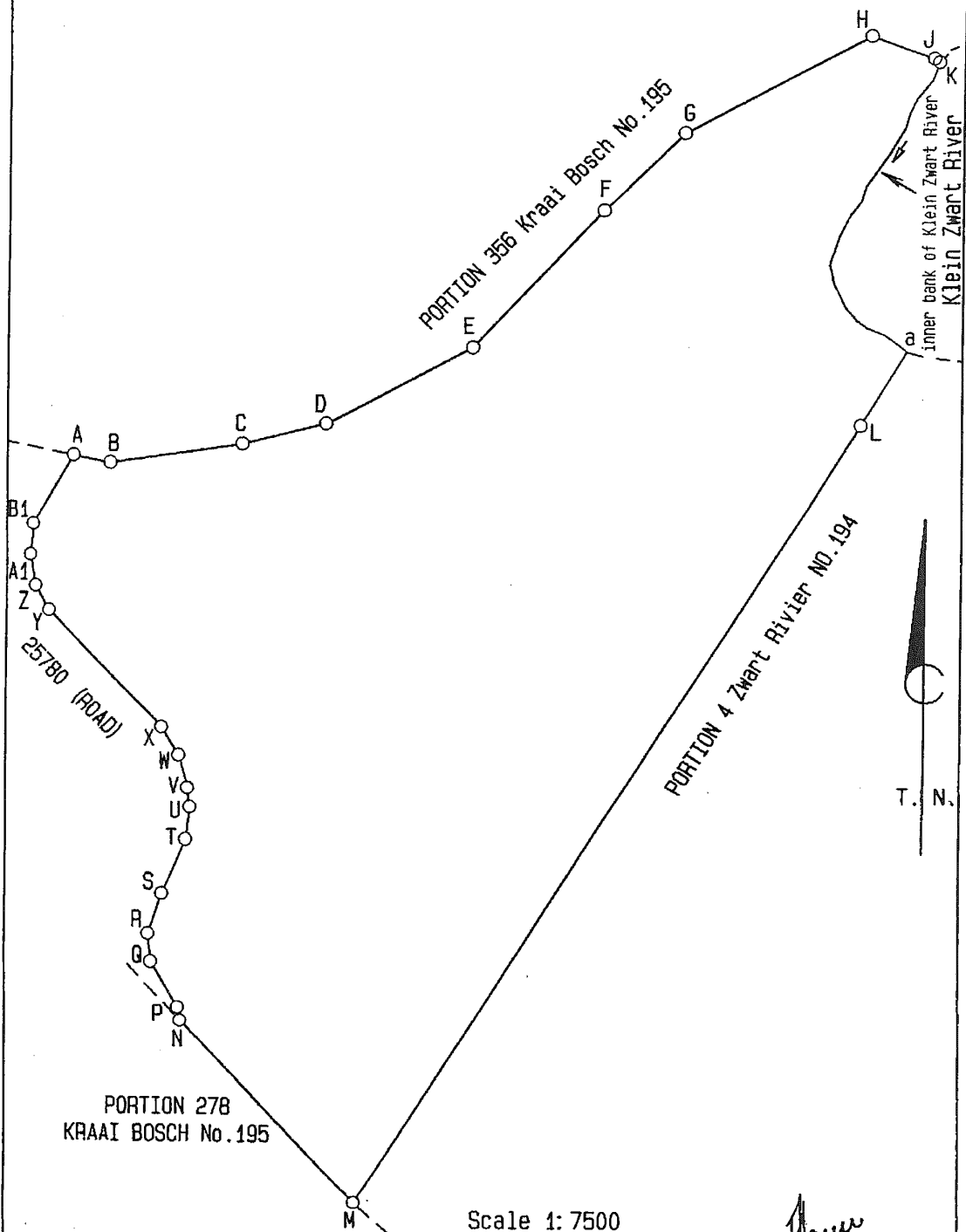
5973/2008

Approved

[Signature]
Surveyor-General

2008. 11. 20

SHEET 2 of 2 SHEETS



Surveyed in May 2006 - October 2008
by me

A. LOUW (PLS0356) Professional Land Surveyor

George erf 25537

ANNEXURE E:

SG Diagrams of the Application Area

Approved in terms of

880912 19V

APPROVED BY TERMS OF SECT. 25
OF REG. 6.1036

Kraibitz 195/1 + 279

27/07/2007

Act 70/1970

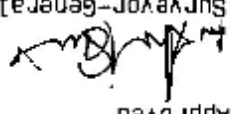
NOT APPLICABLE

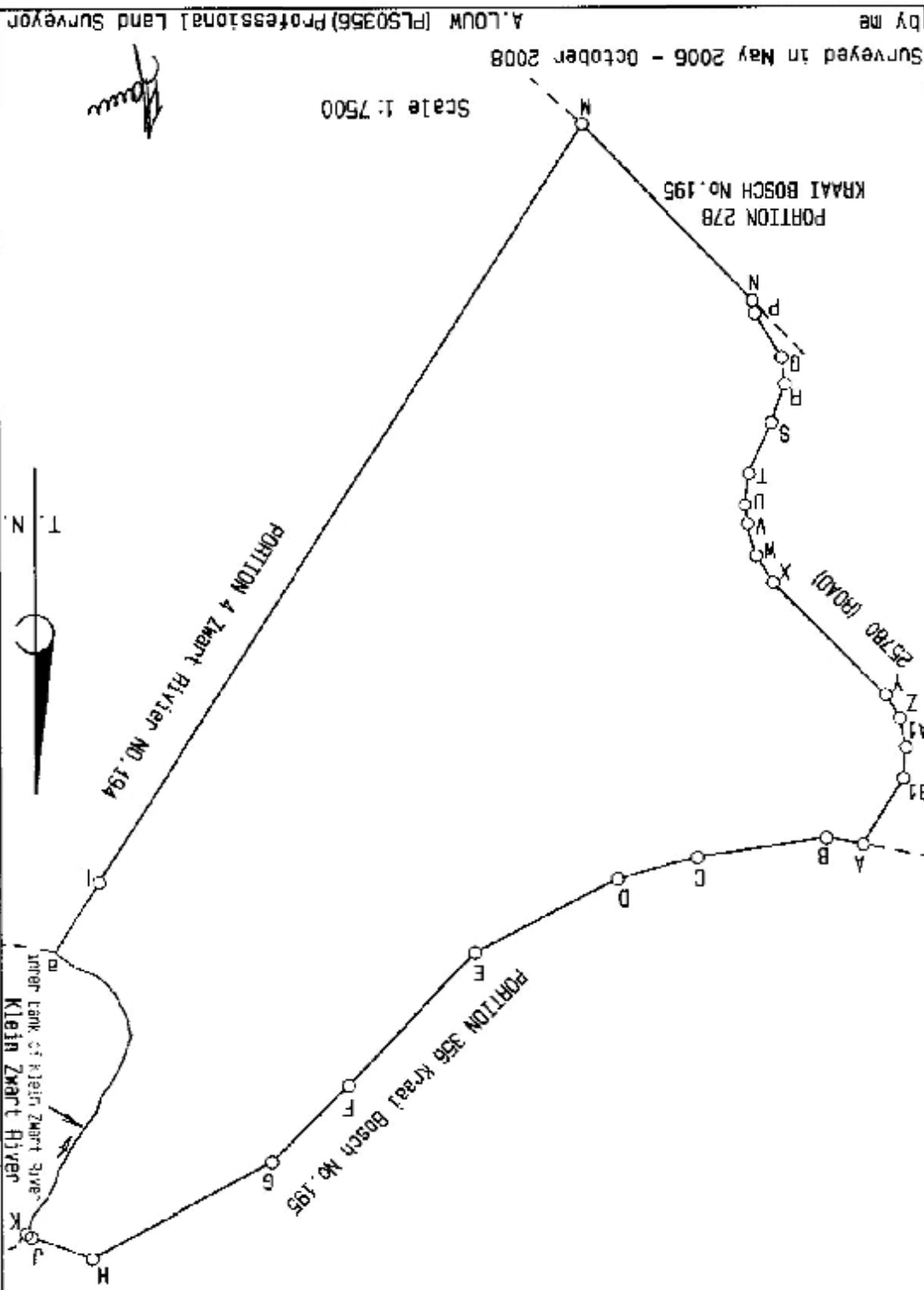
[illegible]

FOR ENDORSEMENTS
SEE BACK OF FORM

George est 25537

S

ERF 25537, GEORGE situate in the Municipality and Administrative District of George Province Western Cape	
Beacon Descriptions: B, C, D, E, F, G, H, J, K 16mm iron peg planted stone 12mm iron peg	
All other beacons are L, M	
S.G. No. 5973/2008	Approved  Surveyor-General 2008. 11. 20
SHEET 2 of 2 SHEETS	



ANNEXURE F:

Conveyancer's Certificate

CONVEYANCER'S CERTIFICATE

I, the undersigned

ZENARIAH POOLE

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED

Unit 2, 4th Floor, Earlgo Building, 2A Park Road, Gardens, Cape Town

do hereby certify as follows:

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

Certificate of Registered Title No. T 56147/2010

In respect of the following properties:

ERF 25537 GEORGE

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

In extent: 66,3788 (sixty six comma three seven eight eight) hectares

REGISTERED in the name of

**CAPE ESTATES PROPERTIES (PTY) LTD
REGISTRATION NUMBER 2004/006196/07**

2. Certificate of Registered Title No. **T 56147/2010** contains the following restrictive conditions:

A. SUBJECT to the conditions contained in Deed of Transfer No T10119/1919.

B. SUBJECT FURTHER to the special conditions contained in Deed of Grant dated 23rd April 1913 (George Quitrants Vol 15 No 11) which condition reads as follows:

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



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

"By Notarial Deed No 348 dated 30 October 1944 the owner and his successors-in-title of the land held under paras 3 to 6 hereof has given and signified his consent to the construction of certain waterworks over the said ppty, by the Mun. of George affecting the riparian rights of the land held under the said paras of this deed subject to condition as will more fully appear on reference to the said Not. Deed vide copy annexed hereto."

- D. By servitude N K493/77S the within described land is **SUBJECT** to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court district No...), dated 3.6.77 as will more fully appear on reference to the copy of said Order annexed to Servitude K493/77S.
- E. By Servitude No 15/72 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. Cape), dated 26/5/71 as will more fully appear on reference to the copy of the said Order annexed to Servitude no 15/72.
- F. By virtue of Notarial Deed of Servitude No K498/2003S the within mentioned property and owner (Kraaibosch Property Development (Pty) Ltd) and successors-in-title is **ENTITLED** to a servitude of right of way respectively:
- (i) 6 (SIX) metres wide of which the centre line is represented by the line MNPQRST; and
 - (ii) 10 (TEN) metres wide of which the centre line is represented by the line TU

On Diagram LG No 5715/2002 annexed to Deed of Transfer No T49073/2003

OVER

Portion 278 (a portion of Portion 1) of the farm KRAAI BOSCH No 195, in the Municipality and Division George, Western Cape Province;

IN EXTENT: 8,000 hectares, held under Deed of Transfer no T49073/2003.

For the exclusive purpose to continue with Forestry activities on the Dominant property.

AS WILL MORE FULLY APPEAR from said Notarial Deed of Servitude.

***[THIS SERVITUDE DOES NOT FALL WITHIN THE BOUNDARIES OF THE ERF DEALT WITH
HEREIN AND IS, THEREFORE, NOT APPLICABLE.]***

3. The Title Deed/s, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 22nd day of AUGUST 2024

A handwritten signature in dark ink, appearing to read 'Z POOLE', is written over a horizontal line.

**Z POOLE
CONVEYANCER**

Act 70/1970
NOT APPLICABLE

APPROVED IN TERMS OF SECT. 25
OF DCA 15/1993

Kraaihoek 195/1 P 279

27/07/2007

Approved in terms of

Act 7/1998

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System W623° X			S.G. No.
		Constants	+	0, 00	+3 700 000, 00	5973/2008
AB	45,76	280 40 30	A	+ 44 432,81	+ 62 052,42	Approved <i>[Signature]</i> Surveyor-General 2008.11.20
BC	159,74	261 05 40	B	+ 44 387,85	+ 62 060,90	
CD	102,95	255 37 10	C	+ 44 230,04	+ 62 036,17	
DE	198,00	242 08 30	D	+ 44 130,32	+ 62 010,60	
EF	228,85	222 43 30	E	+ 43 955,27	+ 61 918,08	
FG	135,33	224 46 40	F	+ 43 800,00	+ 61 749,96	
GH	251,26	241 17 30	G	+ 43 704,68	+ 61 653,90	
HJ	79,91	289 46 10	H	+ 43 484,30	+ 61 533,21	
JK	7,56	304 25 10	J	+ 43 409,10	+ 61 560,24	
KL	451,12	11 39 20	K	+ 43 402,87	+ 61 564,51	
LM	1124,23	32 05 52	L	+ 43 494,01	+ 62 006,33	SHEET 1 of 2 SHEETS
MN	306,45	136 50 30	M	+ 44 091,39	+ 62 958,71	
NP	16,13	169 08 20	N	+ 44 301,01	+ 62 735,17	
PQ	63,80	149 35 00	P	+ 44 304,05	+ 62 719,33	
QR	33,68	173 54 20	Q	+ 44 336,35	+ 62 664,31	
RS	51,26	198 47 00	R	+ 44 339,93	+ 62 630,81	
ST	71,01	203 17 10	S	+ 44 323,42	+ 62 582,28	
TU	40,00	187 04 50	T	+ 44 295,35	+ 62 517,06	
UV	23,78	172 49 20	U	+ 44 290,42	+ 62 477,36	
VW	40,81	164 30 40	V	+ 44 293,39	+ 62 453,76	
WX	39,54	148 43 00	W	+ 44 304,29	+ 62 414,44	
XY	196,60	135 53 50	X	+ 44 324,82	+ 62 380,64	
YZ	33,48	149 13 10	Y	+ 44 461,64	+ 62 239,46	
ZA1	37,76	169 22 00	Z	+ 44 478,78	+ 62 210,70	
A1B1	38,42	184 42 00	A1	+ 44 485,74	+ 62 173,59	
B1A	96,68	210 59 40	B1	+ 44 482,60	+ 62 135,30	
La		212 05 52				
		Δ (437) MICROWAVE	+	50 374,60	+ 59 315,71	
		Δ (73) SILVER RIVER	+	42 348,33	+ 51 941,48	
The figure A B C D E F G H J K inner bank of Klein Zwart River a M N P Q R S T U V W X Y Z A1 B1 represents 66,3788 hectares of land being ERF 25537, GEORGE situate in the Municipality and Administrative District of George Province Western Cape Surveyed in May 2006 - October 2008						
by me			A.LOUW (PLS0356) Professional Land Surveyor			
This diagram is annexed to No. T56147/2010 Dated i.f.o.		The original diagram is No.2318/1919 Transfer No. 1919.165.10119 Registrar of Deeds (Farm 195/1)		File No. George 195 S.R. No. 2672/2008 Comp. BL-8000 (6423) LPI C0270002		

FOR ENDORSEMENTS
SEE BACK OF DGM

George erf 25537

S

ERF 25537, GEORGE

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

Beacon Descriptions:

B, C, D, E, F, G, H, J, K

16mm iron peg

L, M

planted stone

All other beacons are

12mm iron peg

S.G. No.

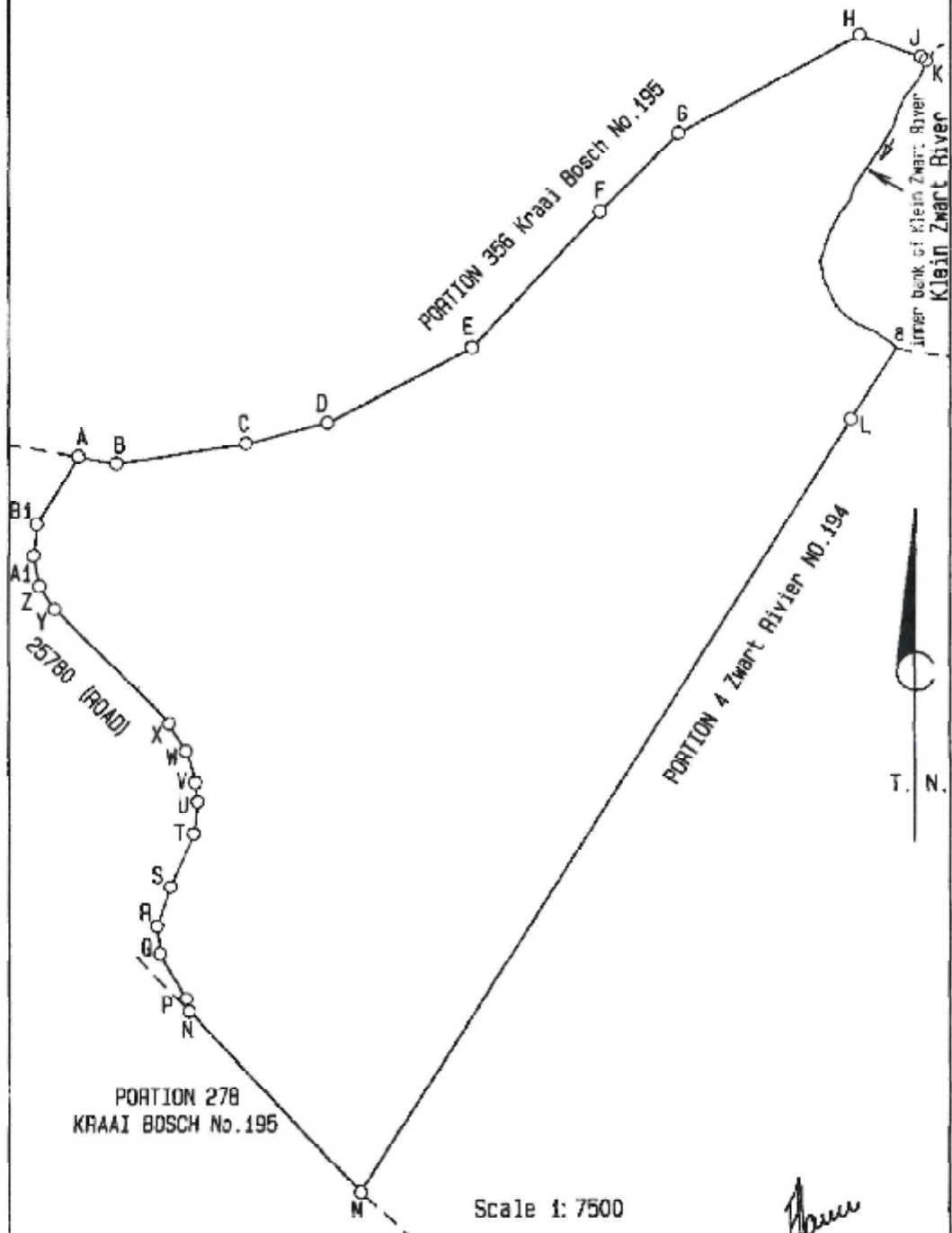
5973/2008

Approved

[Signature]
Surveyor-General

2008. 11. 30

SHEET 2 of 2 SHEETS



Surveyed in May 2006 - October 2008

by me

A. LOUW (PLS0356) Professional Land Surveyor

George erf 25537

S

CONVEYANCER'S CERTIFICATE

I, the undersigned

ZENARIAH POOLE

a duly qualified and admitted Conveyancer, practicing at:

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

do hereby certify as follows:

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

Certificate of Registered Title No. T 56148/2010

In respect of the following properties:

ERF 25538 GEORGE
In the Municipality and Division George
Western Cape Province

In extent: **17,6562 (seventeen comma six five six two) hectares**

REGISTERED in the name of

CAPE ESTATES PROPERTIES (PTY) LTD
REGISTRATION NUMBER 2004/006196/07

2. Certificate of Registered Title No. **T 56148/2010** contains the following conditions:

A. SUBJECT to the conditions contained in Deed of Transfer No T10119/1919.

B. SUBJECT FURTHER to the special conditions contained in Deed of Grant dated 23rd April 1913 (George Quitrants Vol 15 No 11) which condition reads as follows:

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



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

"By Notarial Deed No 348 dated 30 October 1944 the owner and his successors-in-title of the land held under paras 3 to 6 hereof has given and signified his consent to the construction of certain waterworks over the said ppty, by the Mun. of George affecting the riparian rights of the land held under the said paras of this deed subject to condition as will more fully appear on reference to the said Not. Deed vide copy annexed hereto."

- D. By servitude N K493/775 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 3.5.77 as will more fully appear on reference to the copy of said Order annexed to Servitude K493/775.
- E. By Servitude No 15/72 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. Cape), dated 26/5/71 as will more fully appear on reference to the copy of the said Order annexed to Servitude no 15/72.
- F. By virtue of Notarial Deed of Servitude No K498/2003S the within mentioned property and owner (Kraatbosch Property Development (Pty) Ltd) and successors-in-title is **ENTITLED** to a servitude of right of way respectively:
- (i) 6 (SIX) metres wide of which the centre line is represented by the line MNPQRST; and
 - (ii) 10 (TEN) metres wide of which the centre line is represented by the line TU

On Diagram LG No 5715/2002 annexed to Deed of Transfer No T49073/2003

OVER

Portion 278 (a portion pf Portion 1) of the farm KRAAI BOSCH No 195, in the Municipality and Division George, Western Cape Province;

IN EXTENT: 8, 000 hectares, held under Deed of Transfer no T49073/2003.

For the exclusive purpose to continue with Forestry activities on the Dominant property.

AS WILL MORE FULLY APPEAR from said Notarial Deed of Servitude.

[THIS SERVITUDE DOES NOT FALL WITHIN THE BOUNDARIES OF THE ERF DEALT WITH HEREIN AND IS, THEREFORE, NOT APPLICABLE].

- G. **SUBJECT FURTHER** to the following conditions contained in Deed of Transfer No T49074/2003 imposed by the Municipality of George in terms of the provisions of Section 42 of Ordinance 15/85 upon approval of the subdivision of the Remainder of Portion 1 of the Farm Kraai Bosch No 195:

"The hereinmentioned property is:

1. Subject to a road servitude 10 metres wide as represented by the figure A1-D1 Diagram No SG 198/2003 in favour of the Municipality of George;

[Indicated by the red line on the annexed Diagram No SG 5974/2008].

2. Subject to a road servitude 6 metres wide as represented by the figure A1-R on Diagram NO SG 198/2003 in favour of the Municipality of George;

[Indicated by the green line on the annexed Diagram No SG 5974/2008].

3. Subject to a servitude a area in extent 2941 square metres represented by the figure N M Q P on Diagram no SG 198/2003 in favour of the Municipality of George/".

[Indicated by the yellow line on the annexed Diagram No SG 5974/2008].

(the south western, western and south western boundaries of which 10 metre wide road servitude are indicated by the lines c e, e f and f R; the south western boundary of which 6 metre wide servitude area is indicated by the line f S and which 2941 square metres servitude area is represented by the figure V W T U, respectively, on the annexed Diagram S G No 5974/2008)

- H. By Notarial Deed of Servitude No K184/2010S dd 3 June 2009 the within mentioned property in favour of the Municipality of George and successors and assigns in title is **SUBJECT** to:

1. 'n Serwituut van waterpypleiding [Acquaeductus] 1 [EEN] metre wyd, die Noord Oostelike grens waarvan aangedui en voorgestel word deur die lyn A B C D E op

Serwituut Kaart L G Nr 6468/2004 gedateer 3 Februarie 2005, welke kaart aangeheg;

[Indicated by the dark blue line on the annexed Diagram No SG 5974/2008].

2. 'n Serwituut van Waterpypleiding [Aquaeductus] 1 [EEN] metre wyd, die Suid Oostelike grens waarvan aangedui en voorgestel word deur die lyn EF;

[Indicated by the light blue line on the annexed Diagram No SG 5974/2008].

3. 'n Serwituut van Waterpypleiding [Aquaeductus] 2 [TWEË] meter wyd, die Noord Westelike grens waarvan aangedui en voorgestel word deur die lyn EF;

[Indicated by the light blue line on the annexed Diagram No SG 5974/2008].

4. 'n Serwituut van Waterpypleiding (Aquaeductus) 1 [EEN] meter wyd, die Noord Oostelike grens waarvan aangedui en voorgestel word deur die lyn G H J K L.

[Indicated by the purple line on the annexed Diagram No SG 5974/2008].

AS WILL MORE FULL APPEAR from said Notarial Deed.

(the north eastern boundary, the south eastern boundary and the north western boundary and the north eastern boundary of which water pipe line servitudes are respectively indicated by the lines w v u t r, r s, r s and q p n m k on annexed Diagram SG No 5974/2008)

- I. By Notarial Deed of Servitude No K186/2010S dd 3 June 2009 the within mentioned property in favour of the Municipality of George and successors-in-title and assigns is **SUBJECT** to:

2. 'n Tydelike Serwituut van waterpypleiding (Aquaeductus) 8 [AGT] meter wyd, die middellyn waarvan aangedui en voorgestel word deur die lyn H J K;

[Indicated by the orange line on the annexed Diagram No SG 5974/2008].

3. 'n Tydelike Serwituut van Reg van Weg 10 [TIEN] meter wyd, die Suid Oostelike grens waarvan aangedui en voorgestel word deur die lyn L M.

[Indicated by the brown line on the annexed Diagram No SG 5974/2008].

AS WILL MORE FULLY APPEAR from said Notarial Deed.

(the center line of which temporary water pipeline servitude and south eastern boundary of which temporary servitude right of way are respectively indicated by the lines g h j and Q R on the annexed Diagram S G No 5974/2008)

- J. By Notarial Deed of Servitude No K187/2010S dd 3 June 2009 the within mentioned property in favour of the Municipality of George and successors in title is **SUBJECT** to:

1. 'n Serwituut van Padgebied groot 1308 [EEN DUISEND DRIE HONDERD EN AGT] vierkante meter "(die serwituutgebied)" soos aangedui en voorgestel deur die figuur L, II, Y, X op Onderverdelings Kaart SG Nr 198/2003 gedateer 3 Februarie 2003, welke kaart aangeheg is aan Sertifikaat van Geregistreerde Titel Nr T49075/2003;

[Indicated by the pink line on the annexed Diagram No SG 5974/2008].

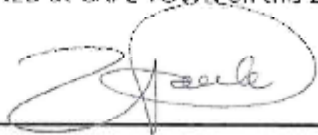
2. Die voormelde serwituut reg van padgebied sal ewigdurend wees en verleen aan die Tweede party, sy opvolgers in title en regsverkrygendes die reg tot vrye en onbelemmerde toegang oor en deur die serwituutgebied, te voet, per motor of met enige ander tipe voertuie, en vir enige ander doeleindes wat redelikerwyse noodsaaklik is om aan die Tweede Party en sy opvolgers doeltreffende en behoorlike pad toegang te verleen. Die regte soos hierin uiteengesit word geag verleen te gewees het vanaf die datum waarop die voorgaande onderverdeling deur die Tweede Party geodgkeur is.

AS WILL MORE FULLY APPEAR from said Notarial Deed of Servitude.

(which servitude road area is represented by the figure X a b c d on the annexed Diagram S G No 5974/2008)

3. The Title Deed/s, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 22nd day of AUGUST 2024

A handwritten signature in black ink, appearing to read 'Z POOLE', is written over a horizontal line.

Z POOLE
CONVEYANCER

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System WGS84 X			S.G. No.	
		Constants	+	0, 00	+3 700 000, 00	5974/2008	
AB	12, 84	280 40 30	A	+	44 521, 43	+	62 035, 72
BC	6, 95	26 01 20	B	+	44 508, 81	+	62 038, 10
CD	58, 02	42 31 10	C	+	44 511, 86	+	62 044, 35
DE	27, 60	30 59 10	D	+	44 551, 07	+	62 087, 11
EF	38, 73	8 45 50	E	+	44 565, 28	+	62 110, 77
FG	44, 79	349 00 50	F	+	44 571, 18	+	62 149, 05
GH	36, 81	341 59 00	G	+	44 562, 64	+	62 193, 02
HJ	276, 11	314 26 50	H	+	44 551, 26	+	62 228, 02
JK	48, 26	353 23 10	J	+	44 354, 15	+	62 421, 37
KL	49, 45	338 06 40	K	+	44 348, 59	+	62 469, 31
LM	31, 10	22 51 40	L	+	44 330, 15	+	62 515, 20
MN	61, 14	26 36 20	M	+	44 342, 23	+	62 543, 86
NP	54, 76	2 02 20	N	+	44 369, 62	+	62 598, 53
PG	43, 15	341 53 50	P	+	44 371, 56	+	62 653, 26
QR	122, 95	46 56 50	Q	+	44 358, 16	+	62 694, 28
RS	514, 68	136 53 30	R	+	44 448, 00	+	62 778, 22
ST	161, 15	192 08 50	S	+	44 799, 73	+	62 402, 46
TU	66, 00	111 09 10	T	+	44 765, 82	+	62 244, 92
UV	45, 56	192 10 50	U	+	44 827, 37	+	62 221, 11
VW	64, 67	291 11 10	V	+	44 817, 75	+	62 176, 57
WX	78, 16	190 36 00	W	+	44 757, 45	+	62 199, 94
XY	121, 84	275 38 40	X	+	44 743, 07	+	62 123, 11
YA	141, 26	225 17 40	Y	+	44 621, 83	+	62 135, 10
				+	50 374, 60	+	59 315, 71
				+	42 348, 33	+	51 941, 48

Δ (437) MICROWAVE
 Δ (73) SILVER RIVER

The figure A B C D E F G H J K L M N P Q R S T U V W X Y
represents 17,6562 hectares of land being
ERF 25538, GEORGE
situate in the Municipality and
Administrative District of George Province Western Cape
Surveyed in May 2006 - October 2008

by me A. LOUW (PLS0356) Professional Land Surveyor

This diagram is annexed to No. Dated i.f.o.	The original diagram is No. 2318/1919 Transfer No. 1919.165.10119 (Farm 195/1)	File No. George 195 S.R. No. 2672/2008 Comp. BL-8CCC (6423) LPI 00270002
--	--	---

Registrar of Deeds

Act 70/1970

NOT APPLICABLE

APPROVED IN TERMS OF SECT. 24
OF ORD. 15/1985

Ref: Kmoibeech 195/1, p. 219

DATE 27/07/2007

Approved in terms of

Act 7/1998

ERF 25538, GEORGE

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

S.G. No.

5974/2008

Approved

Surveyor-General

2008.11.20

SHEET 2 of 3 SHEETS

Servitude Notes:

1. The figure X a b c d represents a servitude road area.
Vide Diagram No.198/2003 Transfer Deed No.2003. .49075 (Farm 195/279)
2. The lines c e, e f and f R represent the south western, western and south western boundaries respectively of a servitude road 10m wide.
Vide Diagram No.198/2003 Transfer Deed No.2003. .49075 (Farm 195/279)
3. The line f S represents the south western boundary of a servitude road 6m wide.
Vide Diagram No.198/2003 Transfer Deed No.2003. .49075 (Farm 195/279)
4. The figure V W T U represents a servitude area.
Vide Diagram No.198/2003 Transfer Deed No.2003. .49075 (Farm 195/279)
5. The line w v u t r represents the north eastern boundary of a water pipe line servitude 1m wide.
Vide Diagram No.6468/2004
6. The line r s represents the south eastern boundary of a water pipe line servitude 1m wide.
Vide Diagram No.6468/2004
7. The line r s represents the north western boundary of a water pipe line servitude 2m wide.
Vide Diagram No.6468/2004
8. The line q p n m k represents the north eastern boundary of a water pipe line servitude 1m wide.
Vide Diagram No.6468/2004
9. The line g h j represents the centre line of a temporary water pipe line servitude 8m wide.
Vide Diagram No. 5972/2008
10. The line Q R represents the south eastern boundary of a temporary servitude right of way 10m wide.
Vide Diagram No. 5972/2008

Surveyed in May 2006 - October 2008

by me

A.LOUW (PLS0356) Professional Land Surveyor

George erf 25538

S

ERF 25538, GEORGE

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

Beacon Descriptions:

A, S, T, U, V, W, X, Y

16mm iron peg

R

iron standard

All other beacons are

12mm iron peg

S.G. No.

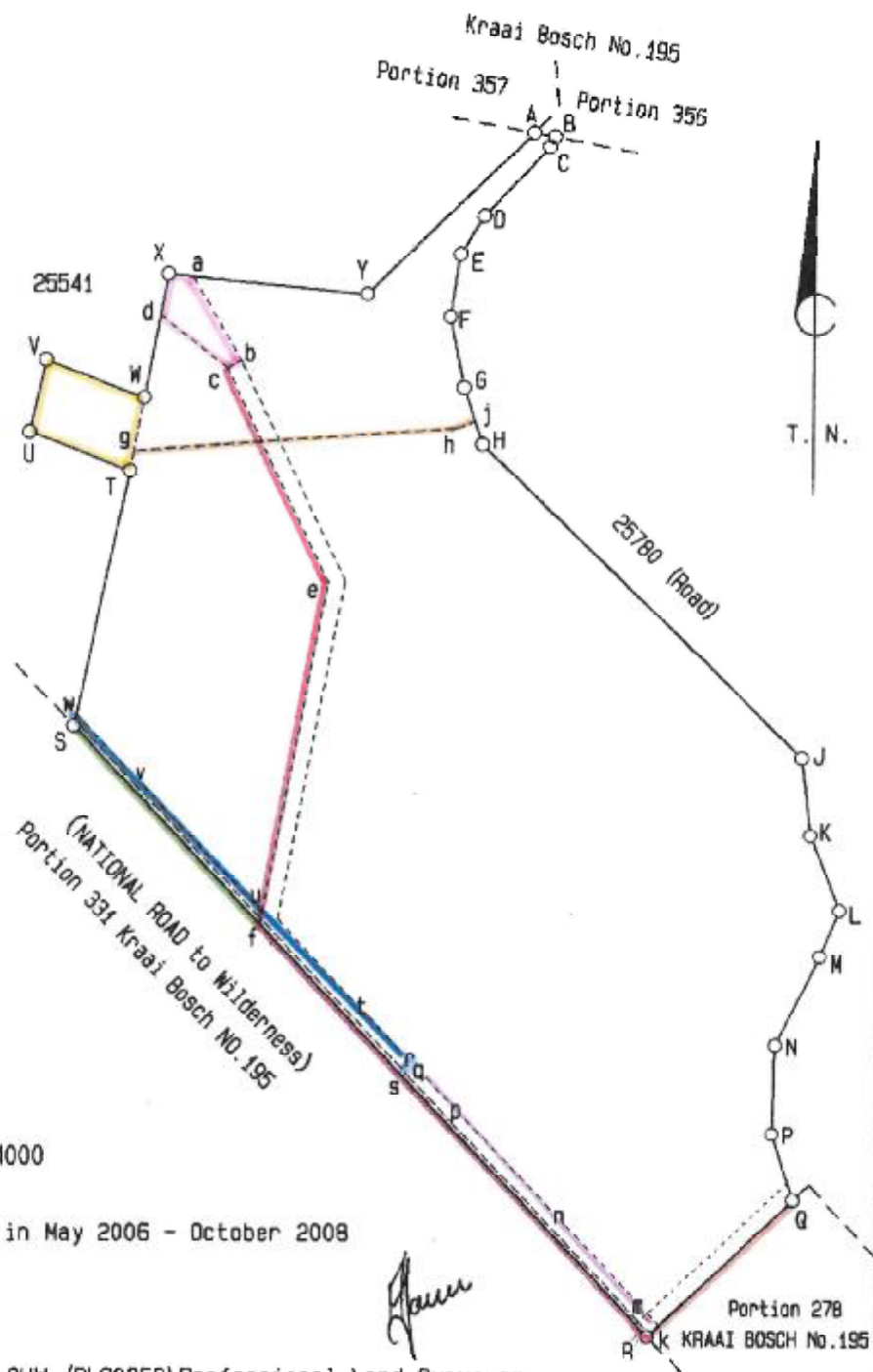
5974/2008

Approved

[Signature]
Surveyor-General

2008.11.26

SHEET 3 of 3 SHEETS



Scale 1: 4000

Surveyed in May 2006 - October 2008

by me A.LOUW (PLS0356) Professional Land Surveyor

George erf 25538

S

CONVEYANCER'S CERTIFICATE

I, the undersigned

ZENARIAH POOLE

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED

Unit 2, 4th Floor, Earlgo Building, 2A Park Road, Gardens, Cape Town

do hereby certify as follows:

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

Certificate of Registered Title No. T 56151/2010

In respect of the following properties:

ERF 25541 GEORGE

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

In extent: 11, 1875 (eleven comma one eight seven five) hectares

REGISTERED In the name of

**CAPE ESTATES PROPERTIES (PTY) LTD
REGISTRATION NUMBER 2004/006196/07**

2. Certificate of Registered Title No. **T 56151/2010** contains the following conditions:

A. SUBJECT to the conditions contained in Deed of Transfer No T10119/1919.

B. SUBJECT FURTHER to the special conditions contained in Deed of Grant dated 23rd April 1913 (George Quitrants Vol 15 No 11) which condition reads as follows:

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



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

"By Notarial Deed No 348 dated 30 October 1944 the owner and his successors-in-title of the land held under paras 3 to 6 hereof has given and signified his consent to the construction of certain waterworks over the said ppty, by the Mun. of George affecting the riparian rights of the land held under the said paras of this deed subject to condition as will more fully appear on reference to the said Not. Deed vide copy annexed hereto."

- D. By servitude N K493/77S the within described land is **SUBJECT** to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court district No...), dated 3.6.77 as will more fully appear on reference to the copy of said Order annexed to Servitude K493/77S.
- E. By Servitude No 15/72 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. Cape), dated 26/5/71 as will more fully appear on reference to the copy of the said Order annexed to Servitude no 15/72.
- F. **SUBJECT FURTHER** to the following conditions as contained in Certificate of Registered Title No T49075/2003 imposed in terms of Section 49 of the South African National Roads Agency Limited and National Roads Act, 1988 (Act 7 of 1998) which conditions read as follows:

"With the exception of existing buildings, no building or structure or anything else may be erected or built on the land within 20 metres from the boundary of the divisional road without the written consent of the NRA".

- G. By virtue of Notarial Deed of Servitude No K498/2003S the within mentioned property and owner (Kraalbosch Property Development (Pty) Ltd) and successors-in-title is **ENTITLED** to a servitude of right of way respectively:

- (i) 6 (SIX) metres wide of which the centre line is represented by the line MNPQRST; and
- (ii) 10 (TEN) metres wide of which the centre line is represented by the line TU

On Diagram LG No 5715/2002 annexed to Deed of Transfer No T49073/2003

OVER

Portion 278 (a portion of Portion 1) of the farm KRAAI BOSCH No 195, in the Municipality and Division George, Western Cape Province;

IN EXTENT: 8, 000 hectares, held under Deed of Transfer no T49073/2003.

For the exclusive purpose to continue with Forestry activities on the Dominant property.

AS WILL MORE FULLY APPEAR from said Notarial Deed of Servitude.

[THIS SERVITUDE DOES NOT FALL WITHIN THE BOUNDARIES OF THE ERF DEALT WITH HEREIN AND IS, THEREFORE, NOT APPLICABLE.]

- H. **SUBJECT FURTHER** to the following conditions contained in Certificate of Registered Title No T49074/2003 imposed by virtue of Section 42 of Ordinance 15/85 when approving the subdivision in favour of the Municipality namely:

"The withinmentioned property is:

- (a) Subject to a servitude road 6 metres wide of which the south western, south eastern and eastern boundaries respectively are represented by the figure R-C1, C1-V and V-W on Diagram No SG 198/2003 in favour of the Municipality of George;

[Indicated by the blue line on the annexed Diagram No SG 5977/2008].

- (b) Subject to a water pipe line servitude 8 metres wide of which the line QR represents the eastern boundary as indicated on Diagram No SG 198/2003 annexed hereto in favour of the Municipality of George"

[Indicated by the yellow line on the annexed Diagram No SG 5977/2008].

(the south western, south eastern and eastern boundaries of which 6 metre wide servitude road and the eastern boundary of which 8 metre wide water pipe line servitude are respectively indicated by the lines L v, v w, w x and K L on the annexed Diagram S G No 5977/2008)

- I. By Notarial Deed of Servitude No K185/2010S dd 3 June 2009 the within mentioned property in favour of the Municipality of George and successors and assigns in title is **SUBJECT** to:

1. 'n Serwituut van waterpyplieding [Acquaeductus] 2,50 [TWEE KOMMA VYF NUL] metre wyd, die Suid Oostelike grens waarvan aangedui en voorgestel word deur die lyn A B C D E F op Serwituut Kaart L G Nr 6470/2004 gedateer 3 Februarie 2005, welke kaart aangeheg;

[Indicated by the orange line on the annexed Diagram No SG 5977/2008].

2. 'n Serwituut van Waterpypleiding [Aquaeductus] 1 [EEN] metre wyd, die Noord Oostelike grens waarvan aangedui en voorgestel word deur die lyn EG;

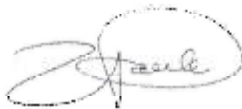
[Indicated by the red line on the annexed Diagram No SG 5977/2008].

AS WILL MORE FULL APPEAR from said Notarial Deed.

(the south eastern boundary of which 2,50 metre wide water pipe line servitude and the north eastern boundary of which 1 metre wide water pipe line servitude are respectively indicated by the lines y z a b c d and c e on annexed Diagram SG No 5977/2008)

3. The Title Deed/s, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 22nd day of AUGUST 2024



Z POOLE
CONVEYANCER

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES y System WGS84 x		S.G. No.
		Constants		+	0, 00	+3 700 000, 00
AB	98,97	265 20 50	A	+	44 958,27	+ 61 990,67
BC	199,39	277 39 50	B	+	44 859,63	+ 61 982,64
CD	143,06	280 40 10	C	+	44 662,02	+ 62 009,23
DE	141,26	45 17 40	D	+	44 521,43	+ 62 035,72
EF	121,84	95 38 40	E	+	44 621,83	+ 62 135,10
FG	78,16	10 36 00	F	+	44 743,07	+ 62 123,11
GH	64,67	111 11 10	G	+	44 757,45	+ 62 199,94
HJ	45,56	12 10 50	H	+	44 817,75	+ 62 176,57
JK	66,00	291 09 10	J	+	44 827,37	+ 62 221,11
KL	161,15	12 08 50	K	+	44 765,82	+ 62 244,92
LM	79,47	136 53 20	L	+	44 799,73	+ 62 402,46
MN	246,36	131 06 40	M	+	44 854,04	+ 62 344,45
NP	91,61	120 53 10	N	+	45 039,65	+ 62 182,46
PQ	6,91	100 49 50	P	+	45 118,26	+ 62 135,44
QR	33,94	194 33 40	Q	+	45 125,05	+ 62 134,14
RS	97,06	221 45 10	R	+	45 116,51	+ 62 101,29
SA	101,11	247 47 40	S	+	45 051,88	+ 62 028,88
Indicatory data						
AT	29,22	265 20 50	T	+	44 929,15	+ 61 988,30
CU	31,42	97 39 50	U	+	44 693,16	+ 62 005,04
Δ (437) MICROWAVE				+	50 374,60	+ 59 315,71
Δ (73) SILVER RIVER				+	42 348,33	+ 51 941,48
SERVITUDE Notes:						
1. The lines L v, v w and w x represent the south western, south eastern and eastern boundaries respectively of a servitude road 6m wide. Vide Diagram No. 198/2003 Transfer Deed No.2003. .49075						
2. The line y z a b c d represents the south eastern boundary of a water pipe line servitude 2,50m wide Vide Diagram No.6470/2004						
3. The line c e represents the north eastern boundary of a water pipe line servitude 1m wide Vide Diagram No.6470/2004						
4. The line KL represents the eastern boundary of a water pipe line servitude 8m wide Vide CRT 49075/2003						
The figure A B C D E F G H J K L M N P Q R S						
represents 11,1875 hectares of land being						
ERF 25541, GEORGE						
situate in the Municipality and						
Administrative District of George Province Western Cape						
Surveyed in May 2006 - October 2008						
by me				A.LOUW (PLS0356) Professional Land Surveyor		
This diagram is annexed to		The original diagram is		File No. George 195		
No.		No. 198/2003		S.R. No. 2672/2008		
Dated		Transfer		Comp. BL-BCCC (6423)		
i.f.o.		No. 2003. .49075		LPI C0270002		
Registrar of Deeds		(Farm 195/279)				

Approved
[Signature]
Surveyor-General
2008. 11. 20

SHEET 1 of 2 SHEETS

Act 70/1970

NOT APPLICABLE

APPROVED IN TERMS OF SECT 26
OF ORD. 15/1985
REF Kroonbosch 195/1 + 279
DATE 27.07.2007

Approved in terms of

Act 7/1998

[Signature]

S

GOOSEN CLO
LAND SURVEY

S LOUW
S -GEORGE

OFFICE COPY

25541

GEORGE

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

Con Descriptions:

E (F

Other bearings are

not beaconed
round wooden fence post
16mm iron peg

S.G. No.

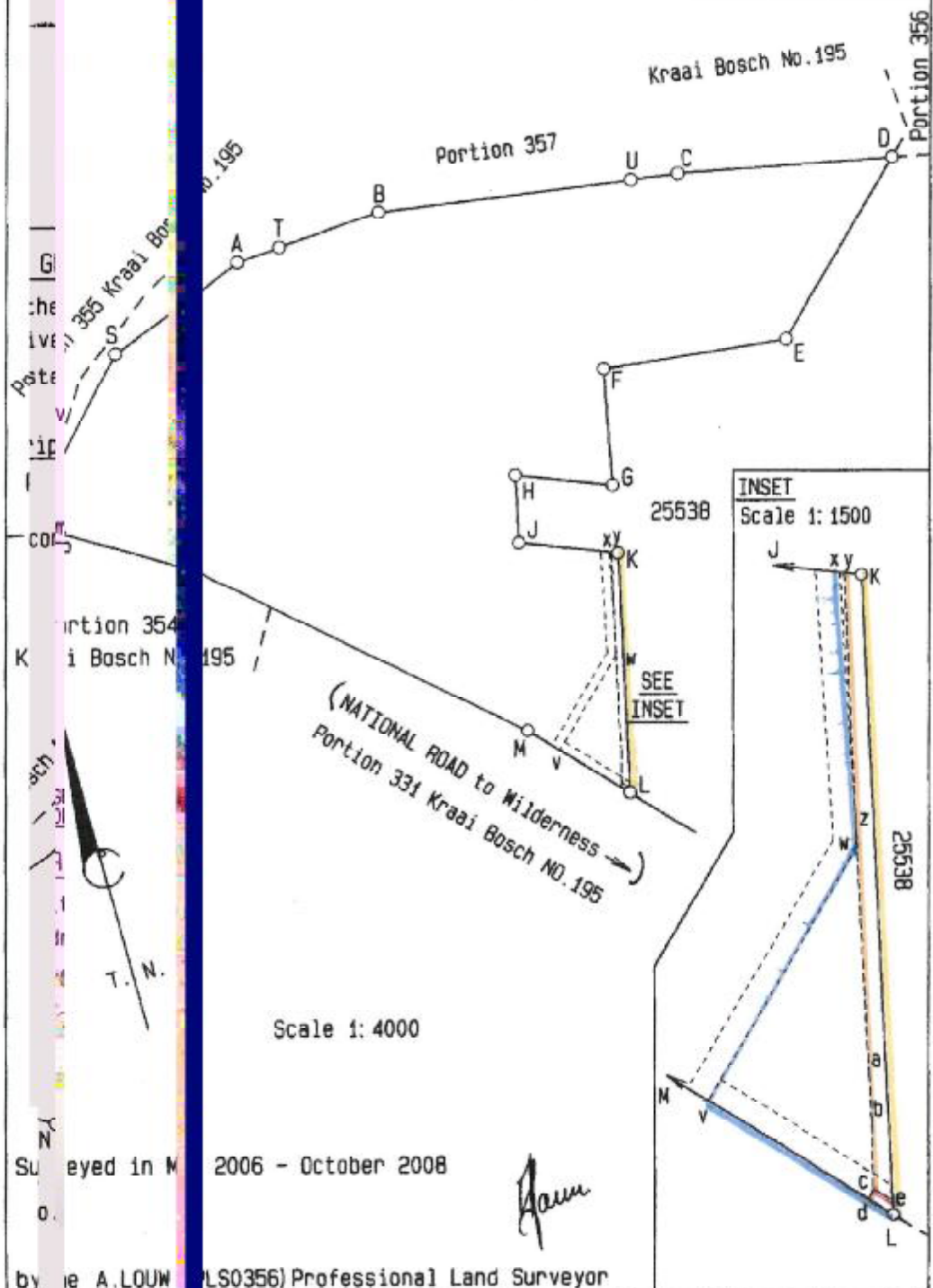
5977/2008

Approved

Surveyor-General

2008. 11. 30

SHEET 2 of 2 SHEETS



Surveyed in March 2006 - October 2008

by A. LOUW (LS0356) Professional Land Surveyor

George erf 25541

ANNEXURE G:

Servitude Map



25544

Ptn 357 Kraai Bosch No. 195

(25539) 25543

(25542)

Ptn 357 Kraai Bosch No. 195

25541

25537

25538

PORTION 4
FARM ZWART RIVIER No.194

Notes :
1. Beacons calculated only and are subject to final relocation by the Surveyor General. The Surveyor General will be responsible for the final relocation of the beacons to the cadastral to read with title deeds to check for additional servitudes/restrictions.

2. Benchmark = "BM" = See Benchmark List

3. Survey based on Town Survey Mark 12 CD25
Name Y = 47421.61 X = 375999.43 Height = 225.002
= TSM

5. Contours and ground level heights are approximate through dense vegetation areas. Contours passing through these areas may reflect the top of the vegetation.

6. Contours derived from aerial photogrammetric survey and should be used in conjunction with digital orthophoto

WG23
Scale 1:3000

Servitude Table (To be read in conjunction with relevant title deeds)

Servitude relating to Erf 25538 George	
1. The figure 276N, 511, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028, 1030, 1032, 1034, 1036, 1038, 1040, 1042, 1044, 1046, 1048, 1050, 1052, 1054, 1056, 1058, 1060, 1062, 1064, 1066, 1068, 1070, 1072, 1074, 1076, 1078, 1080, 1082, 1084, 1086, 1088, 1090, 1092, 1094, 1096, 1098, 1100, 1102, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120, 1122, 1124, 1126, 1128, 1130, 1132, 1134, 1136, 1138, 1140, 1142, 1144, 1146, 1148, 1150, 1152, 1154, 1156, 1158, 1160, 1162, 1164, 1166, 1168, 1170, 1172, 1174, 1176, 1178, 1180, 1182, 1184, 1186, 1188, 1190, 1192, 1194, 1196, 1198, 1200, 1202, 1204, 1206, 1208, 1210, 1212, 1214, 1216, 1218, 1220, 1222, 1224, 1226, 1228, 1230, 1232, 1234, 1236, 1238, 1240, 1242, 1244, 1246, 1248, 1250, 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ANNEXURE H:

Bond Holder's Consent

MARIKE VREKEN TOWN PLANNERS CC**Attention: Bianca Lotz****Email: info@vreken.co.za****10 October 2025****c/c CAPE ESTATES PROPERTIES OUTENIQUA (PTY) LTD****Attention: Mr Pieter Fred De Kock****Email: fred@capeestates.co.za**

Dear Sir / Madam

OUR CLIENT: CAPE ESTATES PROPERTIES OUTENIQUA (PTY) LTD**CLIENT NUMBER: 343409/003 and 013****ERF 25537 GEORGE (the "Property")**

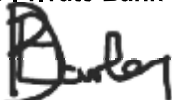
We confirm we are the registered bondholders over the above property.

We hereby confirm that we have no objection to application on our client's behalf as follows:-

- i. The rezoning of Erf 25537 George from "Agriculture Zone I" to "subdivisional area", for a housing Estate, in terms of Section 15(2)(a) of the George Municipal Land Use Planning By-law, 2023.
- ii. The subdivision of Erf 25537 George into 1x utility erf; 1x Business Zone II (shop) erf; public street erf, 1x Estate Housing erf, with the Estate Housing erf comprising of:-
 - (a) 177x Single Residential Erven;
 - (b) 47x Group Housing Erven;
 - (c) 26x Private Streets,
 - (d) 27x Private open spaces.
- iii. A permanent departure from the development parameters for "estate housing" to depart from the following development parameters in terms of Section 15(2)(b) of the George Municipal Land Use Planning By-law,
- iv. To increase the size of the developable area of the estate housing site from 5ha to 32.5 ha.

For queries, please contact Jacques Wessels or Tracey Smith on 041 396 6700.

Yours sincerely

Investec Private Bank**Authorised Signatory****Authorised Signatory**