



Stads- en Streekbeplanners
Town and Regional Planners

Yorkstraat 56 York Street | Posbus 1186/P.O. Box 1186 | George 6530 | Tel: (044) 874 5207 | Fax: (044) 8736354
Cell: 082 569 2438 E-pos/E-mail: neldek@mweb.co.za

29 October 2025

The Municipal Manager
P.O. Box 19
George
6530

Sir

PROPOSED EXTENSION OF THE VALIDITY PERIOD OF AN APPROVAL AND PERMISSION REQUIRED IN TERMS OF A CONDITION OF APPROVAL FOR THE APPROVAL OF A SITE DEVELOPMENT PLAN FOR REMAINDER PORTION 10 OF THE FARM DRIE VALLEYEN No. 186, SITUATED IN THE MUNICIPALITY AND ADMINISTRATIVE DISTRICT OF GEORGE.

Duly authorized by the authorised representative of Remainder Portion 10 of the Farm Drie Valleyen No. 186, George, application is being made for the following in terms of Section 15.(2) of the Land Use Planning By-Law of George Municipality, 2023:

1. Extension of the validity period of Municipal Approval dd. 2 November 2020 in terms of Section 15.(2)(i); and
2. Permission for the approval of a Site Development Plan in terms of a condition of approval in terms of Section 15.(2)(l).

The owner of the subject property leases a portion of the land to individuals operating Eagles Nest Resort. The Resort provides tourist accommodation, as previously approved, and also offers wedding facilities through the on-site function venue and chapel, in accordance with the Municipal Approval dated 2 November 2020.

Condition 3 of the said approval stipulates that SANRAL's approval for the development must accompany the Site Development Plan SDP, which is also subject to the Municipality's approval. To this end, the owners appointed Element Consulting Engineers to engage with SANRAL regarding access to the property. SANRAL subsequently granted its approval on 18 August 2021, attached hereto as

Annexure 8. Also attached as Annexure 9 is Plan No. 2002821/G/001 B, dated 20 July 2021, which was approved by SANRAL and thereby enables the Municipality to consider the application for approval of the submitted Site Development Plan No. 2025/61, prepared by R & R Designs and dated 5 August 2025.

Due to limited funding following SANRAL's approval, the construction and implementation of the approved access were delayed, which in turn postponed the submission of the required Site Development Plan. As the current approval is due to lapse on 2 November 2025, the owner has instructed Nel & de Kock to apply for an extension of the validity period of the approval and simultaneously to submit an application for the approval of the Site Development Plan, as required in terms of the original conditions of approval.

In terms of Section 67(2) of the By-Law on Municipal Land Use Planning of George Municipality, 2023, the Municipality is required to have due regard to the following factors when considering an application for the extension of the validity period of an approval:

a) Whether the circumstances prevailing at the time of the original approval have materially changed;

The George Municipality previously approved a Consent Use application for a Function Venue and Chapel on Remainder Farm Drie Valleyen 186/10 in terms of Section 60 of the Land Use Planning By-Law of George Municipality, 2015. Since the approval was granted, the Municipality has promulgated a new By-Law, in terms of which the current application is made. However, the circumstances have not materially changed, as outlined below:

- The previous approval authorised a Consent Use for a Function Venue and Chapel for wedding purposes on a portion of the property zoned Resort Zone in terms of the Integrated Zoning Scheme By-Law of George Municipality, 2017.
- The current Integrated Zoning Scheme By-Law of George Municipality, 2023, continues to permit a Function Venue as a Consent Use on properties zoned Resort Zone.
- Although the legislative framework has been updated, the permissible land uses remain the same. The current By-Law defines a Function Venue as "a building or structure used for functions, weddings and expos, and which may include a religious centre ancillary to the venue."

Accordingly, it is evident that no material changes have occurred in the prevailing circumstances since the original approval.

b) Whether the legislative or policy requirements applicable to the approval that prevailed at the time of the original approval have materially changes; and

As stated above, although the legislative framework under which the original approval was granted has since been updated, the Consent Use for a Function Venue remains permissible under the current legislation. The applicable provisions of the Integrated Zoning Scheme By-Law of George Municipality, 2023, continue to allow a Function Venue as a Consent Use within the Resort Zone. Accordingly, there have been no material changes to the legislative or policy requirements that would prevent the Municipality from granting an extension of the validity period of the existing approval.

c) Whether there is a pending review application in court which may have an effect on the date of implementation of the approval.

There are no pending review applications before any court that could affect the implementation or validity of the existing approval. Accordingly, no further elaboration is required in this regard.

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

- a) Application form fully completed and signed (**Annexure 1**);
- b) Power of Attorney by the Authorised Representative (**Annexure 2**);
- c) Trust Resolution (**Annexure 3**);
- d) Proof of Trust Membership (**Annexure 4**);
- e) Copy of Surveyor General Plan No. 2892/1882 (**Annexure 5**);
- f) Municipal Approval dd. 2 November 2020 (**Annexure 6**);
- g) Final Municipal Approval dd. 1 September 2021 (**Annexure 7**);
- h) SANRAL Approval dd. 18 August 2021 (**Annexure 8**);
- i) Plan No. 2002821/G/001 B, dated 20 July 2021 by Element Consulting Engineers approved by SANRAL (**Annexure 9**);
- j) Title Deed No. T80522/2007 (**Annexure 10**);
- k) Site Development Plan No. 2025/61 dated 5 August 2025 by R & R Designs (**Annexure 11**); and
- l) Building Plan No. 2025/61 by R & R Designs (**Annexure 12**).

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

Yours Sincerely



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



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

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

PART A: APPLICANT DETAILS

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

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

Registered owner	Die Trustee van tyd tot tyd van De Beer Familie Trust (Registration No. :IT11316/2006)				
Address	Eagles Nest, N2 Between Wilderness and Sedgefield				
	George Rural	Postal code	6529		
E-mail	info@eaglesnestgr.co.za				
Tel	n/a	Fax	n/a	Cell	084 500 6054

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Remainder Portion 10 of the Farm Drie Valleyen No. 186, George										
Physical Address	Eagles Nest, N2 Between Wilderness and Sedgefield										
GPS Coordinates	34°0'01.59"S 22°42'22.71"E				Town/City		George Rural				
Current Zoning	Resort Zone			Extent		41.3227ha		Are there existing buildings?		Y	N
Current Land Use	Tourist Accommodation Units, Function Venue and Chapel										
Title Deed number & date	T80522/2007										
Any restrictive conditions prohibiting application?	Y	N	If Yes, list condition number(s).								
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).								
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?								
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?			Farm Drie Valleyen 186/10, Division George					
Any existing unauthorized buildings and/or land use on the subject property(ies)?					Y	N	If yes, is this application to legalize the building / land use?			Y	N
Are there any pending court case / order relating to the subject property(ies)?					Y	N	Are there any land claim(s) registered on the subject property(ies)?			Y	N
PART D: PRE-APPLICATION CONSULTATION											
Has there been any pre-application consultation?			Y	N	If Yes, please complete the information below and attach the minutes.						
Official's name	n/a		Reference number		n/a		Date of consultation		n/a		
PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE											
*Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees											

must accompany the application.

BANKING DETAILS

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

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

Application is being made for the following in terms of Section 15.(2) of the Land Use Planning By-Law of George Municipality, 2023, for Remainder Portion 10 of the Farm Drie Valleyen No. 186, George:

1. Extension of the validity period of Municipal Approval dd. 2 November 2020 in terms of Section 15.(2)(i); and
2. Permission for the approval of a Site Development Plan in terms of a condition of approval in terms of Section 15.(2)(l).

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

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

Is the following compulsory information attached?

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

Minimum and additional requirements:

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

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

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

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

29 October 2025

Full name:

Alexander Havenga

Professional capacity:

Registered Professional Planner

SACPLAN Reg. Nr:

Pr. Pln A/3313/2023

POWER OF ATTORNEY

I, the undersigned,

.....
In my capacity as authorised representative of the DE BEER FAMILIE TRUST (Registration
Number: IT11316/2006).

And duly authorised as such in terms of Resolution

hereby nominate and appoint:

NEL & DE KOCK TOWN & REGIONAL PLANNERS

With power of substitution, to be our true and lawful Agent in our name, place and stead, to
apply to George Municipality for the **extension of the validity period of an approval and
the approval of a Site Development Plan for Remainder Portion 10 of the Farm Drie
Valleyen No. 186, George**, and I hereby ratify, allow and confirm, and promise and agree to
ratify, allow and confirm all and whatsoever our said Agent shall lawfully do or cause to be
done by virtue of these presents.

SIGNED at *Rth* on this *22/10/25* in the presence of
the under mentioned witnesses.

[Signature]
.....
AS WITNESSES:

1. *[Signature]*

2. *[Signature]*

RESOLUTION TAKEN AT A MEETING OF DIE TRUSTEES VAN TYD TOT TYD VAN DE BEER FAMILIE TRUST (Registration Number: IT11316/2006).

Held at Rustenburg on the 16th day of September 2025

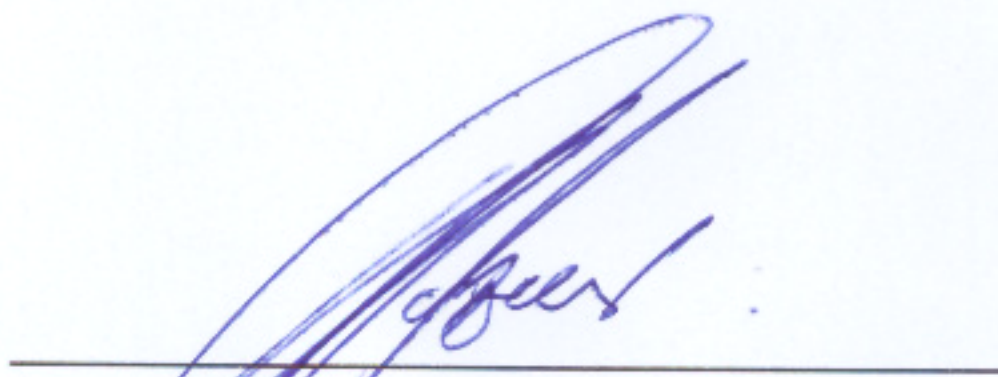
DECIDE THAT:

1. The trust applies to George Municipality for the extension of the validity period of an approval and approval of a Site Development Plan for Remainder Portion 10 of the Farm Drie Valleyen No. 186, George; and
2. The firm NEL & DE KOCK TOWN AND REGIONAL PLANNERS be appointed by the trust to prepare and submit the said application.

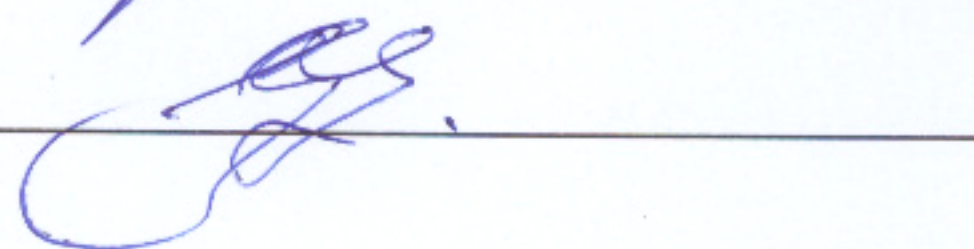
That Wilhelmus Johannes de Beer with ID number 551211 5016 080, in his capacity as a Trustee be authorized to sign all documents that may be necessary for the purposes of the application as set out above.

Trustees

Wilhelmus Johannes de Beer



Gerhardus Marthinus de Beer





REPUBLIC OF SOUTH AFRICA

MAGTIGINGSBRIEF LETTERS OF AUTHORITY

Ingevolge Artikel 6(1) van die Wet op Beheer oor Trustgoed, 1988 (Wet 57 van 1988)
In terms of Section 6(1) of the Trust Property Control Act, 1988 (Act 57 of 1988)

No: IT 11316 / 2006

Hiermee word gesertifiseer dat /

This is to certify that

.....
WILHELMUS JOHANNES DE BEER - I.D. No. 551211 5016 08 0

.....
RIAAN JOHANNES JACOBUS DE BEER - I.D. No. 790914 5013 08 7

.....
GERHARD MARTINUS DE BEER - I.D. No. 810927 5005 08 1

.....
gemagtig word om op te tree as trustee(s) van die /

is/are hereby authorized to act as trustee(s) of the

.....
DE BEER FAMILIE TRUST

GEGEE onder my hand te

op hede die

dag van

GIVEN under my hand at

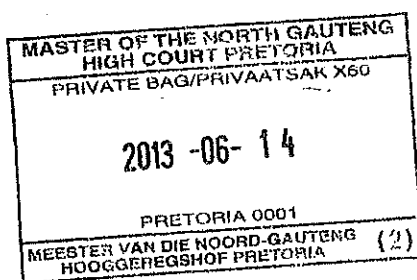
this

day of

year

Signature

**ASSISTENT MEESTER
ASSISTANT MASTER**



Land Office, Cape Town, South Africa
Sect. 24 (b) Act No. 9 of 1927.

OFFICE COPY.

No. 4697/51

Approved

John W. ...
Surveyor-General
22. 11. 1952.

SIDE Ope Feet	ANGLES OF DIRECTION	STATION IN 2.5° CO-ORDINATES	
		X	Y
AB	175.1	296.53	10.4
BC	194.7	298.35	50.6
CD	161.4	284.48	40.4
DE	556.7	282.4	0
EF	2763.8	343.4	10.4
FG	1116.9	358.24	40.4
GH	8523.4	321.22	45.6
HI	1583.7	40.51	50.4
IJ	9730.0	146.24	40.4
KA	3879.8	168.47	20.4
K to A		84095.6	15143.64

DESCRIPTION OF BEACONS:

- A, E = Concrete Pillars 42"x7"x6" & 12" above ground
- B, C, D = Heavy Red sections
- F = Planted stone 15"x3" & 25" above ground
- G = Planted stone 8"x6" & level with surface
- H = Concrete Pillar 36"x7"x6" & 12" above ground
- I = Planted stone 10"x5" & 18" above ground
- J = Planted stone 16"x3" & 15" above ground
- K = Planted stone 16"x3" & 15" above ground

145,2476

Portion 10
a portion of Portion 3
Drie Valleyen
GEORGE
No 186

Scale 1: 25000

The figure A.B.C.D.E.F.G.H.I.J.K
represents 159,5766 Metres of land being

Portion 10 (a portion of Lot B) of the farm

Drie Valleyen

situate in the Division of George, Province of Cape of Good Hope.

Surveyed in Nov. 1950 by me

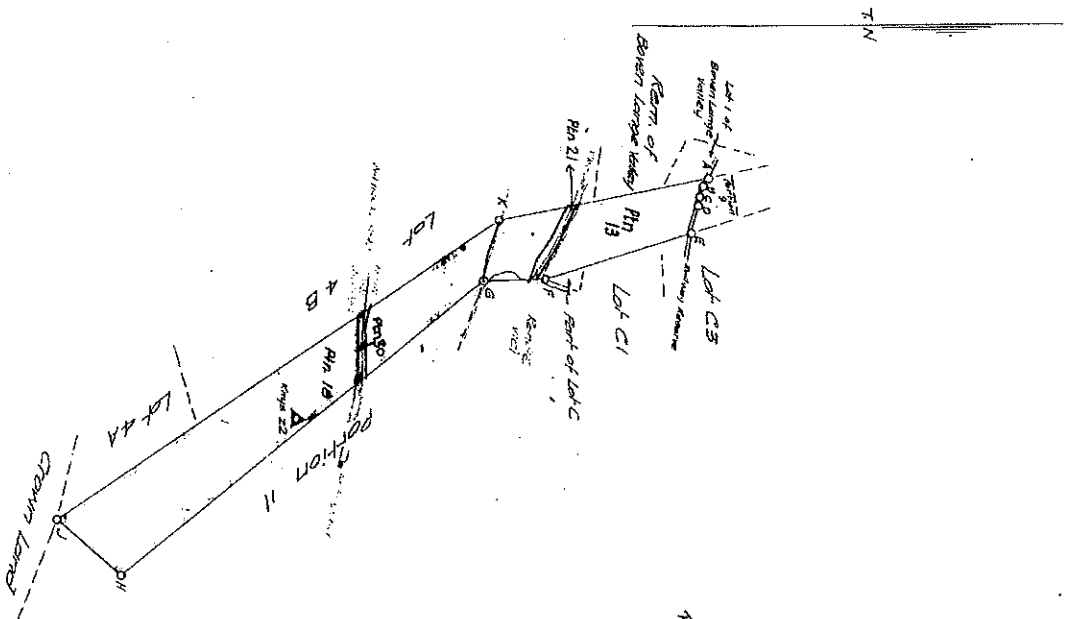
R. J. D. ...
Land Surveyor.

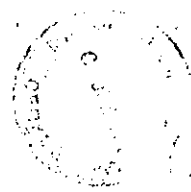
This diagram is annexed to
D.F.N.E. 40042/76

The original diagram is
No. 4693/1951 annexed to

Register of Deeds.

FILE NO. 7552
S.R. No. B.117/51-214
Deposited 24.11.52
George District
184/70





E. 010/1951	6951/1951	P/T. 13
E. 2844/69	10400/69	" 18.
E. 154/82	466/82	P/T. 21
E. 1212/2006	3032/2006	P/T. 30

27,0025	10	17366/77	78/7
76,9226	H0	27931/77	10/7
2,3299	H0	46470/83	8/8
1.7515	H0	T23573/15	8/8

REGIONAL COUNCIL - ADELINGSRAAD
GEORGE

NAME: _____
ADDRESS: _____
CITY: _____
POSTAL CODE: _____

[Signature]

Marina Welman
Administrator, Planning Department
Planning and Development
E-mail: mwelman@george.gov.za
Tel: +27 (044) 801 9171

Reference number: Farm Drie Valleyen 186/10, Division George

Date: 02/11/2020

Enquiries: Marina Welman

neldek@mweb.co.za

NEL & DE KOCK TOWN PLANNERS
PO BOX 1186
GEORGE
6530

**APPLICATION FOR CONSENT USE: FARM DRIE VALLEYEN 186/10,
DIVISION GEORGE**

Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, W.1.33 of 29 July 2015 decided that the application for Consent Use in terms of Section 15(2)(o) of the Land Use Planning By-Law for George Municipality, 2015 to allow a Function Venue (weddings and conferences) and a Chapel for weddings on Farm Drie Valleyen 186/10, Division George;

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

REASONS FOR DECISION

- The proposed structures does not have an adverse impact on the surrounding rural environment, natural environment or streetscape;
- The proposal is in line with the character of the surrounding area and compliments the existing resort facilities on site;
- The application will not have a significant negative impact on neighbour's rights or amenities;
- The proposal is consistent with the applicable spatial policies and zoning scheme for the area;

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT:

1. That in terms of Section 19(5) of the Land Use Planning By-law for the George Municipality, 2015, the approval shall lapse if not acted upon within a period of five (5) years from the date thereof;
2. This approval shall be taken to cover only the application applied for as indicated on the Site Plan numbered G/I/210 dated March 2019 drawn by Nel & De Kock Town and Regional Planners attached as “**Annexure A**” which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provision;
3. **SANRAL’s approval for the development must be submitted with the Site Development Plan;**
4. A site development plan in accordance with Section 23 of the George Integrated Zoning Scheme By-Law must be submitted to the satisfaction of the Directorate: Planning and Development for approval prior to the submission of building plans;
5. A building plan be submitted for approval in accordance with the National Building Regulations (NBR);
6. The above approval will be considered as implemented on the approval of the SDP and issuing of an occupational certificate for the function venue and wedding chapel.

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

- A detailed motivated appeal with reasons should be directed to and received by the Appeal Authority, P O Box 19, George on or before **23 December 2020**.
- An appeal that is not lodged within the set date or that does not comply with Section 80 of the George Municipality’s By-law on Municipal Land Use Planning will be deemed invalid.

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

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

Yours faithfully




T BOTHA
MUNICIPAL MANAGER

S:\SHARED TEGNIES\MARISA ARRIES\Approvals& Final Approvals\Farm186_10, Division george(consent use_approval letter)nel&dock.docx




VOORGESTELDE VERGUNNINGSGEBRUIKE
KRAIGTENS ART. 15(20) VAN DIE VERORDENING
OP GRONDEGBRUIKSBEPLANNING VIR GEORGE,
2015 OP REST. GEDEELTE 10 (1) GEDEELTE
VAN GED. 3) VAN PLAAS DRIE VALLEIEN NR. 186,
EAGLES NEST, GELES IN DIE
ADMINISTRATIEWE DISTRIK EN
MUNISIPALITEIT VAN GEORGE

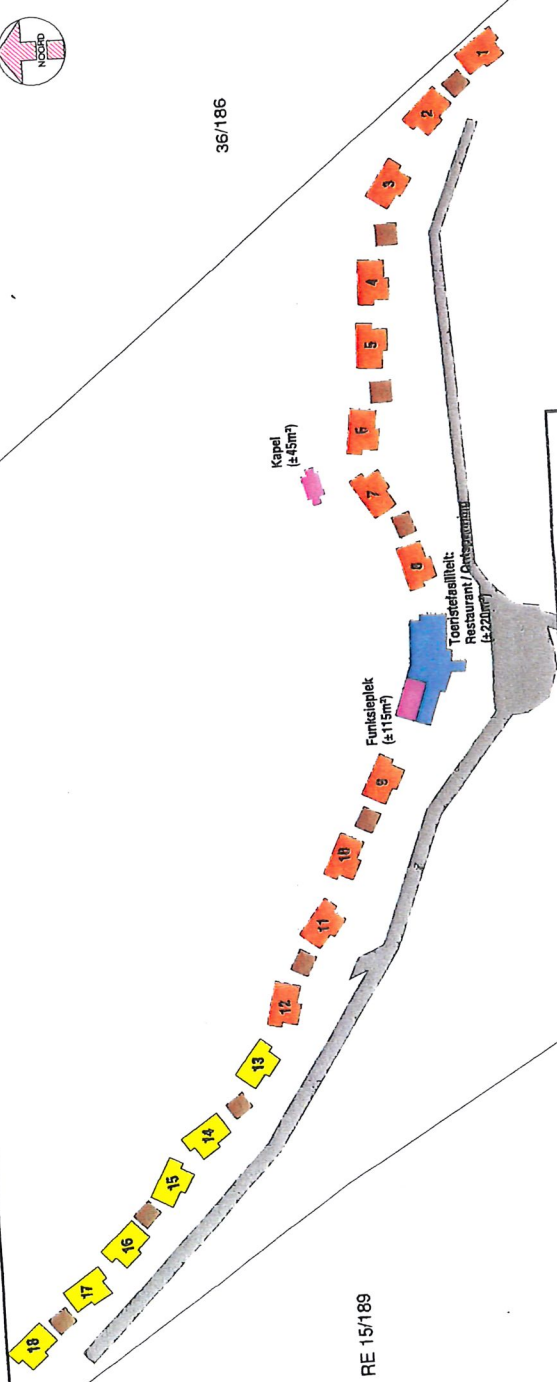
Aansoek word gedoen om:
Voorgestelde Functieplek
(Konsentrasie en Troues) in
bestaande geboue;

- VERKLARING:**
- Bestaande Toeristetailleit
(Restaurant / Ontspanning)
 - Voorgestelde Functieplek
 - Bestaande vakansie-alkommodasie-eenhede;
3-12
 - Dubbelwoninghuis
 - Toekomstige vakansie-alkommodasie-eenhede;
13-18

L.W. Die laai is voor 2005 opgerig
van hys en is al as Peersiedinik dit
toesig het vir hul posities se gestelste
behoeftes.

RESTANT GEDEELTE 10
(*n GEDEELTE VAN GEDEELTE 3)
PLAAS DRIE VALLEIEN NR. 186
ADMINISTRATIEWE DISTRIK EN
MUNISIPALITEIT GEORGE

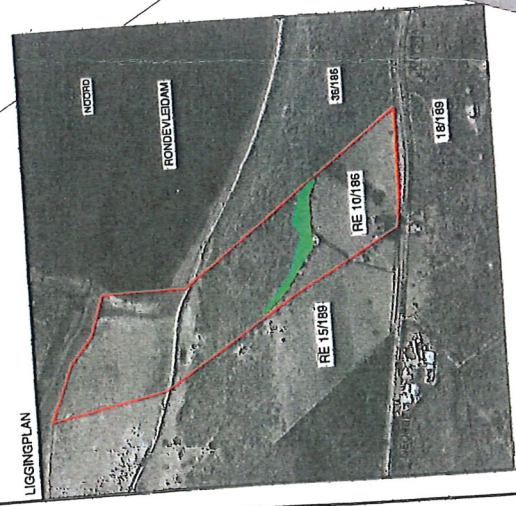
SKAAL	1:1000 (A3)	SCALE
		
Town and Regional Planners Stads- en Streekbeplanners Tel: (044) 874 5207 Fax: (044) 873 8554 E-pos: info@trp.co.za George 6530		
Beplan	D.N.	Plan
Planned	rel	No
Gedek		G/1210
Datum	MAART 2018	
KOPIEREG VOORBEHOU / COPYRIGHT RESERVED		



MUNISIPALITEIT GEORGE MUNICIPALITY
Approved in terms of Section 60 of the George
Municipality: Land Use Planning By-Law (2015) subject
to the conditions contained in the covering letter.

02/11/2020
DATE
DATUM

MUNICIPAL MANAGER
MUNISIPALE BESTUURDER



PLAASOPSTAL

RE 15/189

GEORGE
KNYSNA
N2 SNELWEG

M Welman
Administrator, Planning Department
Directorate : Planning and Development
E-mail: mhwelman@george.gov.za
Tel: +27 (0)44 – 801 9171

OUR REF: Farm Drie Valleyen 186/10, George

DATE: 1 September 2021

REGISTERED MAIL

Nel & De Kock Town Planners
P O Box 1186
GEORGE
6530

**PROPOSED CONSENT USE : FARM DRIE VALLEYEN 186 PORTION 10, DIVISION
GEORGE**

Abovementioned application as well as the municipality's decision letter dated 13 November 2020.

No appeal against the above decision has been received. The application is thus regarded as finalised and can be implemented as per abovementioned letter.

Yours faithfully



C PETERSEN

SENIOR MANAGER : TOWN PLANNING

C:\Users\mhwelman\Desktop\Printing\26 March 2021\Farm Bakkie 10-6-8Unlondale Final Decision\Delplan.docx

SANRALBUILDING SOUTH AFRICA
THROUGH BETTER ROADS

Reference: W11/4/3-2/7-12 Fax Number: +27 (0) 21 910 1699
Date: 18 August 2021 Direct Line: +27 (0) 21 957 4600
Email: runkelc@nra.co.za Website: www.nra.co.za

e-mail: hlourens@eceng.co.za

Mr H Lourens
Element Consulting Engineers
PO Box 9962
GEORGE
6530

Dear Mr Lourens

**NATIONAL ROUTE 2 SECTION 7: APPROVAL OF CONCEPT DESIGN FOR ACCESS AT KM 48,49 TO
REMAINDER PORTION 10 (PORTION OF PORTION 3) OF THE FARM DRIE VALLEYEN NO 186,
GEORGE FOR THE DEVELOPMENT OF A FUNCTION VENUE (EAGLES NEST)**

Thank you for your letter and concept design drawing no 2002821/G/001 B dated 20 July 2021.

The South African National Roads Agency SOC Limited (SANRAL) herewith approved the concept design as indicated on drawing no 2002821/G/001 B.

Please submit the final design for approval in terms of Section 44 of The National Roads Act, 1998 to SANRAL.


Yours Sincerely

MJ RUNKEL
STATUTORY CONTROL

#N2-7 APPROVE ACCESS IMPROVEMENT EAGLES NEST GEORGE



Rev.	Date	Description	Rev. by
B	JULY 2021	FOR CONCEPT DESIGN APPROVAL	HLG
A	JULY 2020	FOR INFORMATION	HLG



ELEMENT
Consulting Engineers
A FIFTH DIMENSION TO ENGINEERING

82 Victoria Street,
George, 6530
P O Box 9962,
George, 6529
Tel: +27 44 884 1136
Fax: +27 44 884 1185
E-Mail: info@eceng.co.za

Client/Employer

Project

EAGLES NEST

Plan Description

PROPOSED ACCESS ROADS FROM N2

Name	Signature	Scale	Contract No.	Drawing No.	Revision
Designed HLG		1:750		2002821	
Drawn HLG				2002821/G/001	B
Checked HL					
Approved HL					
Pr. No.					

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VANDERSCHUY
DANK TOEGE

VAN VELDEN - DUFFEY ING.
h/v Brink- & Kockstrate
RUSTENBURG
0299

Opgestel deur my

FEE

R. 1 000,00.....


TRANSPORTBESORGER
KRÜGER VHJ

Kopie op bl. 3. is gedateer 15.

TRANSPORTAKTE

T000080522 / 2007

HIERBY WORD BEKEND GEMAAK DAT

LESTER ELEAZAR KLUE

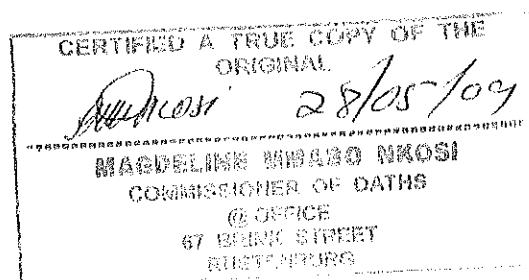
voor my verskyn het, REGISTRATEUR VAN AKTES, te KAAPSTAD, hy die genoemde
komparant synde behoorlik daartoe gemagtig deur 'n Volmag aan hom verleen deur

WILHELMUS JOHANNES DE BEER

Identiteitsnommer 551211 5016 08 0

Getroud buite gemeenskap van goed

geteken te RUSTENBURG op 25 April 2007



En genoemde Komparant het verklaar dat sy prinsipaal, op 2 Desember 2006, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy, in sy voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

Die Trustees van tyd tot tyd van DE BEER FAMILIE TRUST
Nr. IT11316/2006

diese Opvolgers in titel of Regverkrygendes in volkome en vrye eiendom,

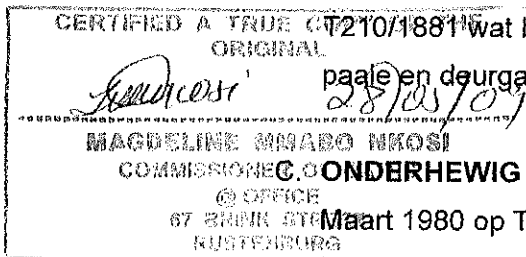
1. **RESTANT VAN GEDEELTE 10 ('N GEDEELTE VAN GEDEELTE 3) VAN DIE PLAAS DRIE VALLEYEN NR 186, in die Munisipaliteit en Afdeling van GEORGE, PROVINSIE WES-KAAP;**

GROOT 41,3227 (EEN EN VEERTIG KOMMA DRIE TWEE TWEE SEWE)
Hektaar

AANVANKLIK oorgedra kragtens Verdelingstransportakte Nr. T40042/1976 met Kaart Nr. 4697/51 wat daarop betrekking het en gehou kragtens Transportakte Nr. T36697/1986

- A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte Nr. T210/1881 gedateer 7 Julie 1881.

- B. **ONDERHEWIG VERDER** aan en GEREKTIG op die voordele onder die Hofbevel gedateer 1 Augustus 1879 geheg aan gemelde Transportakte Nr. T210/1881 wat betrekking het tot visvangregte, gemeenskaplike heinings en paale en deurgangpaale.



- C. **ONDERHEWIG VERDER** aan die terme van die endossement gedateer 6 Maart 1980 op Transportakte Nr. T27930/1977 welke endossement soos volg luid:-

"A ptn of the herein mentioned property, measuring \pm 2,21 Ha has been expropriated by Republiek van Suid-Afrika in terms of Sec 2(1) of the Expropriation Act 1975 (Act 63/75) Vide notice of expropriation No. AL

038.0042 D d.d. 21/2/80 filed as exprop. Caveat Ex 182/80 plans in duplicate filed herewith."

- D. **ONDERHEWIG VERDER** aan die terme van die endossement gedateer 19 April 1985 op Transportakte Nr. T47940/1983 welke endossement soos volg lui:-

"ENDORSEMENT IN TERMS OF SECTION 31(6) OF ACT NO. 47 OF 1937)
(AS AMENDED).

A Portion of the herein-mentioned property meas \pm 1,75 Ha has been expropriated by Republic of South Africa in terms of Sect 8(1)(9) of the National Roads Act 54/1971 Vide Notice of expropriation No. N10/3/1/038/146 d.d. 2-4-85 filed as exprop. Caveat EX 388/85 plans filed herewith."

✓ 2. **RESTANT GEDEELTE 15 ('N GEDEELTE VAN GEDEELTE 22) VAN DIE PLAAS BOVEN LANGE VALLEY NR 189, IN DIE MUNISIPALITIET EN AFDELING GEORGE, PROVINSIE WES-KAAP;**

GROOT 91,2584 (EEN EN NEGENTIG KOMMA TWEE VYF AGT VIER) Hektaar

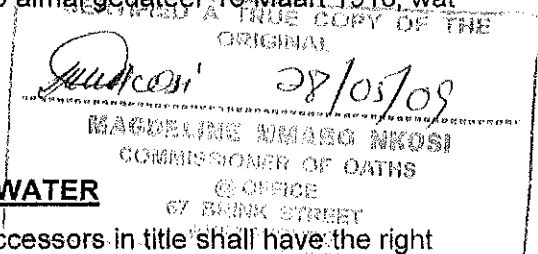
AANVANKLIK OORGEDRA kragtens Transportakte nr T38118/1974 met Kaart Nr 4586/1925 wat daarop betrekking het, en GEHOU kragtens Transportakte T8294/1988

- A. **ONDERHEWIG** aan die voorwaardes verwys na in Transportakte T38118/1974.
- B. **ONDERHEWIG VERDER** aan die voorwaardes vervat in die Verdelingsooreekoms gedateer 31 Mei 1912, aangeheg aan Aktes van Verdelingstransport Nrs. 2198, 2199, 2200 ~~almal gedateer 18 Maart 1918, wat~~ soos volg lees:

"THIRD

RIGHTS OF WATER

That Hendrik Jacobus Stander and his successors in title shall have the right of watering their cattle at the Lake awarded to the Terblanses, and have the right of driving their cattle and stock along the Road leading from the Downs to a point in front of the homestead of P W Terblans, which shall widen out proportionately, until it reaches a width of 47.23 metres at the watering place.



FOURTH

RIGHTS OF WAY

That the said road leading from the Public Road and branching off in front of the homestead of P W Terblans leading into the Downs across the properties of the Terblanses, H J Stander and C W Lamprecht, shall remain free and open for the use of all the Proprietors. That the Short Cut and road leading from the Homestead of the Estate of J J Terblans to the Public Road past the dam across the property of H J Stander and other shall remain free and open for the use of all the Proprietors, for the purpose of watering their cattle. That Jan Hendrik Stander and his successors in title shall have the right of way from their arable land to the public road leading to Lange Vley along the boundary of the Terblanses, across the property awarded as the remaining extent, for the purpose of bringing out their crops and cultivating the lands.

That all other public roads existing on the properties shall remain free and open, as heretofore, and the Road past Oakhurst shall only be used for travelling on foot or on horseback.

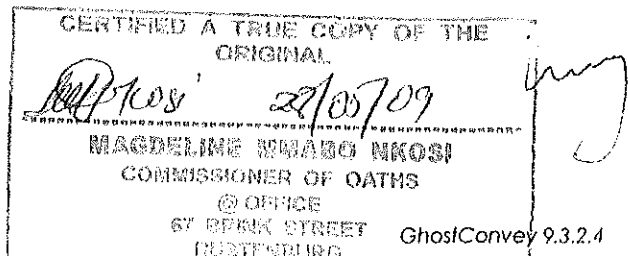
WATER & C

That all proprietors of the properties shall have the right of way, through the gates and across the property of Hendrik J Stander, for that purpose of fetching water and washing.

- C. ONDERHEWIG VERDER aan die voorwaardes waarna verwys word in die endossement gedateer 19 November 1984 aangebring op Transportakte Nr. T14287/1983 wat soos volg lui:

"Kragtens Notariele Akte van Serwituut K1108/84S is die binnegemelde eiendom onderhewig aan 'n serwituut oorpas ten gunste van Restant Gedeelte 22 van die Plaas Boven Lange Valley Nr 189 Groot 28,2427 Hektaar gehou onder T7992/82 soos aangedui deur Letters A.B.C.D.E.F. op Serwituutkaart Nr 7536/83 onderhewig aan voorwaardes.

Soos meer volledig sal blyk uit gesegde Notariele Akte met Kaart Nr 7536/1983 daarby aangeheg."



D. ONDERHEWIG VERDER aan die voorwaardes waarna verwys word in die endossement gedateer 25 April 1985 aangebring op Transportakte Nr T14287/1983 wat soos volg lui:

"Endorsement in terms of Section 31(6) of Act No. 47 of 1937 (as amended)

A portion of the hereinmentioned property meas. \pm 1,45 ha. has been expropriated by Republic of S.A. in terms of Sec. 8(1)(c) of National Rds. Act 54/1971 Vide Notice of Expropriation No. N10/3/1/038/52 d.d. 10/4/1985 filed as exprop. Caveat Exp. 412/85 plans in duplicate filed Exp. 412/85

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

WILHELMUS JOHANNES DE BEER,
Getroud soos vermeld

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

Die Trustees van tyd tot tyd van DE BEER FAMILIE TRUST
Nr. IT11316/2006

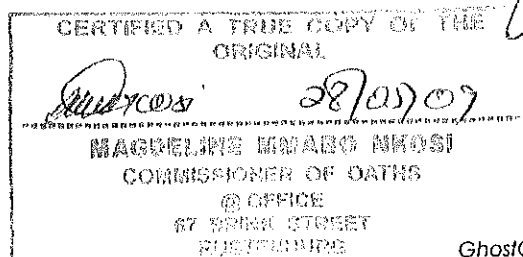
diese Opvolgers in titel of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hulle dat die verkoopprijs die bedrag van **R6 010 000,00 (Ses Miljoen Tien Duisend Rand)** beloop.

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

ALDUS GEDOEN EN VERLY op die Kantoer van die Registrateur van Aktes te Kaapstad
op 05 Oktober 2007

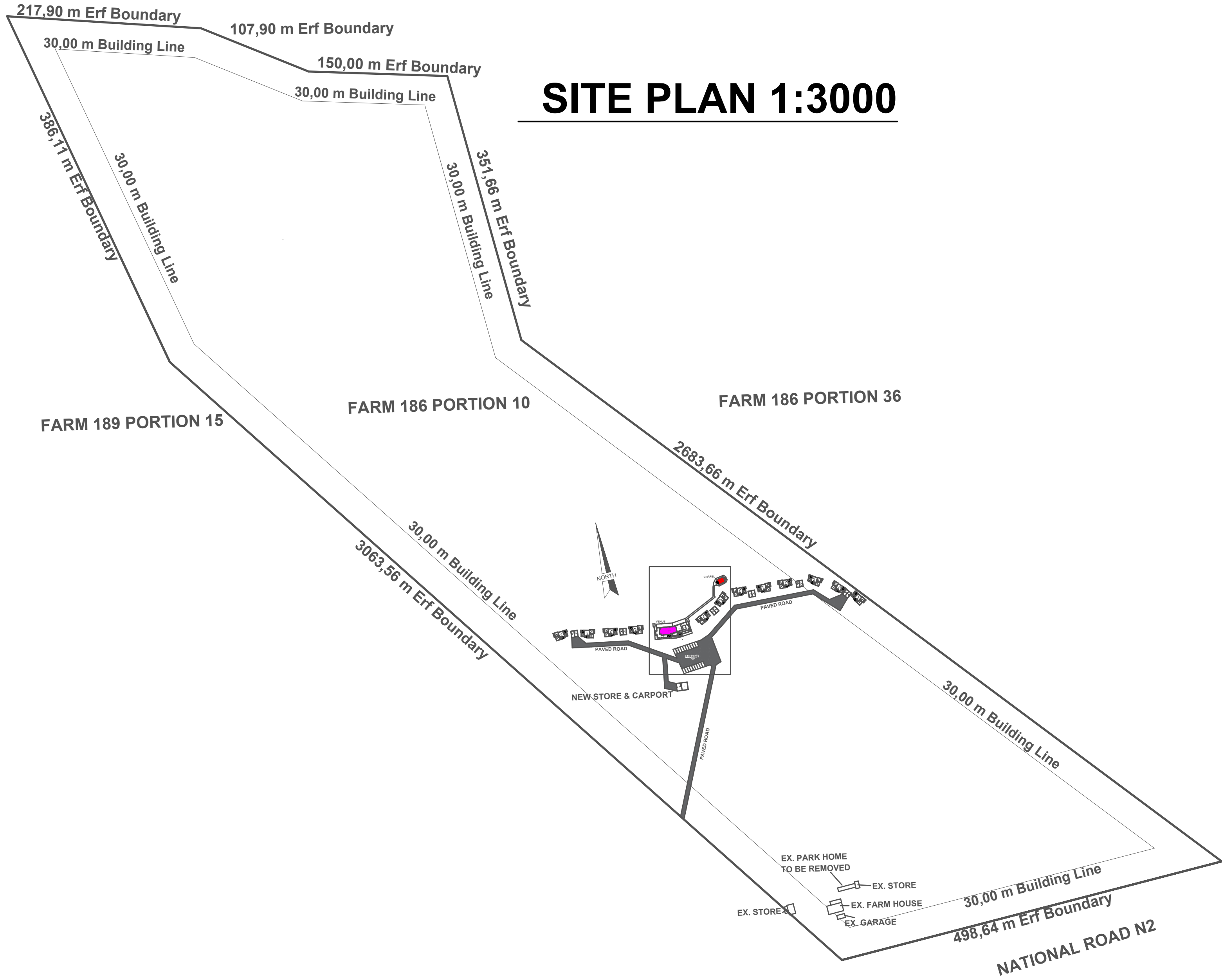
In my teenwoordigheid

REGISTRATEUR VAN AKTES

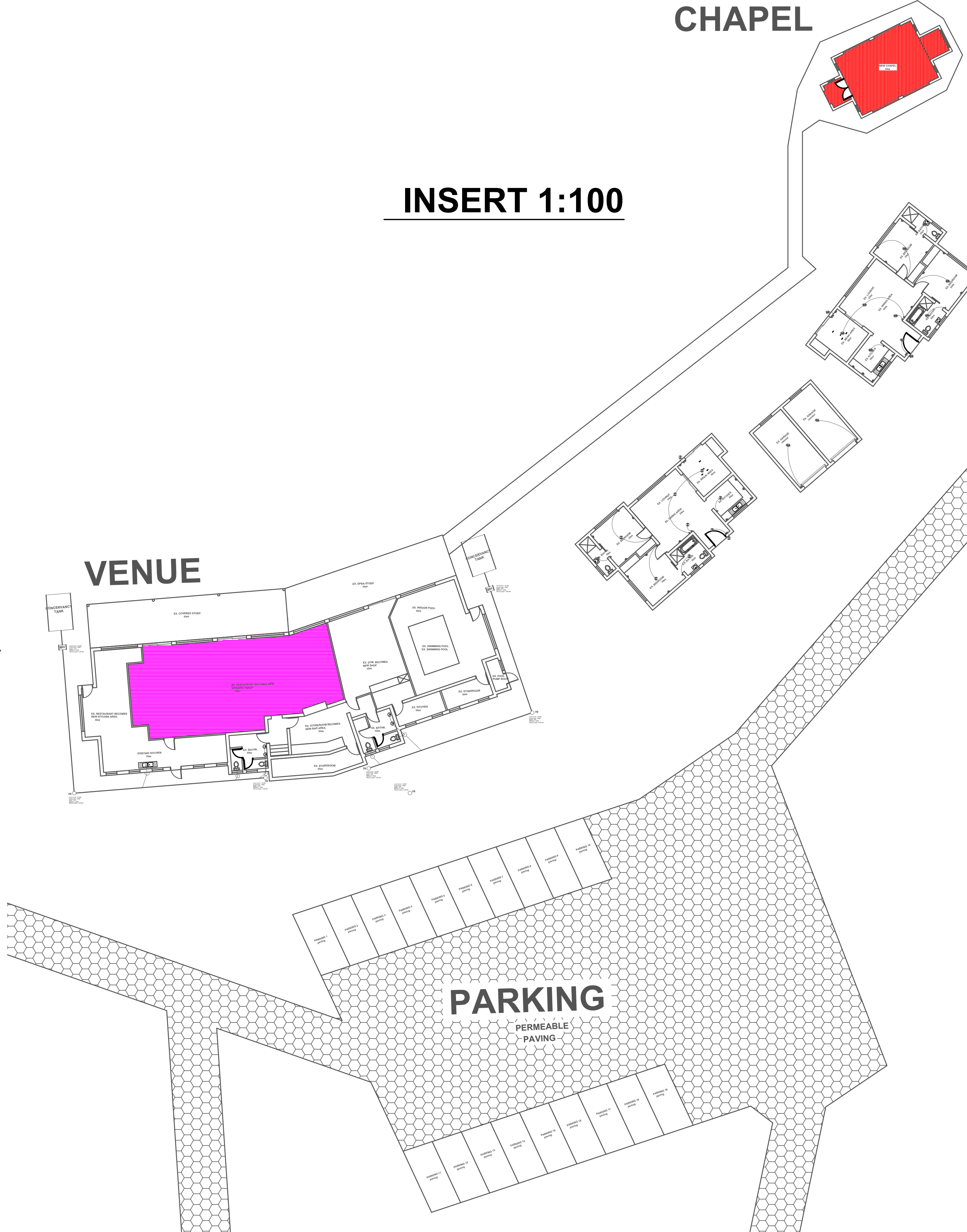


GhostConvey 9.3.2.4

BLW



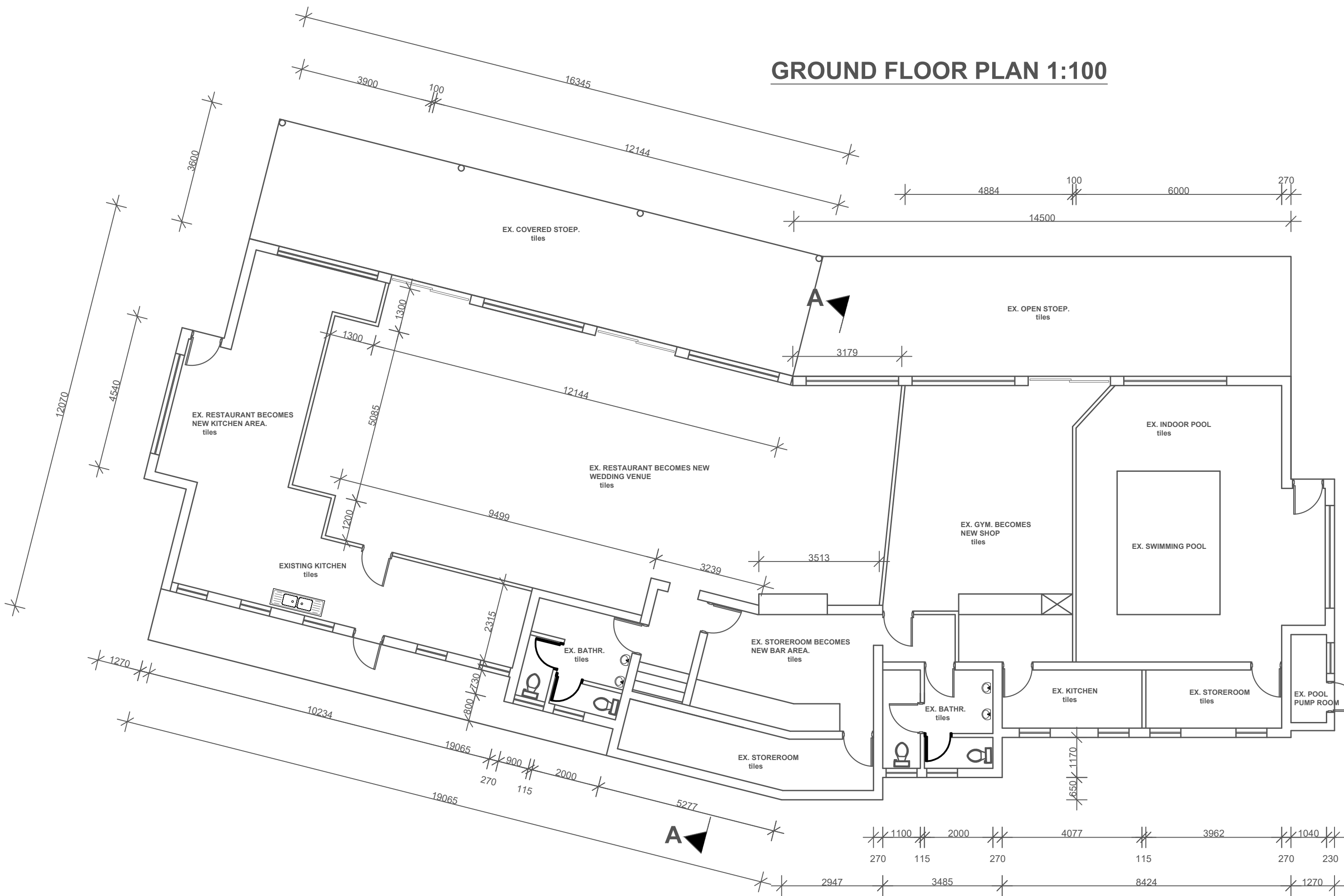
INSERT 1:100



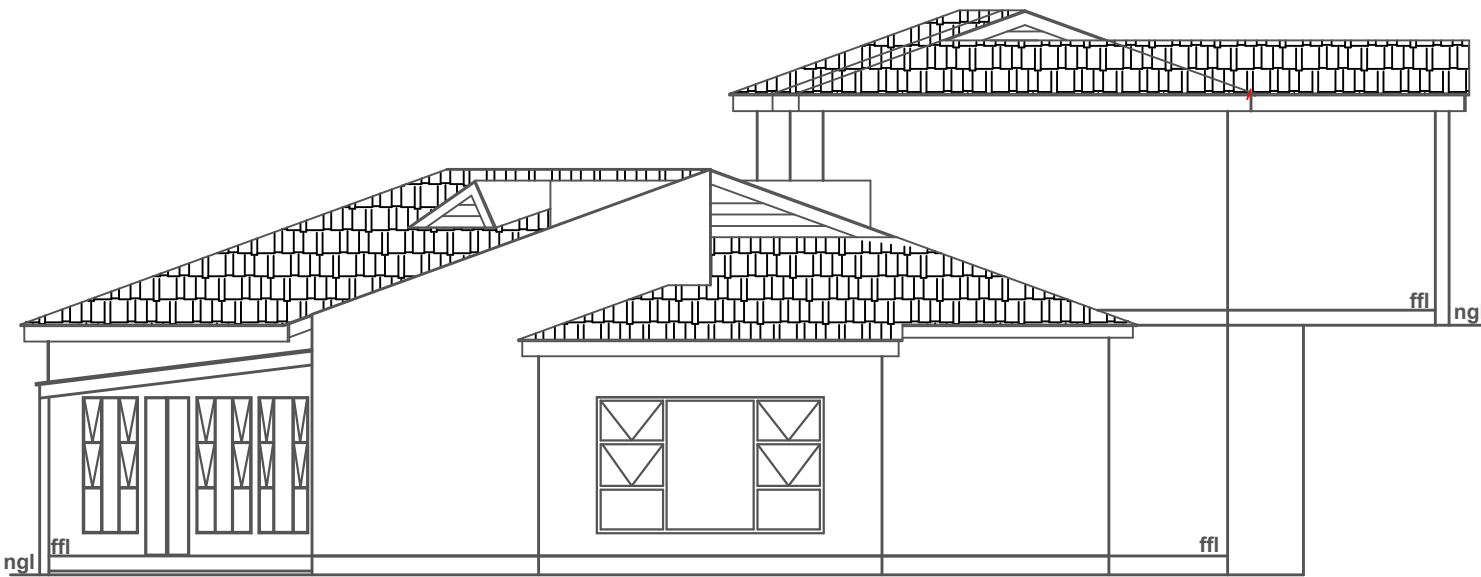
AREA SCHEDULE	
EX. RESTAURANT BECOMES NEW WEDDING VENUE.	119,09 m²
NEW CHAPEL.	49,74 m²

PARKING SCHEDULE	
WEDDING VENUE & CHAPEL PARKINGS	
60 GUEST =	8 PARKINGS REQ. FOR GUEST
1 PARKING REQUIRED PER 8 GUEST.	16 PARKINGS REQ. TOTAL
	19 PARKINGS PROVIDED

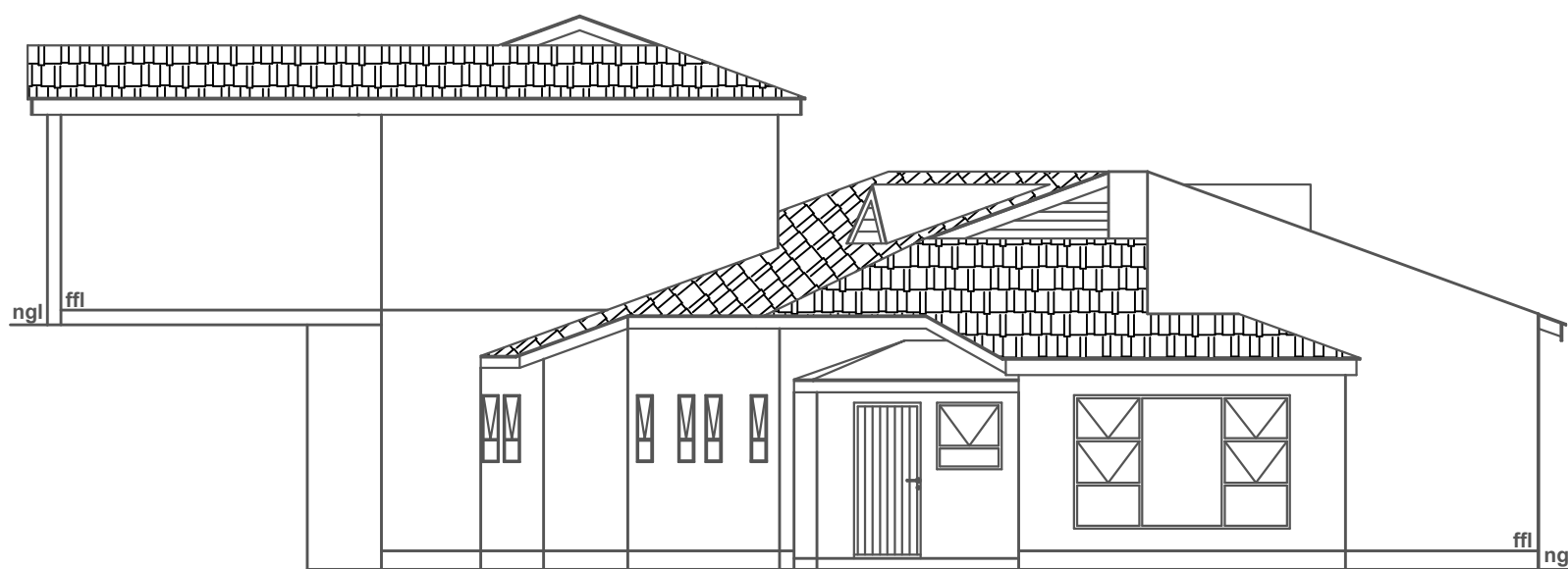
LEGEND	
	WEDDING VENUE
	CHAPEL



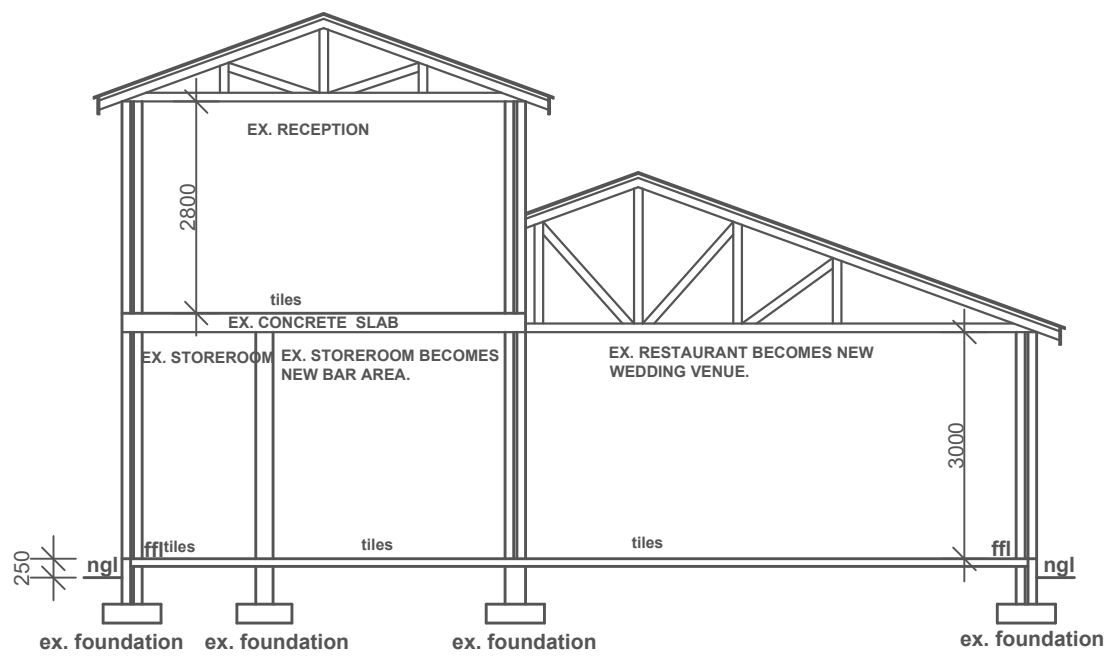
WEST ELEVATION 1:100



EAST ELEVATION 1:100



SECTION A-A 1:100



COVERLAND ROOF TILES ON 38 X 38 BATTERNS @ 360 C/C MAX.
ON 2 PLY SYSALATION ON 75mm ISOTERM ON PREFAB. ROOFTRUSSES
@ 670 C/C MAX.
20 DEG PITCH

BRICKWALLS WITH BRICKFORCE
ON EVERY 2nd COURSE.

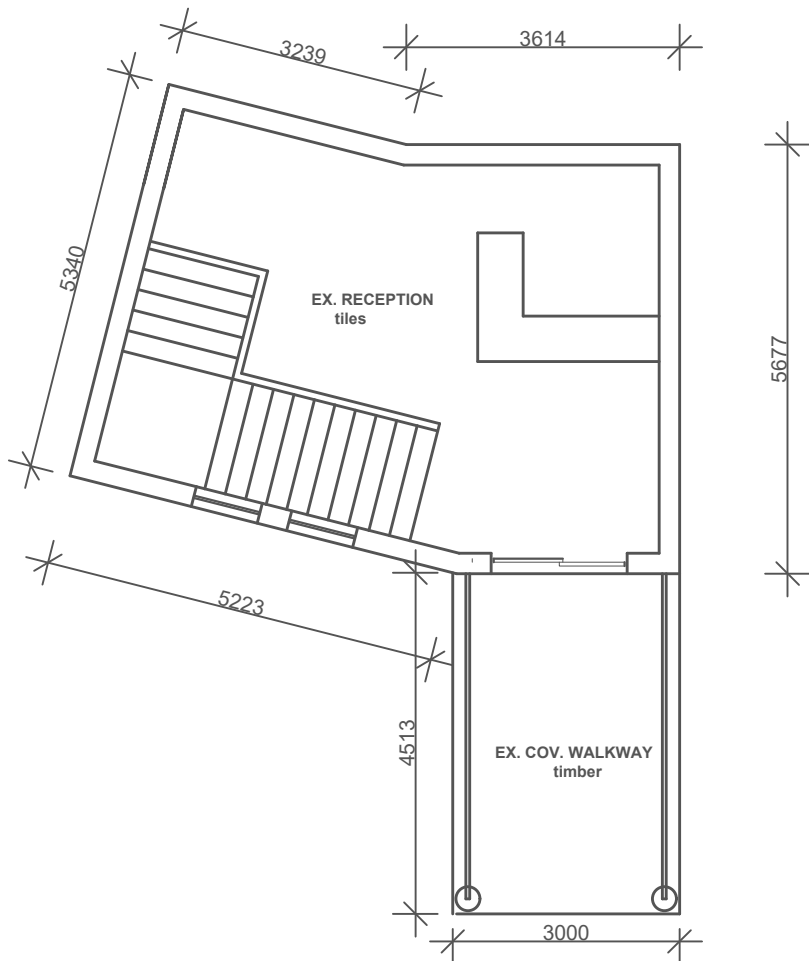
20mm TOPPING ON 80mm CONCRETE ON 375 MICRON
GUNPLUS ON WELL COMPACTED FILLING.

ALL DRAINAGE INSTALLATIONS UNDER BUILDING
WORK MUST BE PROTECTED IN TERMS OF PART P
OF SANS 10400. (4.22.2)

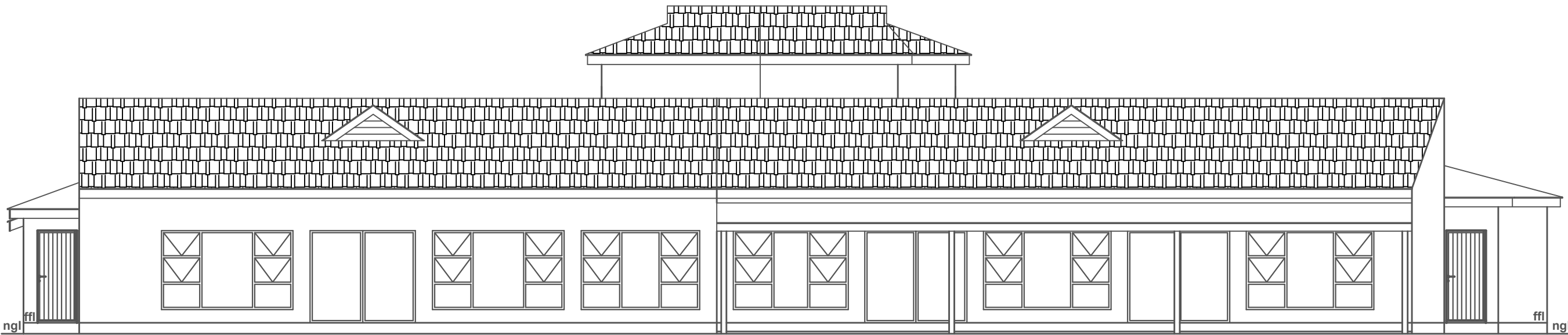
ALL DRAINAGE TO COMPLY WITH SANS 10400
PART P.

NO PART OF THE STRUCTURE MUST ENCROACH
THE NEIGHBOURING PROPERTY.

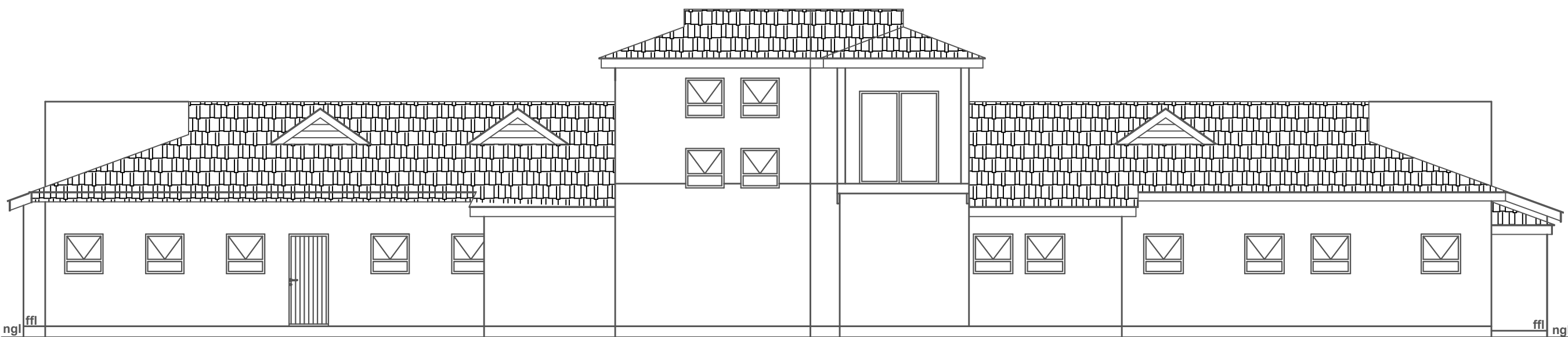
FIRST FLOOR PLAN 1:100



NORTH ELEVATION 1:100



SOUTH ELEVATION 1:100





Internet Banking
Standard Bank Centre
5 Simmonds Street, Johannesburg, 2001
P.O. Box 7725, Johannesburg, 2000
Telephone: 0860 123 000
International: +27 11 299 4701
Fax: +27 11 631 8550
Website: www.standardbank.co.za

Dear GEORGE MUNICIPALITY

We confirm that the following payment has been made into your account from VAN NIEKERK:

Reference number	3837218271
Listed company name	GEORGE MUNICIPALITY
Bank name	FIRST NATIONAL BANK
Listed company number	XXXXXXXXXXXX2621
Listed company branch number	000000
Beneficiary reference	LUA729
Amount	R11172.25
Payment date and time	2025-10-31 16h44

If you need more information or have any questions about this payment, please contact:

VAN NIEKERK

Payments to Standard Bank accounts may take up to one business day to reflect.

Payments to other banks may take up to three business days.

Please check your account to confirm you have received this payment.

Yours sincerely,

The Internet Banking Team

The Standard Bank of South Africa Limited (Reg. No. 1962/000738/06) Authorised financial services provider and registered credit provider (NCRCP15)

Directors: N Nyembezi (Chairman) DWP Hodnett* (Chief Executive Officer) LL Bam HJ Berrange PLH Cook A Daehnke* OA David-Borha1 GJ Fraser-Moleketi GMB Kennealy BJ Kruger Li Li2 JH Maree NNA Matyumza RN Ogega3 Fenglin Tian2 SK Tshabalala*

Company Secretary: K Froneman - 2025/10/10

*Executive Director 1Nigerian 2Chinese 3Kenyan