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 061 600 4611  082 327 0478 (Maxi)  086 672 9548.
 info@evsplanning.co.za  www.evsplanning.co.za

Your Ref:
Our Ref: **E5178/R-25-651**

Date: **16 September 2025**

Group Head: Planning and Development
George Municipality
P.O. Box 19
GEORGE
6530

Dear Sir/Madam,

APPLICATION IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW, 2023 OF THE GEORGE MUNICIPALITY FOR THE CLOSURE OF PUBLIC PLACES (ERVEN 143, 160, 229 AND 305, LE GRAND, AS WELL AS THE PUBLIC ROADS OVER THE REMAINDERS OF ERVEN 1, 117 AND 340, LE GRAND); AND REZONING OF ERF 1, LE GRAND (SUBDIVIDED INTO ERVEN 2 TO 116 AND ERVEN 357 TO 366, LE GRAND), ERF 117, LE GRAND (SUBDIVIDED INTO ERVEN 118 TO 305, LE GRAND), AND ERF 340, LE GRAND (SUBDIVIDED INTO ERVEN 341 TO 356, LE GRAND)

EVS Planning, in association with Landmark Planning, has been appointed by the registered property owner to submit and administer the required land use applications to the George Municipality, which will ensure that the zoning of the properties within the existing Le Grand Estate corresponds with the existing land uses established on the subject properties:

The purpose of the application is to permanently close all public places within the Le Grand Estate (i.e. parks and public roads), as well as to rezone the subject properties to ensure that the zoning of the erven in the existing estate is in line with the land uses which have been established on the subject properties. The approval of these applications will therefore ensure that:

- ✓ All public places (i.e. parks and public streets) are formally closed and transferred to the Le Grand Home Owners Association;
- ✓ New erf numbers to be allocated to the new portions of the Remainders of Erven 1, 117 and 340, Le Grand, which represent the private roads; and

- ✓ The zoning/land use rights accommodate the land uses that have been developed and established on site;

Attached, to enable your Municipality to consider the application, please find attached the following documents:

- Cover letter;
- Application Forms;
- Motivating Memorandum;
- Regional- and Local Context Maps;
- Power of Attorney, Minutes and Resolution of the HOA AGM;
- Council Resolution;
- Zoning Map;
- Land Use Map;
- Surveyor General Diagrams and Status Reports;
- Pre-application Consultation;

We trust that the application is found in good order. Kindly contact our office if any additional information is required.

Yours faithfully,



Maxi Alberts
EVS PLANNING

- Are there land use application approvals on the property? * **Yes**
- Are there existing buildings on the property? * **Yes**
- Are there restrictive title deed conditions that prohibits the proposed ***No**
- Are there any unauthorised buildings and/or land uses on the subject property? **No**
- Is this application to regularize the unauthorised building/land use ***Yes**
- Are there any land claim(s) registered on the subject property(ies) ***No**
- Is there a bond registered against the property * **No**
- Is the development proposal consistent and/or compliant with the SDF? If yes, then this MUST be motivated as such in the motivation report ***Yes**
- Are there site-specific conditions that warrant a departure from the SDF? If yes, has this been motivated as such in the motivation report? ***No**
- Is the development proposal consistent and/or compliant with the development principles as contained in Section 7 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA) and Section 59 of the Western Cape Land Use Planning Act, ***Yes**
- Is this property part of home owners association or body corporate. ***Yes**
- Ward **23**
- Property Size * **31,3656ha**
- Current Zoning * **Single Residential Zone I, Open Space Zone II, Utility Zone and Business Zone II**
- Specific Environmental Management Act(s) e.g. National Water Act, 1998 (Act 36 of 1998) ***N/A**
- Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) ***Exempted**
- National Heritage Resources Act 1999 (Act 25 of 1999) * **N/A**
- National Environmental Management Act, 1998 (Act 107 of 1998) * **N/A**
- Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) * **Addressed in Memo**
- Advertising on Roads and Ribbon Development Act, 1940 (Act 21 of 1940) * **N/A**
- Total Cost of Proposed Development * **N/A (Unknown)**



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)	Magdalena Christina			
Surname	Alberts			
SACPLAN Reg No. (if applicable)	N/A			
Company name (if applicable)	EVS Planning			
Postal Address	Postnet Suite #59, Private Bag X1028			
	Lyttelton		Postal Code	0140
Email	info@evsplanning.co.za / info@land-mark.co.za			
Tel	061 600 4611	Fax	N/A	Cell 082-327-0478

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

Registered owner	Le Grand Home Owners Association			
Address	PO Box 434 Pacaltsdorp George			
			Postal code	6534
E-mail	jacques@legrandestate.co.za			
Tel	044 878 1449	Fax	N/A	Cell 083 291 4082

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erven 2 to 116, 118 to 209, 212 to 305, 341 to 366 and 378, Le Grand, and the Remainders of Erven 1, 117 and 340, Le Grand representing the private roads							
Physical Address	Le Grand Estate, Hansmoeskraal Road							
GPS Coordinates	34°02'48.9"S 22°26'23.0"E			Town/City	George			
Current Zoning	Single Residential Zone I Open Space Zone II Utility Zone Business Zone II			Extent	Are there existing buildings?	Y	N	
Current Land Use	The land uses of the 1st phase of Le Grand Estate predominantly consist of single residential dwellings, which have been developed throughout the estate. Other land uses within the estate include an access control, security office, parking area, administrative office for the Home Owners Association, private parks and roads, as well as an erf for engineering services.							
Title Deed number & date	N/A							
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)?					
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 Naudica Swanepoel	Reference number	3730096	Date of consultation	17 June 2025
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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:

The purpose of the application is to permanently close all public places within the Le Grand Estate (i.e. parks and public roads), as well as to rezone the subject properties to ensure that the zoning of the erven in the existing estate is in line with the land uses which have been established on the subject properties. The approval of these applications will therefore ensure that:

- ✓ All public places (i.e. parks and public streets) are formally closed and transferred to the Le Grand Home Owners Association;
- ✓ New erf numbers to be allocated to the new portions of the Remainders of Erven 1, 117 and 340, Le Grand, which represent the private roads; and
- ✓ The zoning/land use rights accommodate the land uses that have been developed and established on site;

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	<i>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)</i> <i>(strikethrough irrelevant)</i>	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	Status Report from SG Office Council Resolution
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) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004), National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),		
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)					
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)					
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)					

Y	N/A	<i>Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations</i>				<i>National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998)</i> <i>(strikethrough irrelevant)</i>
Y	N/A	<i>Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)</i>	Y	N/A		<i>Other (specify)</i>
Y	N	<i>If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A</i>				
Y	N	<i>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?</i>				

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:

16-09-2025

Full name:

Magdalena Christina Alberts

Professional capacity:

Town Planner

SACPLAN Reg. Nr:

N/A

MOTIVATIONAL MEMORANDUM

APPLICATION IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW
FOR THE GEORGE MUNICIPALITY, 2023 FOR:

- THE CLOSURE OF PUBLIC PLACES (ERVEN 143, 160, 229 AND 305, LE GRAND, AS WELL AS THE PUBLIC ROADS OVER THE REMAINDERS OF ERVEN 1, 117 AND 340, LE GRAND); AND
- REZONING OF ERF 1 (SUBDIVIDED INTO ERVEN 2 TO 116 AND ERVEN 357 TO 366, LE GRAND), ERF 117, LE GRAND (SUBDIVIDED INTO ERVEN 118 TO 305, LE GRAND), AND ERF 340, LE GRAND (SUBDIVIDED INTO ERVEN 341 TO 356, LE GRAND)

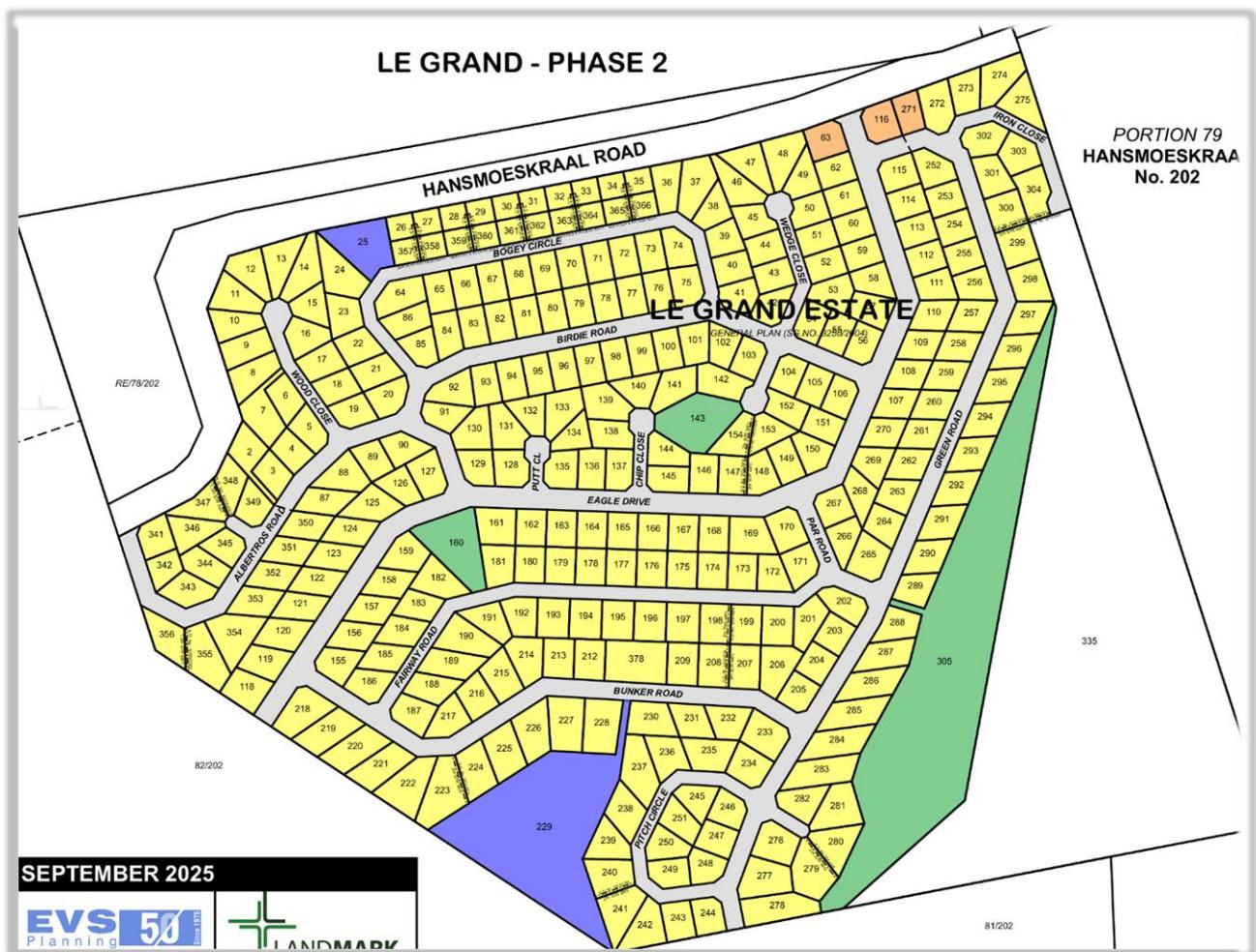


TABLE OF CONTENTS:

1	THE APPLICATION	1
2	PURPOSE OF THE APPLICATION	4
2.1	PROPOSED CLOSURE OF PUBLIC PLACES	5
2.2	PROPOSED REZONING	7
3	REGIONAL AND LOCAL CONTEXT	8
4	PRE-APPLICATION CONSULTATION	10
5	GENERAL AND LEGAL INFORMATION	11
5.1	PROPERTY REGISTRATION DETAILS	11
5.2	RESTRICTIVE TITLE CONDITIONS	12
5.3	BOND INFORMATION	12
5.4	SURVEYOR GENERAL DIAGRAMS	12
5.5	EXISTING AND SURROUNDING LAND USES	15
5.6	EXISTING AND SURROUNDING ZONING	16
6	MOTIVATION IN TERMS OF SECTION 7 OF SPLUMA, 2013 (ACT 16 OF 2013)	17
6.1	PRINCIPLE OF SPATIAL JUSTICE	17
6.2	PRINCIPLE OF SPATIAL SUSTAINABILITY	17
6.3	PRINCIPLE OF EFFICIENCY	18
6.4	PRINCIPLE OF SPATIAL RESILIENCE	18
6.5	PRINCIPLE OF GOOD ADMINISTRATION	19
7	MOTIVATION IN RESPECT OF SECTION 42 OF SPLUMA, 2013 (ACT 16 OF 2013)	19
7.1	PUBLIC INTEREST	19
7.2	THE CONSTITUTIONAL AND TRANSFORMATION IMPERATIVES AND RELATED DUTIES OF THE STATE	19
7.3	RESPECTIVE RIGHTS AND OBLIGATIONS OF ALL THOSE AFFECTED	20
7.4	THE STATE AND IMPACT OF ENGINEERING SERVICES, SOCIAL INFRASTRUCTURE AND OPEN SPACE REQUIREMENTS	21
7.4.1	<i>Engineering Services</i>	21
7.4.2	<i>Open Space Requirements</i>	21
8	MOTIVATION IN RESPECT OF THE LAND USE PLANNING ACT, 2014 (ACT 3 OF 2014)	21
9	MOTIVATION IN TERMS OF DEVELOPMENT FRAMEWORKS AND PLANNING POLICIES	22
9.1	WESTERN CAPE PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK, 2014	22
9.2	GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK, 2023	23
9.3	PACALTSDORP/HANSMOEKRAAL LOCAL SPATIAL DEVELOPMENT FRAMEWORK, 2015	24
9.4	GEORGE INTEGRATED ZONING SCHEME BY-LAW, 2023	26
10	ENVIRONMENTAL CONSIDERATIONS	27
11	MARKET TRENDS (NEED AND DESIRABILITY)	28
12	FACTS AND CIRCUMSTANCES RELEVANT TO THE APPLICATION	29
13	CONCLUSION	30

List of Annexures:

ANNEXURE A: Local and Regional Context Maps

ANNEXURE B: Power of Attorney, Minutes and Resolution of the Le Grand HOA AGM

ANNEXURE C: Council Resolution dated 28 July 2023.

ANNEXURE D: Surveyor General Diagrams

ANNEXURE E: Status Reports

ANNEXURE F: Land Use Map

ANNEXURE G: Zoning Map

ANNEXURE H: Pre-Application Consultation

MOTIVATING MEMORANDUM IN SUPPORT OF THE APPLICATION IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR THE GEORGE MUNICIPALITY, 2023, FOR:

- THE CLOSURE OF PUBLIC PLACES (ERVEN 143, 160, 229 AND 305, LE GRAND, AS WELL AS THE PUBLIC ROADS OVER THE REMAINDERS OF ERVEN 1, 117 AND 340, LE GRAND); AND**
- REZONING OF ERF 1, LE GRAND (SUBDIVIDED INTO ERVEN 2 TO 116 AND ERVEN 357 TO 366, LE GRAND), ERF 117, LE GRAND (SUBDIVIDED INTO ERVEN 118 TO 305, LE GRAND), AND ERF 340, LE GRAND (SUBDIVIDED INTO ERVEN 341 TO 356, LE GRAND)**

1 THE APPLICATION

EVS Planning, in association with **Landmark Planning**, has been appointed by the **Le Grand Home Owners Association (Reg No. 2007/006283/08)** to submit and administer the required land use applications to the George Municipality, which will ensure that the zoning of the properties within the existing Le Grand Estate corresponds with the existing land uses established on the subject properties.

The applications stem from the Municipality's instruction to rectify the zoning, close the public places and apply for the approval of the Home Owner's Association. CS Hentique 1044 (Pty) Ltd, the developer is funding the rectification applications to the Municipality. In short the background that has lead to the submission of these applications is recorded as follows:

The Le Grand development was originally initiated by Broad Brush Investments 19 (Pty) Ltd and on 11 January 2003 the approval was granted by the Municipality, in terms of Section 25(1) of the Land Use Planning Ordinance 15 of 1985, for the subdivision of Portion 78 of the farm Hans Moes Kraal, 202 George into 312 erven. In 2005 a Services Agreement was entered into, in respect of the Le Grand development between Broad Brush Investments 19 (Pty) Ltd and the Municipality. The services agreement addressed the development contributions as well as the infrastructure management and responsibilities. The Ordinance was repealed when the Western Cape Land Use Planning Act was promulgated in 2014, which has subsequently lead to the proclamation of the Land Use Planning By-law for George Municipality, 2023.

CS Hentique 1044 (Pty) Ltd, bought the property on which Le Grand was developed, from Broad Brush Investments 19 (Pty) Ltd in 2013 and the Directors of the Company changed in 2018 when all the previous Directors resigned. The new Directors therefore have only been involved in this project since 2018.

From the original approvals and services agreements entered into between the previous developer's Broad Brush Investments 19 (Pty) Ltd, the new developers have been trying to work with the Municipality to rectify all past mistakes and adhere to the commitments that

were made by their predecessors. For instance, All roads and open spaces in the development are public and currently vest with the Municipality and the development is regarded as a normal residential neighbourhood by the Municipality.

In terms of the services agreement with the Municipality the following is recorded as to the fulfilment of the existing service agreement:

Paragraph 3.14 of the Services Agreement states: "The parties record that Broad Brush intends to apply for the necessary approval to convert the development into a security development. Should the applications be approved by the competent authority, the parties' record from date of such approval, the internal road network and storm water network shall revert to the Homeowners' Association, whom shall from the same date assume all responsibility for the maintenance and upkeep of the internal road network and stormwater network".

It is therefore imperative that the application for rezoning and street closure **not be construed** to be an application for a **new development** and that the Municipality not use this process of rectification as a way to commit the new developers to new infrastructure requirements or additional development charges or a new services agreement. This process is initiated as part of the compliance of the existing service agreement.

The following land use applications are included in this submission:

- (i) Application in terms of **Section 15(2)(n)** of the Land Use Planning By-Law for the George Municipality, 2023, for the **Closure of Public Places (i.e. Erven 143, 160, 229 and 305, Le Grand, as well as the public roads over the Remainder of Erf 1, Erf 117 and Erf 340, Le Grand).**
- (ii) Application in terms of **Section 15(2)(a)** of the Land Use Planning By-Law for the George Municipality, 2023, for the **Rezoning** of:
 - Erven 2 to 24, 26 to 116, 118 to 209, 212 to 228, 230 to 305, 341 to 366 and 378, Le Grand, and the Remainders of Erven 1, 117 and 340, Le Grand representing the private roads to "Single Residential Zone II" (Estate Housing) – SRZII; and
 - Erven 25 and 229, Le Grand to "Utility Zone" – UZ.

LE GRAND ESTATE			
No.	Erven:	Proposed Zone:	Land Use:
1.	Erven 2 to 24, 26 to 62, 64 to 116, 118 to 209, 212 to 304, 341 to 366 and 378, Le Grand.	"Single Residential Zone II" Estate Housing	Single Dwelling Houses
2.	Erven 143, 160 and 305, Le Grand	"Single Residential Zone II" Estate Housing	Private Parks/Private Open Space
3.	Remainders of Erven 1, 117 and 340, Le Grand representing the private streets	"Single Residential Zone II" Estate Housing	Private Streets

4.	Erven 63, 116 and 271, Le Grand	"Single Residential Zone II" Estate Housing	Administrative Office (HOA); Security Office, convivence shop and facilities ancillary to the functioning of the estate such as storage.
5.	Erven 25 and 229, Le Grand	"Utility Zone"	Engineering Services.

A separate request has been submitted to the George Municipality's Property Management Section for the amendment of Clause (e) of the Council Resolution dated 28 July 2023. Clause (e) as contained in the Council Resolution is quoted below:

Clause (e): *That the transfer of the public places and roads within the Le Grand development that vest in the Municipality, as listed below, to the Developer and/or the Le Grand Home Owners Association (to be established) at the amount of R25000.00 plus VAT each, as indicated in the asset register, **BE APPROVED IN PRINCIPLE**, subject to the following conditions:*

- a. *That the vesting transports of the public places and roads within the Le Grand development **BE FINALISED** at the cost of the developer/HOA and/or the successful applicant;*
- b. *That, subsequent to the transfers being finalised in terms of (f)(i) above, the waiving of the vesting rights of the public places and roads within the Le Grand development listed below, **BE APPROVED***
- c. *That the developer/HOA and/or the successful applicant applies, as part of the implementation of a rezoning and amendment of conditions application (if approved), add a condition for approval for the establishment of a Homeowners' Association;*
- d. *That the developer and/or the successful applicant be responsible for the preparation and submission of applications for closure and rezoning of the public places and roads within the Le Grand Development on Portion 78 of the farm Hans Moes Kraal 202, George in terms of the provisions of the George Municipality Land Use Planning By-Law, 2015, as well as the subsequent transfer of the properties, once the decision on the land development application has taken effect;*
- e. *That a condition **BE REGISTERED** against the title deed of the private places that it may not be rezoned for any other purpose;*

It is proposed that the clause be amended so that the transfer of the public places and roads in Le Grand Estate from the Municipality to the Le Grand Home Owners Association be subject to a reduced or nominal amount.

It should be noted that this is a separate request submitted to the George Municipality's Property Management Section.

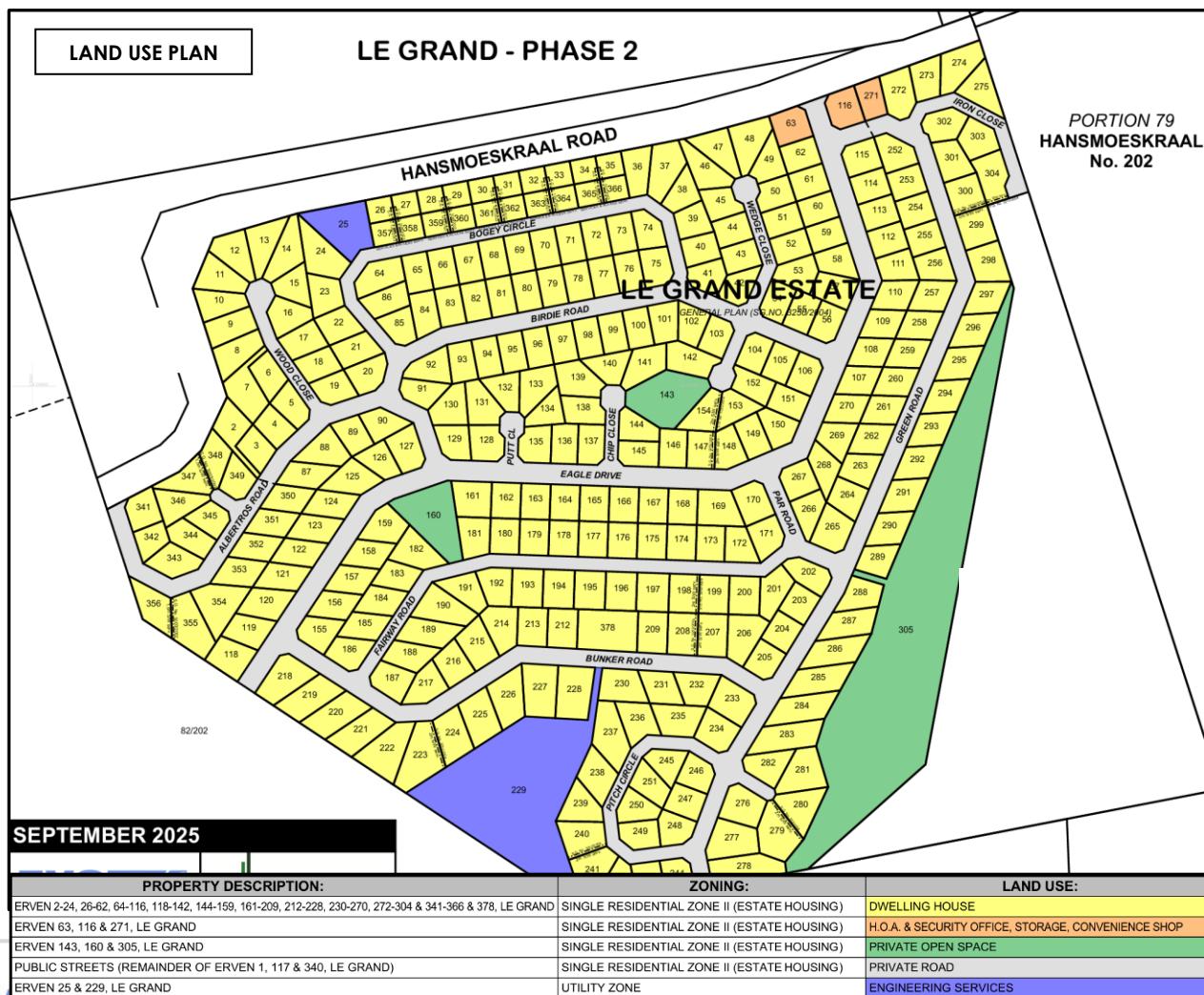
The application for the approval of the Home Owners Association's constitution will follow this application in a separate submission.

2 PURPOSE OF THE APPLICATION

The subject properties form part of the 1st phase development of Le Grand Estate, which has been developed on Erf 1, Le Grand (subdivided into Erven 2 to 116 and 357 to 366, Le Grand), Erf 117, Le Grand (subdivided into Erven 118 to 305, Le Grand), and Erf 340, Le Grand (subdivided into Erven 341 to 356, Le Grand).

The purpose of the application is to permanently close all public places within the Le Grand Estate (i.e. parks and public roads), as well as to rezone the subject properties to ensure that the zoning of the erven in the existing estate is in line with the land uses which have been established on the subject properties. The approval of these applications will therefore ensure that:

- ✓ All public places (i.e. parks and public streets) are formally closed and transferred to the Le Grand Home Owners Association;
- ✓ New erf numbers to be allocated to the new portions of the Remainders of Erven 1, 117 and 340, Le Grand, which represent the private roads; and
- ✓ The zoning/land use rights accommodate the land uses that have been developed and established on site;

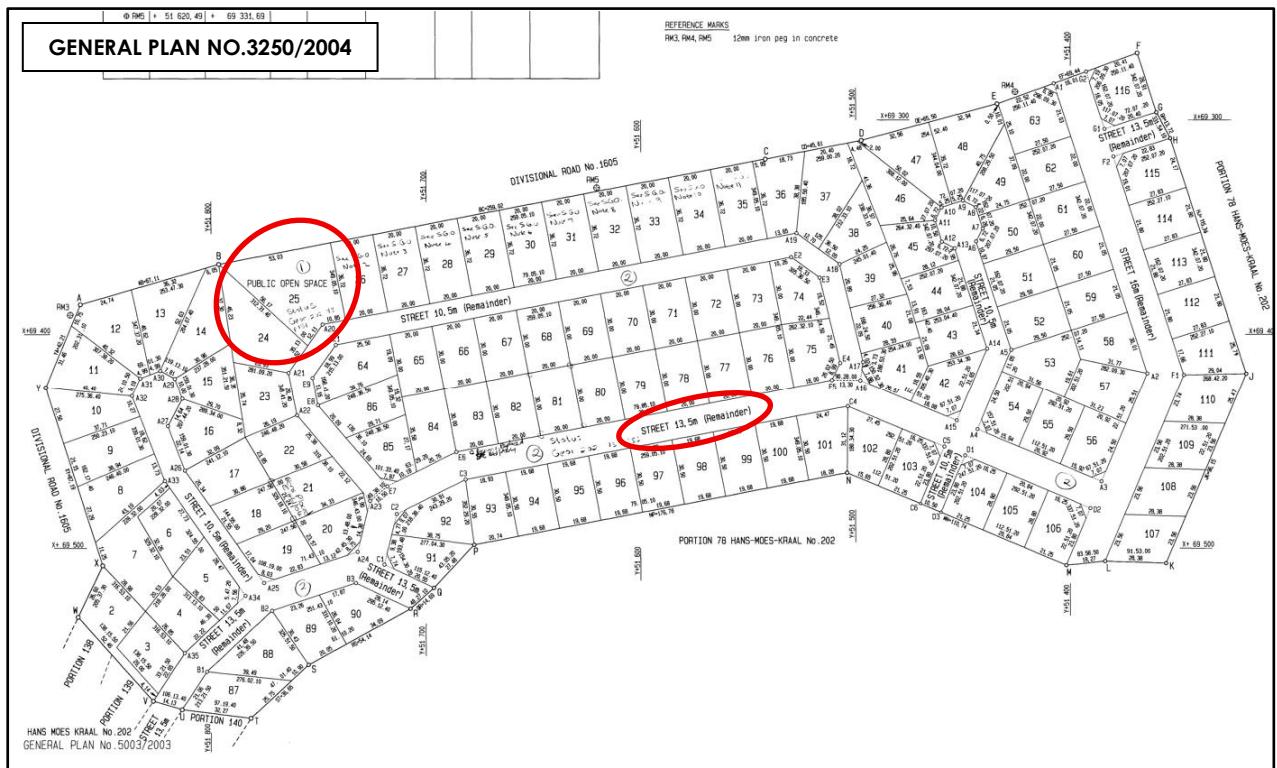


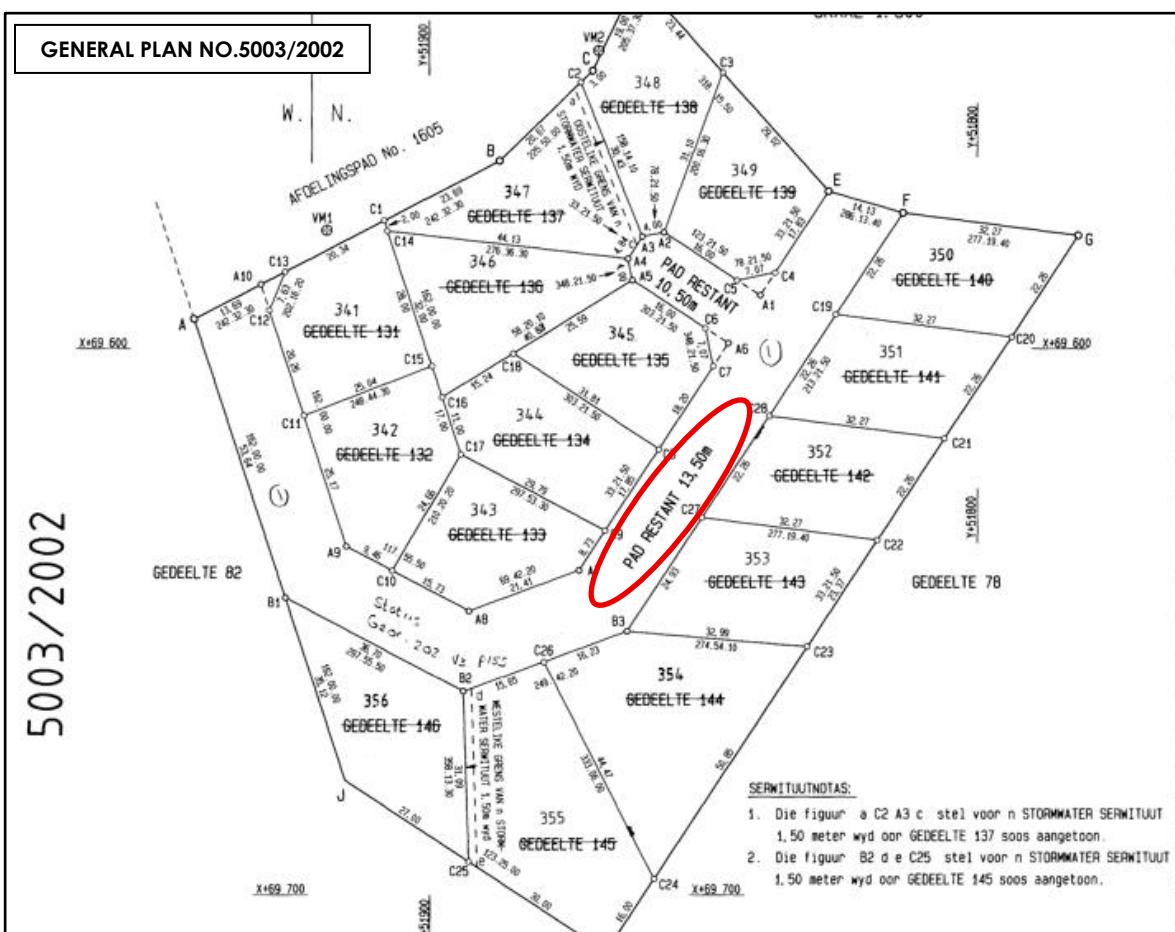
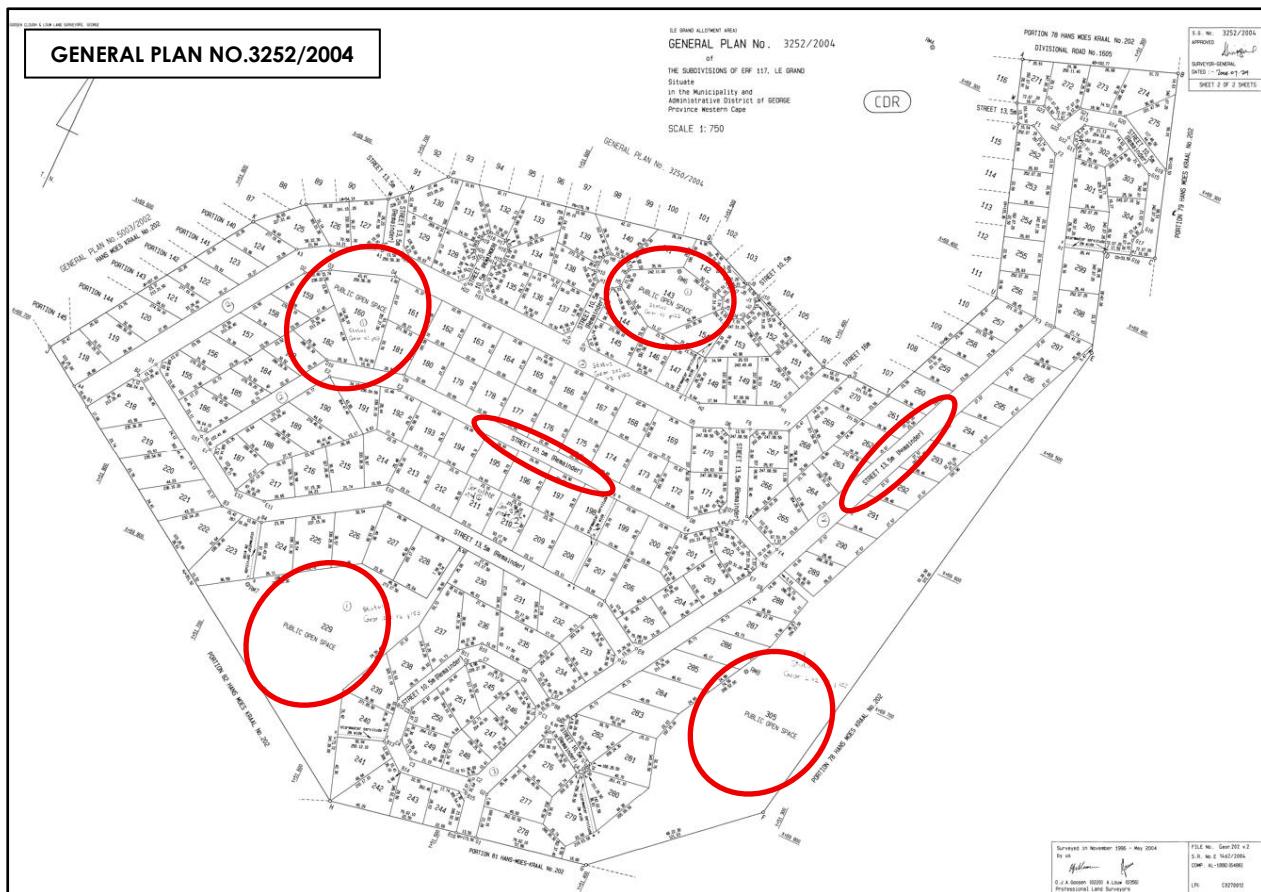
2.1 Proposed Closure of Public Places

Application is made for the closure of the following public places:

- Erf 25, Le Grand, as well as the public roads indicated on General Plan No. 3250/2004;
- Erven 143, 160, 229 and 305, Le Grand, as well as the public roads indicated on General Plan No. 3252/2004; and
- Public roads indicated on General Plan No. 5003/2002.

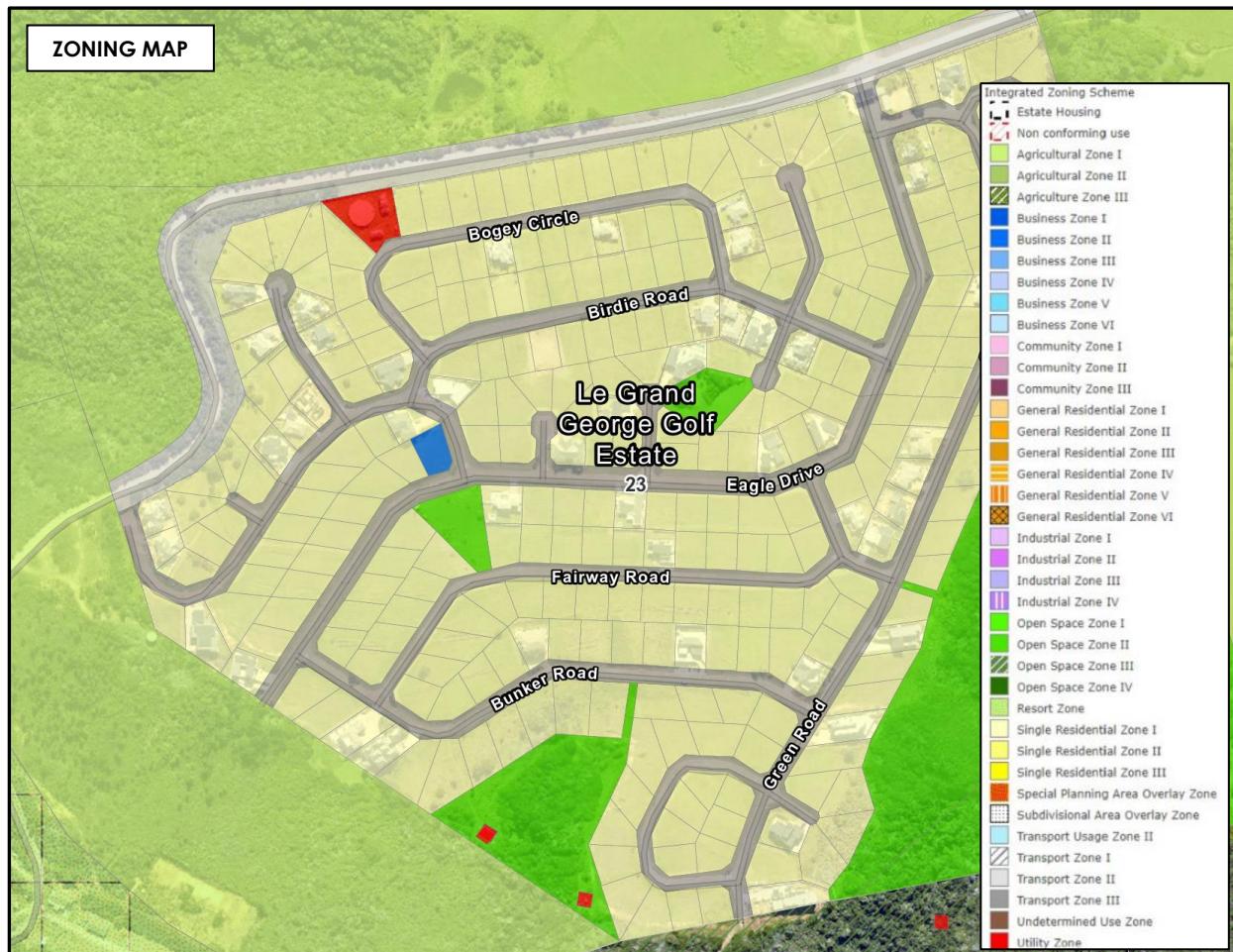
Application will be made to the Surveyor General's Office for a "Status Report", whereby the three (3) General Plans will be endorsed with the closure of the public places and public roads, as well as the allocation of new erf numbers.





2.2 Proposed Rezoning

Erven 2 to 24, 26 to 116, 118 to 209, 212 to 305, 341 to 366 and 378, Le Grand, are currently zoned "Single Residential Zone I" in terms of the George Integrated Zoning Scheme By-Law, 2023 (as amended), whereas Erven 143, 160, 229 and 305, Le Grand are zoned "Open Space Zone II". Erven 25 and 127, Le Grand are zoned "Utility Zone" and "Business Zone II", respectively.



Application is made to rezone the subject properties to "Single Residential Zone II" (Estate Housing), except Erven 25 and 229, Le Grand, which will be zoned "Utility Zone". The application will ensure that the zoning of the erven in the estate is in line with the existing land uses, which have been established.

The proposed zoning and development controls applicable to the subject properties are summarised below:

LE GRAND ESTATE	
Zoning:	Single Residential Zone II (SRZII)
Uses Permitted:	Estate Housing
Uses with Consent:	Creche Freestanding Base Telecommunication Station Home Occupation

	Rooftop Base Telecommunication Station
Uses not Permitted:	All other Uses.
Definitions:	<p>As Per Scheme</p> <p>Land use description: “Estate Housing” means residential housing in a residential estate with or without access control which have integrated site and design features which are governed by a property owners’ association such as golf estates, equestrian estates, eco estates and residential marinas, and includes—</p> <ul style="list-style-type: none"> (a) dwelling houses; (b) group houses; (c) townhouses; (d) flats; (e) a retirement resort; (f) a hotel; (g) a restaurant; (h) a convenience shop; (i) private open space; (j) private roads; (k) private parking; (l) Administrative office of the POA (HOA); and (m) facilities ancillary to the functioning of the estate
Coverage:	To the Satisfaction of the Municipality.
Density:	To the Satisfaction of the Municipality.
Height:	To the Satisfaction of the Municipality.
Building Lines:	To the Satisfaction of the Municipality.
Parking:	To the Satisfaction of the Municipality.

3 REGIONAL AND LOCAL CONTEXT

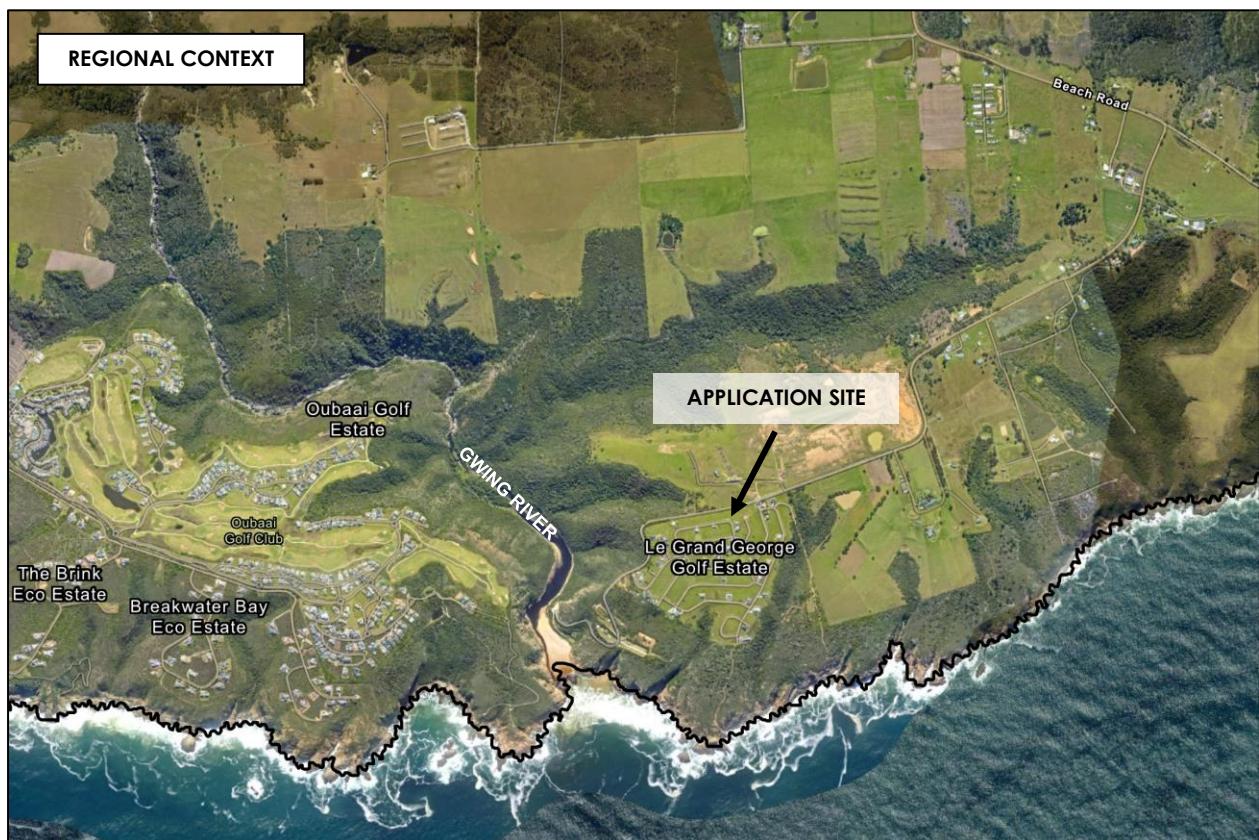
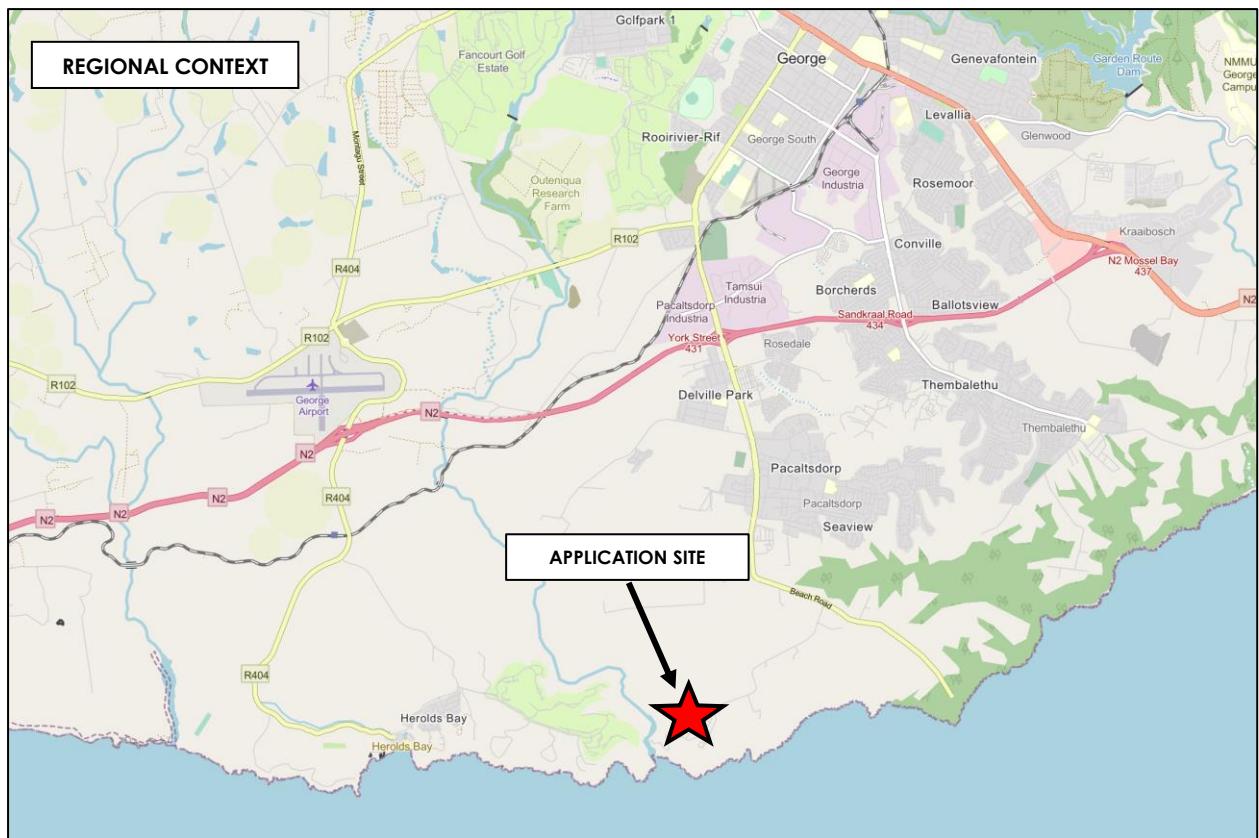
On a regional scale, the Le Grand Estate is located within the southern extent of the **George Municipality**, within **Ward 23**, facing the Indian Ocean.

The estate is located alongside and south of Hansmoeskraal Road (previously known as Divisional Road No. 1591), and east of the Gwaing River, Oubaai Golf Estate, The Brink Eco Estate and Breakwater Bay Eco Estate.

Access to the site is possible via Hansmoeskraal Road, which connects with Beach Road to the east and runs past Pacaltsdorp and Dellville Park, northwards to the N2 highway and George CBD.

Beach Road provides access to various residential and mixed-use developments north-east of the application site, including Pacaltsdorp, Dellville, George, Tamsui Industria, the George industrial area and CBD.

The attached regional and local context maps indicate the context of the application site and its location in relation to main roads and proximity to the Indian Ocean.





4 PRE-APPLICATION CONSULTATION

The pre-application consultation meeting regarding the proposed land use applications took place between the applicant (i.e. EVS Planning and Landmark Planning) and the relevant officials of George Municipality (i.e. Mr Martin Botha and Ms Naudica Swanepoel) on 17 June 2025. The signed pre-application consultation-application form includes the following comments that need to be addressed by this application:

PRE-APPLICATION CONSULTATION:		
Town Planning:		
No.	Comment:	Reference:
1.	<i>Please submit a Status Report from the Surveyor General's Office, together with the relevant closure notices as published in the Provincial Gazette, confirming the status of the public places/streets, to confirm the actions required in terms of closures.</i>	Annexure E
2.	<i>An application must be submitted to rezone all the properties (including the public places) to Single Residential Zone II (Estate Housing). A land use plan must be submitted with the application for consideration. The land use plan must indicate the allocation of uses under the zoning, for example, Single Residential Zone II Estate Housing – Private Road.</i>	Paragraph 2 Annexure F

3.	An application for the amendment of the General Plan is not required, given the fact that the cadastral layout will remain the same.	Noted
4.	Please contact the Municipality's Property Management Section (Donald Gelderbloem dmgelderbloem@george.gov.za) to confirm the process of amending the Council Resolution (a Council Resolution cannot be amended in terms of the Planning By-law, 2023).	Paragraph 2
5.	Please submit the Council Resolution with the land use application.	Annexure C
6.	Please indicate all servitudes on the land use plan. Please note that the servitudes must be functional.	Annexure F
7.	Please obtain legal advice in respect of the proposed resolutions from all property owners (submit a letter from a legal representative with the land use application).	Paragraph 5.1
8.	The applicant is exempted from submitting conveyancer's certificates and bondholders' consents.	Noted
9.	A full public participation process will apply.	Noted
10.	The application must be motivated in terms of the relevant legislation (SPLUMA, LUPA, PSDF, MSDF, etc.).	Paragraph 9
11.	Please indicate compliance of the proposal with the objective and development parameters relevant to the proposed zoning.	Paragraph 9.4
12.	The motivation report must elaborate on the impact of the proposal, considering the Gwaing River Estuary Estuarine Management Plan.	Paragraph 10

CES (Civil Engineering Services):

No.	Comment:	Reference:
1.	<u>Internal Engineering Services Access:</u> Suitable and accessible access to the two internal pump stations is required. Please contact the Operations Department (Sanitation) in order to resolve this matter.	Paragraph 7.4
2.	<u>Development Charges:</u> Normal Development Charges (DCs), if applicable, will be levied in accordance with the DC policy and the applicable By-law and or policy on the properties still to be transferred.	Paragraph 7.4
3.	<u>Water and Sewer:</u> Water & Sewer is available, subject to the confirmation of both network and/or treatment capacity.	Paragraph 7.4
4.	<u>Stormwater:</u> The developer must ensure full compliance with the relevant Stormwater By-law.	Paragraph 7.4

5 GENERAL AND LEGAL INFORMATION

5.1 Property Registration Details

The properties that constitute the application site (i.e. 318 Erven) are all registered in the names of different individuals/companies/close corporations/trusts. It was resolved at the Le Grand Home Owners Association's Annual General Meeting held on 16 July 2025 that Mr Johannes Frederick Gouws (ID No.: 600911 5075 082), in his capacity as the Chairperson of the Le Grand Home Owners Association (Reg. No. 2007/006283/08) is authorised to sign the necessary Power of Attorney on behalf of the Le Grand Home Owners Association, and appoint the necessary consultants to rectify the zoning of all stands within the estate to accommodate the current land uses.

The signed Minutes of the Annual General Meeting held on 16 July 2025, as well as the Power of Attorney, are attached hereto, which confirms that the applicant is authorised to lodge and administer the land use applications on behalf of the Home Owners Association.

5.2 Restrictive Title Conditions

Considering that all erven in the Le Grand Estate are registered, the George Municipality granted exemption for the submission of a Conveyancing Certificate as part of the application.

The properties' title deeds do not contain any restrictive title conditions or servitudes that could hamper the approval of the land use applications or future development of the estate.

5.3 Bond Information

Exemption has also been granted by the George Municipality for obtaining the Bondholder's Consent from the respective financial institutions in the case where mortgages/bonds have been registered over erven in the Le Grand Estate.

5.4 Surveyor General Diagrams

Le Grand Estate is depicted by General Plan No's. 3250/2004, 3252/2004 and 5003/2002. The three General Plans indicate the following subdivisions:

- General Plan No. 3250/2004 – Subdivision of Erf 1, Le Grand, into the Remainder of Erf 1, Le Grand (Road) and Erven 2 to 116, Le Grand.
- General Plan No. 3252/2004 – Subdivision of Erf 117, Le Grand, into the Remainder of Erf 117, Le Grand (Road) and Erven 118 to 305, Le Grand.
- General Plan No. 5003/2002 – Subdivision of Erf 340, Le Grand, into the Remainder of Erf 340, Le Grand (Road) and Erven 341 to 356, Le Grand.

Erven 26 to 35, Le Grand has further been subdivided into 2 portions each, in order to create Erven 357 to 366, Le Grand as indicated by S.G. Diagrams Nos: 1283/2023, 1285/2023, 1287/2023, 1289/2023, 1291/2023, 1293/2023, 1295/2023, 1297/2023, 1299/2023, and 1301/2023.

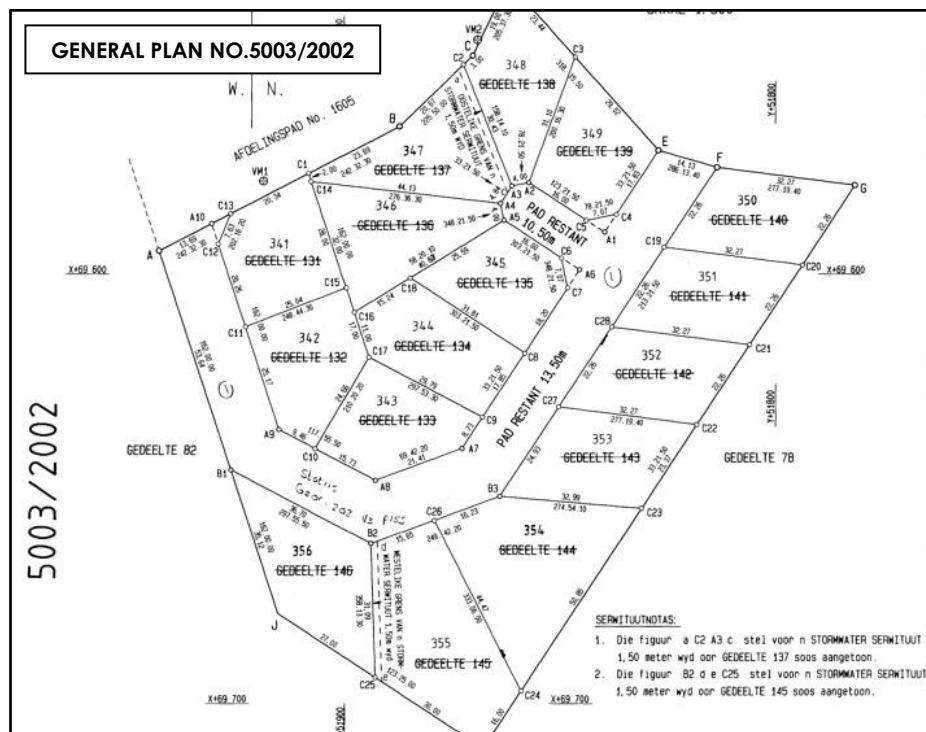
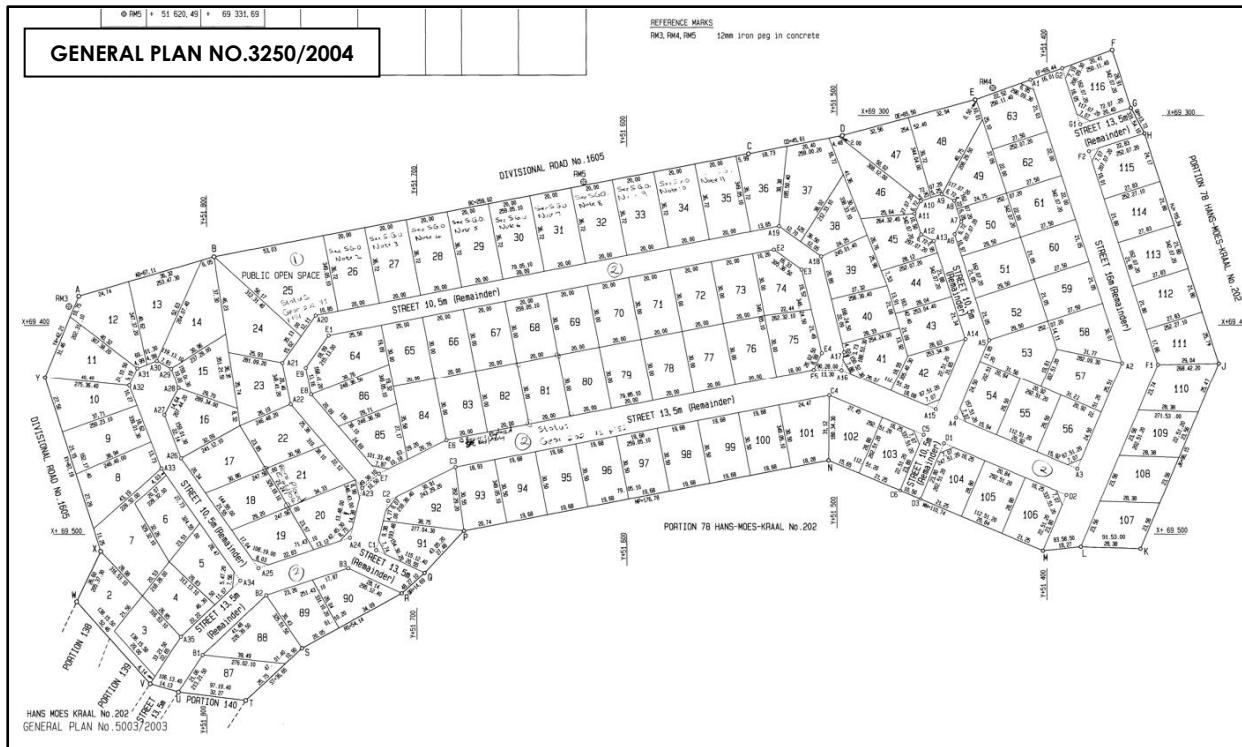
Erven 210 and 211, Le Grand have also been consolidated and are now known as Erf 378, Le Grand vide S.G. Diagram No. 1127/2024.

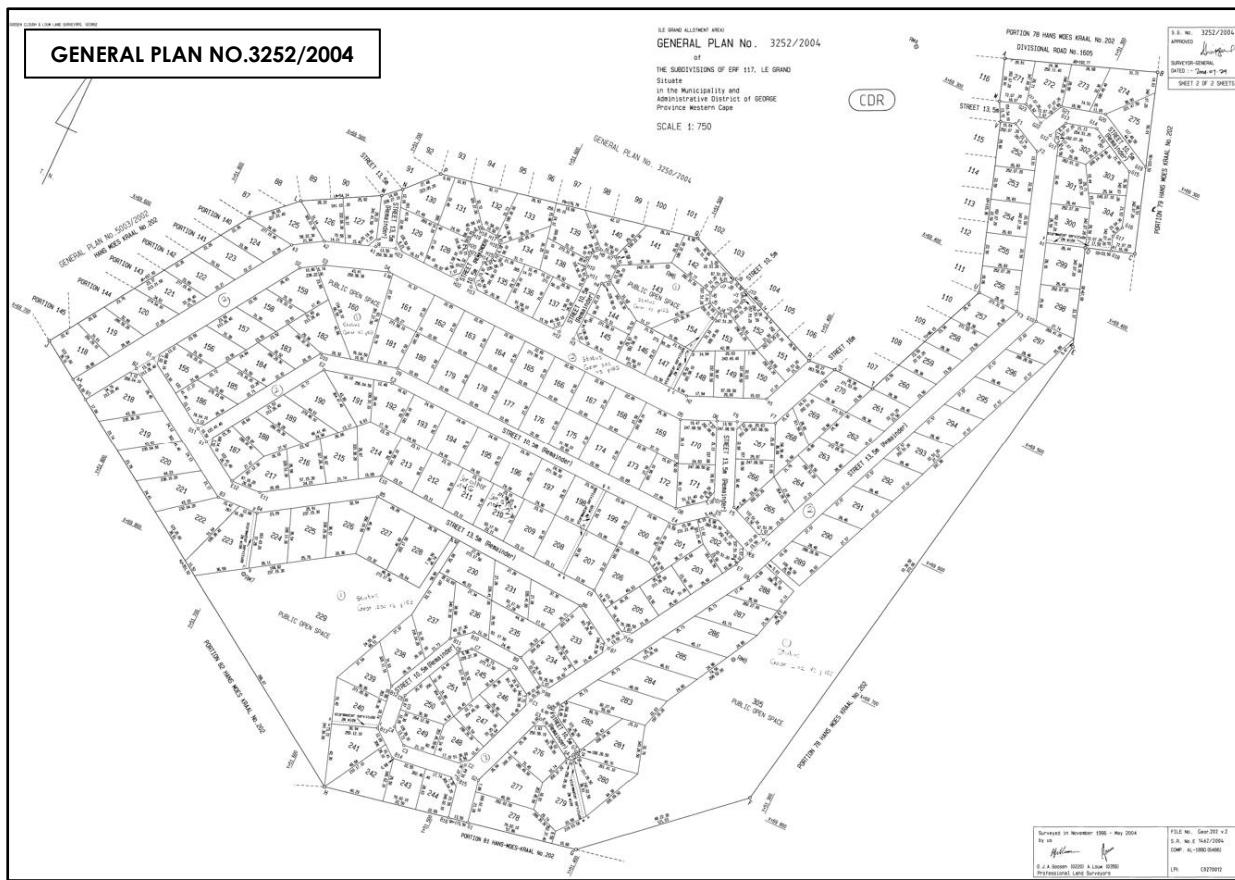
The extracts below confirm that the properties of the Le Grand Estate are subject to the following surveyed servitudes:

- (i) The Figure e-b-c-d represents a 2-meter-wide Stormwater Servitude over Erf 147, Le Grand vide S.G. Diagram No. 3252/2004;
- (ii) The Figure a-J4-b-e-f represents a 2-meter-wide Stormwater Servitude over Erf 154, Le Grand vide S.G. Diagram No. 3252/2004;

- (iii) The Figure g-h-j-n represents a 2-meter-wide Stormwater Servitude over Erf 198, Le Grand vide S.G. Diagram No. 3252/2004;
- (iv) The Figure n-j-k-m represents a 2-meter-wide Stormwater Servitude over Erf 208, Le Grand vide S.G. Diagram No. 3252/2004;
- (v) The Figure p-B4-q-r represents a 2-meter-wide Stormwater Servitude over Erf 223, Le Grand vide S.G. Diagram No. 3252/2004;
- (vi) The Figure s-t-B13-u represents a 2-meter-wide Stormwater Servitude over Erf 240, Le Grand vide S.G. Diagram No. 3252/2004;
- (vii) The Figure x-G5-v-w represents a 2-meter-wide Stormwater Servitude over Erf 279, Le Grand vide S.G. Diagram No. 3252/2004;
- (viii) The Figure y-z-D-b1 represents a 2-meter-wide Stormwater Servitude over Erf 300, Le Grand vide S.G. Diagram No. 3252/2004;
- (ix) The Figure Z-a1-G18-D represents a 2-meter-wide Stormwater Servitude over Erf 304, Le Grand vide S.G. Diagram No. 3252/2004;
- (x) The Figure a-C2-A3-c represents a 1.5-meter-wide Stormwater Servitude over Erf 347, Le Grand vide S.G. Diagram No. 5003/2002;
- (xi) The Figure B2-d-e-C25 represents a 1.5-meter-wide Stormwater Servitude over Erf 355, Le Grand vide S.G. Diagram No. 5003/2002;
- (xii) The Figure w-y-C-z represents a services and access servitude, 55m² in extent, over Erf 26, Le Grand vide S.G. Diagram No. 1284/2023;
- (xiii) The Figure w-y-z-D represents a services and access servitude, 55m² in extent, over Erf 27, Le Grand vide S.G. Diagram No. 1286/2023;
- (xiv) The Figure w-y-C-z represents a services and access servitude, 55m² in extent, over Erf 28, Le Grand vide S.G. Diagram No. 1288/2023;
- (xv) The Figure w-y-z-D represents a services and access servitude, 55m² in extent, over Erf 29, Le Grand vide S.G. Diagram No. 1290/2023;
- (xvi) The Figure w-y-C-z represents a services and access servitude, 55m² in extent, over Erf 30, Le Grand vide S.G. Diagram No. 1292/2023;
- (xvii) The Figure w-y-z-D represents a services and access servitude, 55m² in extent, over Erf 31, Le Grand vide S.G. Diagram No. 1294/2023;
- (xviii) The Figure w-y-C-z represents a services and access servitude, 55m² in extent, over Erf 32, Le Grand vide S.G. Diagram No. 1296/2023;

- (xix) The Figure w-y-z-D represents a services and access servitude, 55m² in extent, over Erf 33, Le Grand vide S.G. Diagram No. 1298/2023;
- (xx) The Figure w-y-C-z represents a services and access servitude, 55m² in extent, over Erf 34, Le Grand vide S.G. Diagram No. 1300/2023;
- (xxi) The Figure w-y-z-D represents a services and access servitude, 55m² in extent, over Erf 35, Le Grand vide S.G. Diagram No. 1302/2023;





The closure of public places and roads within the Le Grand Estate was previously approved, and the General Plans were endorsed with the closures by the Surveyor General's Office in August 2019. The closures were, however, never promulgated in the Provincial Gazette and therefore lapsed.

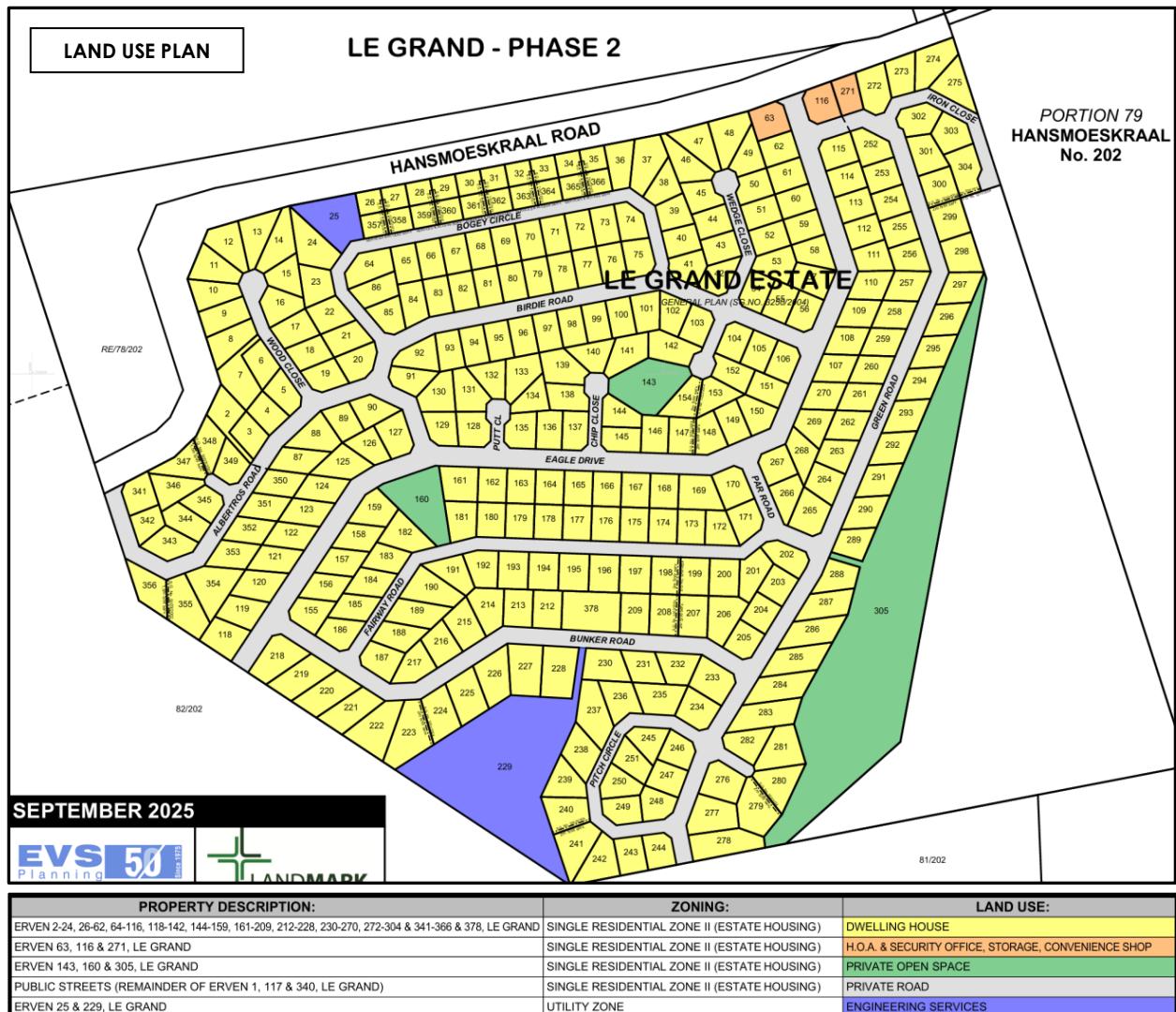
A professional registered Land Surveyor has been appointed to reapply to the Surveyor General's Office for a Status Report in order to close the public places and roads within the Le Grand Estate.

5.5 Existing and Surrounding Land Uses

The land uses of the 1st phase of Le Grand Estate predominantly consist of single residential dwellings, which have been developed throughout the estate. Other land uses within the estate include an access control, security office, parking area, administrative office for the Home Owners Association, private parks and roads, as well as an erf for engineering services.

The surrounding area has a typical low-density and rural residential character. The land uses in the area include various single residential dwellings which form part of Oubai Golf Estate, The Brink Eco Estate, and Breakwater Eco Estate. These are all upmarket, security estates that make optimal use of the locality and ocean views.

The Land Use Map clearly indicates the context of the application site in relation to the surrounding land uses. The land use application will not have a negative effect on the surrounding land uses and is therefore in line with and supportive of the existing character of the area.

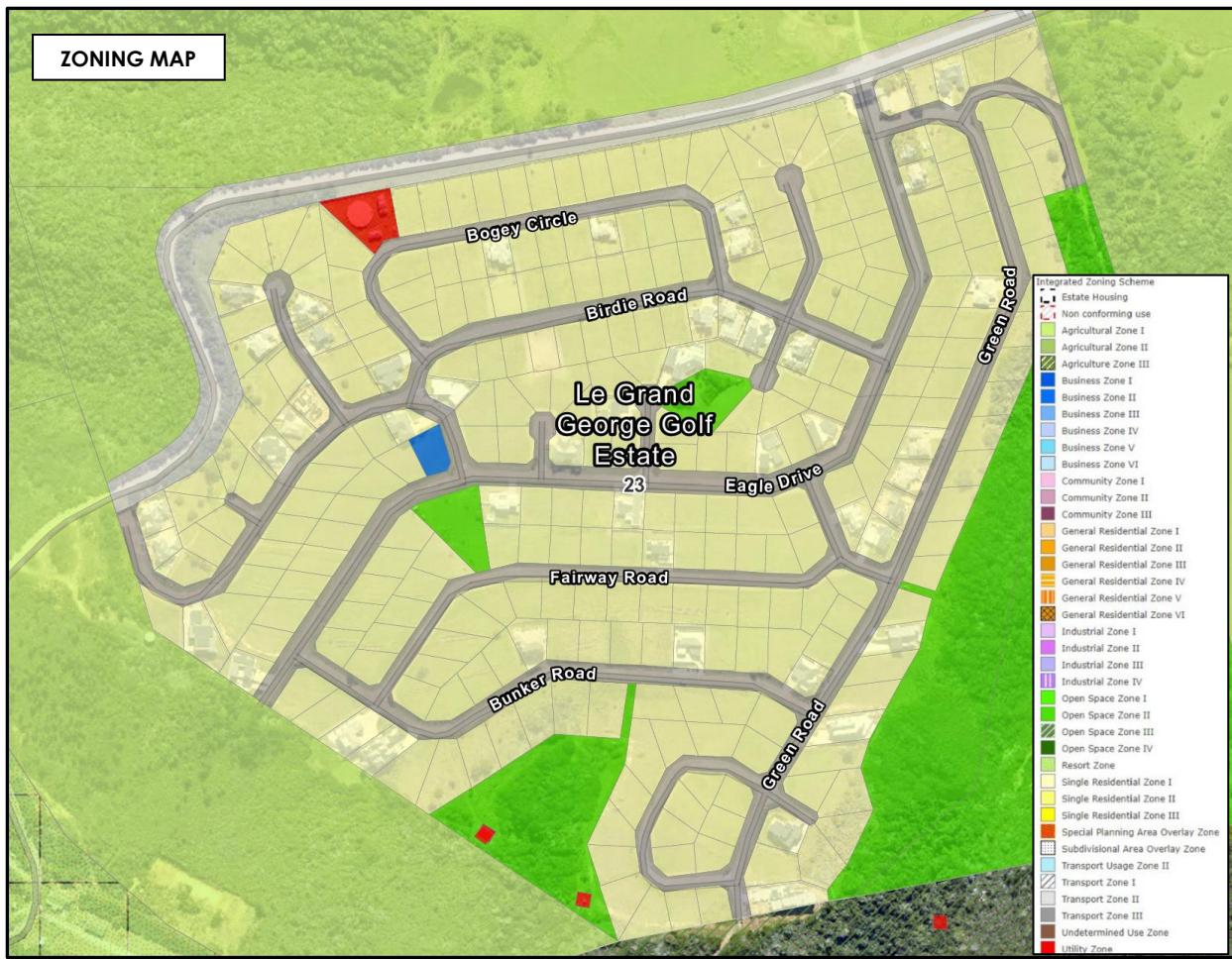


5.6 Existing and Surrounding Zoning

Erven 2 to 24, 26 to 116, 118 to 209, 212 to 305, 341 to 366 and 378, Le Grand, are currently zoned "Single Residential Zone I" in terms of the George Integrated Zoning Scheme By-Law, 2023 (as amended), whereas Erven 143, 160, 229 and 305, Le Grand are zoned "Open Space Zone II". Erven 25 and 127, Le Grand are zoned "Utility Zone" and "Business Zone II", respectively.

The surrounding properties are predominantly zoned "Agricultural Zone I" and "Open Space Zone II". Other zonings in the area include "Agricultural Zone II" and "Open Space Zone III".

Considering the zoning and land use surveys, it is evident that the area is experiencing a moderate increase in densification through the establishment of upmarket security estates along this part of the coastline. The current zoning of the area corresponds with the land use survey and confirms that the proposed "Single Residential Zone II" (Estate Housing) zoning is in line and desirable in terms of the existing zoning and land uses of the area.



6 MOTIVATION IN TERMS OF SECTION 7 OF SPLUMA, 2013 (ACT 16 OF 2013)

Due to the enactment of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and Regulations (1 July 2015), the relevance and compliance of the proposed rezoning in terms of the Development Principles contained in Section 7 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) are forthwith motivated.

6.1 Principle of Spatial Justice

In many instances, the legacy of Apartheid and planning practices of the past have resulted in sprawling urban areas characterised as being uneconomical and offering one-dimensional opportunities to residents. The proposed development contributes to the optimisation and use of existing and future resources, provides much-needed employment opportunities and represents an infill development, which is a counter to urban sprawl.

6.2 Principle of Spatial Sustainability

The principle of Spatial Sustainability must be approached holistically and must include specific reference to environmental, social, and economic considerations. Compliance with the three spheres of Spatial Sustainable Development is discussed below:

Environmental Responsibility:

With reference to environmental considerations, the application relates to a development that is within an area with approved land use rights. Environmental Authorisation in terms of NEMA, 2014, will therefore not be required for the proposed rezoning and subdivision applications.

Social Responsibility:

Social considerations are addressed considering the locality and context of the application site, which represents the development of a medium-density residential scheme. The site is located within an urban area and in close proximity to employment and social opportunities for the resident community.

- ✓ The proposed development is well-located and accessible in terms of the proximity to existing social amenities and employment opportunities;
- ✓ The development will create employment opportunities during the construction phase; and
- ✓ The development combats urban sprawl.

Economic Considerations:

The development represents a private investment initiative which has many positive economic spin-offs (i.e. payment of bulk services contributions, employment opportunities, and higher municipal taxes payable because of the increased land use rights). The proposed development will also provide employment opportunities within the area during the construction phase.

6.3 Principle of Efficiency

The application site, being located within an existing urban built-up environment, optimally utilises existing resources and services infrastructure, thereby minimising the negative impacts of urban sprawl on municipal infrastructure.

The formal application process being followed is also in line with the principle of efficiency, considering that one of the objectives of SPLUMA is to minimise the negative impacts of long, extended administrative procedures as well as to promote positive and efficient interaction between the applicants/developers/property owners and the authorities.

6.4 Principle of Spatial Resilience

The importance of a sustainable form of urbanisation needs to be emphasised which will encourage a more secure and affordable way of life for cities, the need to promote good governance, invest in new urban infrastructure, enable the youthful population, and above all, create more equitable and inclusive societies across South Africa and the continent. Spatial Resilience is obtained through the formal development frameworks, development plans, disaster management plans, etc., that are implemented by National, Provincial and Municipal Spheres of Government to which the formal application process currently being followed is subject to.

6.5 Principle of Good Administration

A complete application, in accordance with the Land Use Planning By-Law for the George Municipality, 2023, read with the relevant sections of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), has been submitted by the applicant and will enable the local authority to fast-track the administration process.

The principles of good administration apply *mutatis mutandis* to applicants and authorities in the transparency in all dealings, an integrated approach to land development, public empowerment, public consultation, and decision-making, which should minimise negative impacts and the adherence to procedures and timeframes by all, thereby ensuring a sufficient administrative process in line with the principle of Good Administration.

7 MOTIVATION IN RESPECT OF SECTION 42 OF SPLUMA, 2013 (ACT 16 OF 2013)

7.1 Public Interest

The proposed application will not result in any environmental degradation or noxious activity which could negatively influence the health of surrounding residents. The application for the rezoning and closure of public places will be advertised in the prescribed manner to allow all interested and affected parties the opportunity to lodge objections or representations. The municipality will consider these objections and representations, and if in the opinion of the municipality, they are included in the Conditions of Approval of the application. It is therefore evident that the Public Interest will be considered during the application process.

The proposed land use applications are also consistent with the relevant development policies of the municipality. All these policies were developed in a participatory manner with all sectors of society participating in their formulation; therefore, if the rezoning is consistent with these policies, it is assumed to be in the public interest.

Public interest is considered the core of "democratic theories of government" and warrants recognition, promotion and protection by the government and its agencies (i.e. Municipalities). In this instance, an application is made for the closure of public places (parks and roads), as well as the rezoning of all the erven in the estate to rectify the zoning of the estate to be in accordance with the existing land uses established within the estate. The proposed development will provide much-needed employment and housing opportunities, which are in the public interest.

7.2 The constitutional and transformation imperatives and related duties of the State

According to the Preamble of the Spatial Planning and Land Use Management Act 16 of 2013, it is the State's obligation to realise the constitutional imperatives in:

- "Section 24 of the Constitution, to have the environment protected for the benefit of present and future generations through reasonable legislative and other measures, which include a land use planning system that is protective of the environment;

- Section 25 of the Constitution, to ensure the protection of property rights, including measures designed to foster conditions that enable citizens to gain access to land on an equitable basis;
- Section 26 of the Constitution, to have the right of access to adequate housing, which includes an equitable spatial pattern and sustainable human settlement; and
- Section 27(1)(b) of the Constitution, to ensure that the State takes reasonable legislative measures, within its available resources, to achieve the progressive realisation of the right to sufficient food and water".

The Preamble also notes that "the State must respect, protect, promote and fulfil the social, economic and environmental rights of everyone and strive to meet the basic needs of previously disadvantaged communities".

In terms of the duties of the State, "regional planning and development, urban and rural development and housing are functional areas of concurrent national and provincial legislative competence... Provincial planning is within the functional areas of exclusive provincial legislative competence, and municipal planning is primarily the executive function of the local sphere of government".

The proposed land use applications do not hinder any of the constitutional imperatives of the state.

7.3 **Respective Rights and Obligations of all those affected**

The specific application process being followed in terms of the Land Use Planning By-Law for the George Municipality, 2023, is considered by the developer and applicant as the most suitable legislative route to ensure that the social, economic, institutional and physical aspects of land development are integrated and to ensure that the rights of all those affected are protected through all parties' obligations to the process.

The Land Use Planning By-Law for the George Municipality, 2023, has been compiled in such a manner that applications submitted in terms of this legislation promote a move towards more user-friendly, inclusive, democratic and facilitative land development.

The lawmakers recognise the importance of time influencing the cost of land development. In short, it is acknowledged that development in general requires substantial private investment. The Land Use Planning By-Law for the George Municipality, 2023, as a planning tool, is recognised as one of the more developer-friendly procedures since it incorporates planning approval within certain stipulated time frames.

Considering the above, it is evident that the respective rights of the Municipality as the decision-making authority are protected, the applicant and developer are protected, considering that certain time-frames need to be adhered to, and the public and surrounding property owners' rights are protected by the transparency of the application process being followed.

7.4 The State and Impact of Engineering Services, Social Infrastructure and Open Space Requirements

7.4.1 Engineering Services

The application site, being the existing Le Grand Estate, will utilise existing resources and service infrastructure. The application site makes use of the following engineering services:

Roads: Access to the site is provided via Hansmoeskraal Road, a municipal road (previously Divisional Road No. 1591). A gatehouse and access control structures have been installed and are operational at the entrance of the estate. The private roads, internal to the estate, have been constructed by the developer and are maintained by the established Le Grand Home Owners Association.

Stormwater: A piped stormwater network has been installed in the road reserves of the estate, which is maintained by the Le Grand Home Owners Association.

Electricity: Electricity is currently supplied by the George Local Municipality. Each erf in the estate currently has its own separate electrical connection.

Water: The erven in the estate are serviced with their own municipal water connections. A municipal reservoir has been developed on Erf 25, Le Grand, which provides the estate with water.

Sewer: All erven in the estate are connected to a piped sewer network. The sewage is pumped to a municipal pump station located directly north of the estate, opposite Hansmoeskraal Road.

7.4.2 Open Space Requirements

Functional Private Open Space erven have been provided throughout the Le Grand Estate (i.e. Erven 143, 160, 229 and 305, Le Grand). No additional residential land uses are proposed by the rezoning application, and therefore, no additional open space is required.

8 MOTIVATION IN RESPECT OF THE LAND USE PLANNING ACT, 2014 (ACT 3 OF 2014)

The Land Use Planning Act, 2014 (Act 3 of 2014) requires that local municipalities consider the following when deciding on land use applications:

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

The land use planning principles elaborate on the five development principles of SPLUMA and desirability. The five (5) development principles of SPLUMA have been discussed and motivated in paragraph 7 of the motivating memorandum.

Sections 19(1) and (2) of the Land Use Planning Act, 2014 (Act 03 of 2014) refer to consistency and compliance of a land use proposal in terms of spatial development frameworks or structure plans. Sections 19(1) and 19(2) reads as follows:

Section 19(1): *"If a spatial development framework or structure plan specifically provides for the utilisation or development of land as proposed in a land use application or a land development application, the proposed utilisation or development is regarded as complying with that spatial development framework or structure plan".*

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

The proposed development is in line with the spatial development framework for the specific area and is motivated in paragraph 9 of this memorandum. The land use application and proposed land uses, therefore, comply with the development guidelines of the act.

9 MOTIVATION IN TERMS OF DEVELOPMENT FRAMEWORKS AND PLANNING POLICIES

During the drafting of the motivating memorandum for this application, the following National Policies were considered:

- i. National Development Plan, 2030
- ii. National Spatial Development Perspective, 2006

The proposed land use applications do not in any way deviate from, or impede the principles, objectives and proposals of the above-mentioned policies. Considering that the Spatial Development Frameworks for the Western Cape Province, George Municipality, and the Pacaltsdorp/Hansmoeskraal provide more detailed development guidelines for the land use application, the National Policies are not discussed in detail in this memorandum.

9.1 Western Cape Provincial Spatial Development Framework, 2014

The **Western Cape PSDF (2014)** is a long-term strategic planning document that guides spatial development and land use in the Western Cape province of South Africa. It aligns with national policies and focuses on sustainable development, spatial justice, and economic efficiency. The Western Cape PSDF, 2014 identified the following objectives and strategies to promote sustainable development throughout the province:

Key Objectives:

- **Transform the apartheid spatial legacy** by promoting more inclusive, integrated and equitable development.
- **Enhance economic competitiveness** by supporting growth in key sectors like agriculture, tourism and renewable energy.
- **Protect natural resources and heritage** by promoting sustainable land use, biodiversity conservation and climate resilience.
- **Improve access and mobility** by integrating transport and land use planning.
- **Promote smart growth and urban efficiency** by encouraging densification and limiting urban sprawl.

Core Spatial Strategies:

- Strengthen the **provincial urban network** with a focus on Cape Town as a global city, and secondary towns as regional anchors.
- Prioritize **rural development** by supporting agricultural sustainability and rural livelihoods.
- Encourage **transit-oriented development** to reduce dependence on private vehicles.
- Guide **infrastructure investment** to areas with the highest social and economic returns.

The proposed development is in line with the above objectives and strategies of the Western Cape PSDF, 2014.

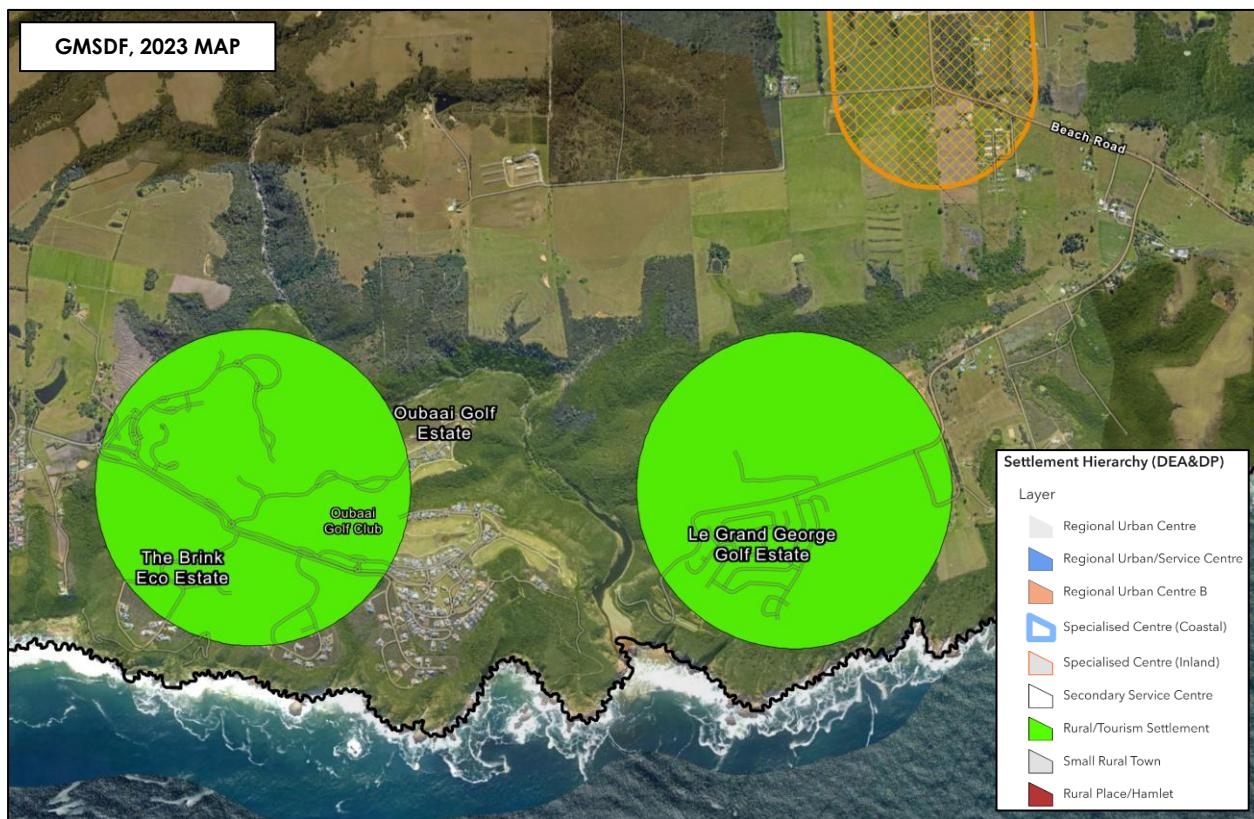
9.2 George Municipal Spatial Development Framework, 2023

The **George Municipal Spatial Development Framework, 2023** (GMSDF, 2023) is a strategic planning document approved by the George Municipality Council on 29 May 2023. It serves as a spatial representation of the municipality's long-term vision, guiding the physical development of George to ensure sustainable, inclusive and efficient growth.

In terms of the GMSDF, 2023, the subject properties are identified as a "**Rural/Tourism Settlement**".

These settlements are "characterised by community functions as well as a state of permanence (settled population). Such settlements function as Agri service centres, tourism centres, educational centres, individually or providing a combination thereof" (GMSDF, 2023:36).

Considering the nature of the existing development (i.e. existing Le Grand Security Estate), it is evident that the application and proposed land uses are consistent with the GMSDF as required in terms of Section 19 of the Land Use Planning Act, 2014.



More detailed development guidelines for the specific area are contained in the Pacaltsdorp/Hansmoeskraal Local Spatial Development Framework, 2015.

9.3 Pacaltsdorp/Hansmoeskraal Local Spatial Development Framework, 2015

The Pacaltsdorp/Hansmoeskraal Local Spatial Development Framework, 2015, is a guiding policy document that promotes sustainable development while preserving the area's natural and environmental resources. It aligns with the municipal and provincial planning policies, sets out land use and development guidelines, supports infrastructure planning, and protects sensitive ecosystems and heritage features. The LSDF also encourages sustainable tourism and economic opportunities while ensuring community needs are considered in future development decisions.

In terms of the Pacaltsdorp/Hansmoeskraal Local Spatial Development Framework, 2015, the Le Grand Estate are located within the **"Urban Edge"** and earmarked as **"Single Residential"**.

The Hansmoeskraal coastline has furthermore been identified as a **"Special Investment Area"** in terms of the Pacaltsdorp/Hansmoeskraal Local Spatial Development Framework, 2015.

The Hans-Moes-Kraal coastline is defined by steep cliffs, making the majority of it largely inaccessible. The only direct access to the Gwaing River Mouth is at the small beach.

This rugged landscape, with its deep valleys and cliffs, is home to untouched patches of sensitive coastal thicket, which require careful protection from unregulated development (LSDF, 2015:52).



As the City of George continues to expand toward the coast, there is increasing pressure to open this area to conventional coastal development. However, a different vision has been adopted. This area is not intended for standard urban expansion but is identified in the George Spatial Development Framework (SDF) as a location for **special investment initiatives** (LSDF, 2015:52).

The special investment area intends to use this area for the benefit of the entire community of George. Further investigation into and planning of this area is still to be undertaken, but the following **development guidelines** are set for the interim:

- “Development initiatives in this area should be designed to **attract visitors to our area throughout the year** and not only during holiday seasons (e.g. conference facilities and wedding chapels).
- Development Initiatives should seek to **create employment opportunities in the “clean” service sector** that would bring new skills to our town and region (e.g. medical “step down” rehabilitation centres and wellness centres).
- The development of this area should ensure the appropriate **protection of any sensitive natural areas**.
- Development in this area should not detract from the efforts to **strengthen and develop the CBD for Pacaltsdorp**.

- **Residential development would be allowed** in combination with the special investment initiatives" (LSDF, 2015:53 – own accentuation).

Considering the above, as well as the earmarked land uses for the area, it is evident that the proposed land uses is in-line with the development proposals and guidelines of the Pacaltsdorp/Hansmoeskraal Local Spatial Development Framework, 2015.

9.4 George Integrated Zoning Scheme By-Law, 2023

Erven 2 to 24, 26 to 116, 118 to 209, 212 to 305, 341 to 366 and 378, Le Grand, are currently zoned "Single Residential Zone I" in terms of the George Integrated Zoning Scheme By-Law, 2023 (as amended), whereas Erven 143, 160, 229 and 305, Le Grand are zoned "Open Space Zone II". Erven 25 and 127, Le Grand are zoned "Utility Zone" and "Business Zone II", respectively. In terms of the current zoning, the subject properties may only be used for single Dwelling Houses.

The Home Owners Association of the Le Grand Estate identified the need to rectify the zoning to be in accordance with the existing land uses established (i.e. Estate Housing). The properties, therefore, need to be rezoned to "Single Residential Zone II" (Estate Housing).

The following development parameters will be applicable to the proposed "**Single Residential Zone II (Estate Housing) erven** in terms of Schedule 2 of the George Integrated Zoning Scheme By-Law, 2023 (as amended):

Proposed Land Use Rights		
George Integrated Zoning Scheme By-Law, 2023 (as amended)		
1	Use Zone number	SRZII
2	Use Zone	SINGLE RESIDENTIAL ZONE II (ESTATE HOUSING)
3	Uses permitted	Estate Housing
4	Uses with Consent Use	Creche Freestanding Base Telecommunication Station Home Occupation Rooftop Base Telecommunication Station
5	Uses not permitted	Uses not mentioned
6	Definitions	As Per Scheme Land use description: " Estate Housing " means residential housing in a residential estate with or without access control which have integrated site and design features which are governed by a property owners' association such as golf estates, equestrian estates, eco estates and residential marinas, and includes—

		(a) dwelling houses ; (b) group houses; (c) townhouses; (d) flats; (e) a retirement resort; (f) a hotel; (g) a restaurant; (h) a convenience shop; (i) private open space ; (j) private roads ; (k) private parking ; (l) Administrative office of the POA(HOA) ; and (m) facilities ancillary to the functioning of the estate
7	Density	To the Satisfaction of the Municipality.
8	Height	To the Satisfaction of the Municipality.
9	Coverage	To the Satisfaction of the Municipality.
10	Parking requirements	To the Satisfaction of the Municipality.
11	Street Building Lines	To the Satisfaction of the Municipality.
12	Side Building Lines and Rear Building Lines	To the Satisfaction of the Municipality.
13	Landscaping	A minimum of one (1) x 100 litre indigenous tree must be planted for every dwelling unit, which species and position shall be determined as per the landscape plan.

The existing Le Grand Estate adheres to the development parameters set out in terms of Schedule 2 of the George Integrated Zoning Scheme By-Law, 2023 (as amended).

10 ENVIRONMENTAL CONSIDERATIONS

The Le Grand Estate is located within proximity to an environmentally sensitive area (i.e. Gwaling River Mouth). The Western Cape Provincial Government drafted the Gwaing River Estuary Estuarine Management Plan.

The **Gwaing River Estuary Estuarine Management Plan, 2024 (EMP, 2024)** provides a comprehensive framework for managing this ecologically sensitive area in the Western Cape. Developed in compliance with South Africa's Integrated Coastal Management Act (ICMA), the plan aims to balance conservation with sustainable development.

Key Objectives:

- **Ecological Protection:** Safeguard the estuary's biodiversity, including its intertidal flats, salt marshes, and bird habitats.
- **Sustainable Use:** Promote responsible recreational activities and eco-tourism that do not harm the environment.

- **Community Engagement:** Involve local stakeholders in decision-making and raise awareness about the estuary's value.
- **Monitoring and Enforcement:** Establish systems for ongoing environmental monitoring and ensure compliance with regulations.

Management Strategies

- **Zoning:** Designate specific areas for conservation, recreation, and development to minimize conflicts.
- **Access Control:** Implement measures to regulate public access, preventing degradation of sensitive areas.
- **Pollution Prevention:** Address potential sources of pollution, including agricultural runoff and waste disposal.
- **Restoration Projects:** Initiate efforts to rehabilitate degraded habitats within the estuary.

Implementation and Oversight

The plan outlines the roles of various stakeholders, including government agencies, local communities, and environmental organisations, in its implementation. Regular reviews and updates are planned to adapt to changing environmental conditions and ensure the plan's effectiveness.

The Le Grand Estate does not have a negative impact on the Gwaing River Mouth, considering the fact that the estate is already developed with existing services infrastructure, within the urban edge and approximately ± 750m east of the Gwaing River Estuary.

The development is **located within the "Urban Edge"** and **earmarked for "Single Residential"** in terms of the Pacaltsdorp/Hansmoeskraal Local Spatial Development Framework, 2015. The location of the existing estate is also situated within the low-sensitivity area. **Environmental Authorisation** in terms of NEMA, 2014 regulations, is not legally required as a result of this application, as no listed activities are triggered.

11 MARKET TRENDS (NEED AND DESIRABILITY)

George, situated in the Western Cape's Garden Route, is experiencing significant growth in residential development and coastal estates.

This surge is largely driven by an influx of semigrants — individuals relocating from Gauteng, the Free State, KwaZulu-Natal, and Cape Town — seeking a higher quality of life, improved safety, and remote work opportunities. Notably, approximately 70% of buyers represented by Lew Geffen Sotheby's International Realty in George are from outside the area, with the majority hailing from Gauteng. Developments in areas like Kraibosch, Blue Mountain, and Earls Court are expanding to accommodate this demand, though limited land availability is contributing to rising property prices.

The town's appeal is further enhanced by its proximity to George Airport, facilitating easy access to major cities, and its reputation for excellent schools and healthcare services. This combination of lifestyle benefits and practical amenities positions George as a prime destination for those seeking a balanced coastal living experience.

With regard to the desirability, the fact that the Le Grand Estate is an established security estate with service networks confirms that the impact on the environment has been assessed and is currently managed by the Le Grand Home Owners Association and the George Municipality.

12 FACTS AND CIRCUMSTANCES RELEVANT TO THE APPLICATION

The facts and circumstances of the **application** can be summarised as follows:

- i. The facts and circumstances of the application is motivated in paragraph 1 above and is recorded to be part of the compliance and fulfilment of the existing service agreement for the development. The application is not for a new development and hence the Municipality is requested to also consider the application as part of the compliance of the service agreement and commitments made by the previous developers. The intention therefore is not to elicit any new additional infrastructure or development charges over and above what has been agreed in the service agreement.
- ii. Application is made for the **Closure of Public Places (i.e. Erven 143, 160, 229 and 305, Le Grand, as well as the public roads over the Remainders of Erven 1, 117 and 340, Le Grand)**.
- iii. Application is made for the **Rezoning** of:
 - Erven 2 to 24, 26 to 116, 118 to 209, 212 to 228, 230 to 305, 341 to 366 and 378 Le Grand, and the new portions over the Remainders of Erven 1, 117 and 340, Le Grand representing the private roads to "**Single Residential Zone II (Estate Housing) – SRZII**"; and
 - Erven 25 and 229, Le Grand to "**Utility Zone**" – **UZ**.
- iv. The **purpose of the application** is to permanently close all public places within the Le Grand Estate (i.e. parks and public roads), as well as to rezone the subject properties to ensure that the zoning of the erven in the existing estate is in line with the land uses which have been established.
- v. A **Land Use Plan** has been compiled to indicate the allocation of the land uses under the "Single Residential Zone II" (Estate Housing – which includes private roads, private parks and erven for utilities, HOA office, etc.) zoning.
- vi. **Access** to the site is possible via Hansmoeskraal Road (previously Divisional Road No. 1591).
- vii. The application site, being the existing Le Grand Estate, will **utilise existing resources and service infrastructure** as described in paragraph 7.4.
- viii. The application relates to a development that is **located within the "Urban Edge"** and **earmarked for "Single Residential"** in terms of the Pacaltsdorp/Hansmoeskraal Local Spatial Development Framework, 2015. **Environmental Authorisation** in terms of NEMA, 2014 regulations, is not required as a result of the land use application,

considering the fact that the application represents an existing development with existing land use rights.

ix. The application is motivated in terms of the **Development Principles and development guidelines** contained in Sections 7 and 42 of SPLUMA, Land Use Planning Act, 2014 (Act 03 of 2014), Western Cape Provincial Spatial Development Framework, 2014 (PSDF, 2014), the George Municipal Spatial Development Framework, 2023 (GMSDF, 2023), and the Pacaltsdorp/Hansmoeskraal Local Spatial Development Framework, 2015.

13 CONCLUSION

EVS Planning, in association with **Landmark Planning**, has been appointed by the **Le Grand Home Owners Association (Reg No. 2007/006283/08)** to submit and administer the required land use applications to the George Municipality, which will ensure that the zoning of the properties within the existing Le Grand Estate corresponds with the existing established land uses:

The following land use applications are included in this submission:

- (i) Application in terms of **Section 15(2)(n)** of the Land Use Planning By-Law for the George Municipality, 2023, for the **Closure of Public Places (i.e. Erven 143, 160, 229 and 305, Le Grand, as well as the public roads over the Remainders of Erven 1, 117 and 340, Le Grand)**.
- (ii) Application in terms of **Section 15(2)(a)** of the Land Use Planning By-Law for the George Municipality, 2023, for the **Rezoning** of:
 - Erven 2 to 24, 26 to 116, 118 to 209, 212 to 228, 230 to 305, 341 to 366 and 378, Le Grand, and the new portions over the Remainders of Erven 1, 117 and 340, Le Grand representing the private roads to **“Single Residential Zone II” (Estate Housing) – SRZII**; and
 - Erven 25 and 229, Le Grand to **“Utility Zone” – UZ**.

LE GRAND ESTATE			
No.	Erven:	Proposed Zone:	Land Use:
1.	Erven 2 to 24, 26 to 62, 64 to 116, 118 to 209, 212 to 304, 341 to 366 and 378, Le Grand.	“Single Residential Zone II” Estate Housing	Single Dwelling Houses
2.	Erven 143, 160, and 305, Le Grand	“Single Residential Zone II” Estate Housing	Private Parks/Private Open Space
3.	Remainders of Erven 1, 117 and 340, Le Grand representing the private streets	“Single Residential Zone II” Estate Housing	Private Streets
4.	Erven 63, 116 and 271, Le Grand	“Single Residential Zone II” Estate Housing	Administrative Office (HOA); Security Office, convivence shop and facilities ancillary to the

			<i>functioning of the estate such as storage.</i>
5.	Erven 25 and 229, Le Grand	"Utility Zone"	Engineering Services.

It is motivated throughout the Motivating Memorandum that the development proposal and land use rights applied comply with the requirements set out in the Land Use Planning By-Law for the George Municipality, 2023. The proposed development is coordinated and harmonious and will promote the health, safety, good order, amenity, convenience and general welfare of the area in which the scheme is proposed, as well as efficiency and economy in the process of such development.

The need and desirability of the proposed development were motivated in terms of the locality, site context, surrounding zonings and land uses as well as in terms of the Development Principles contained in Section 7 and 42 of SPLUMA, Land Use Planning Act, 2014 (Act 03 of 2014), Western Cape Provincial Spatial Development Framework, 2014 (PSDF, 2014), the George Municipal Spatial Development Framework, 2023 (GMSDF, 2023), and the Pacaltsdorp/Hansmoeskraal Local Spatial Development Framework, 2015.

It is the conviction of the applicant that the closure of public places and rezoning represent the instruction from the Municipality to rectify the existing situation and to make the approval of the Home Owners Association possible so that the development can be regarded as Estate Housing.

SEPTEMBER 2025

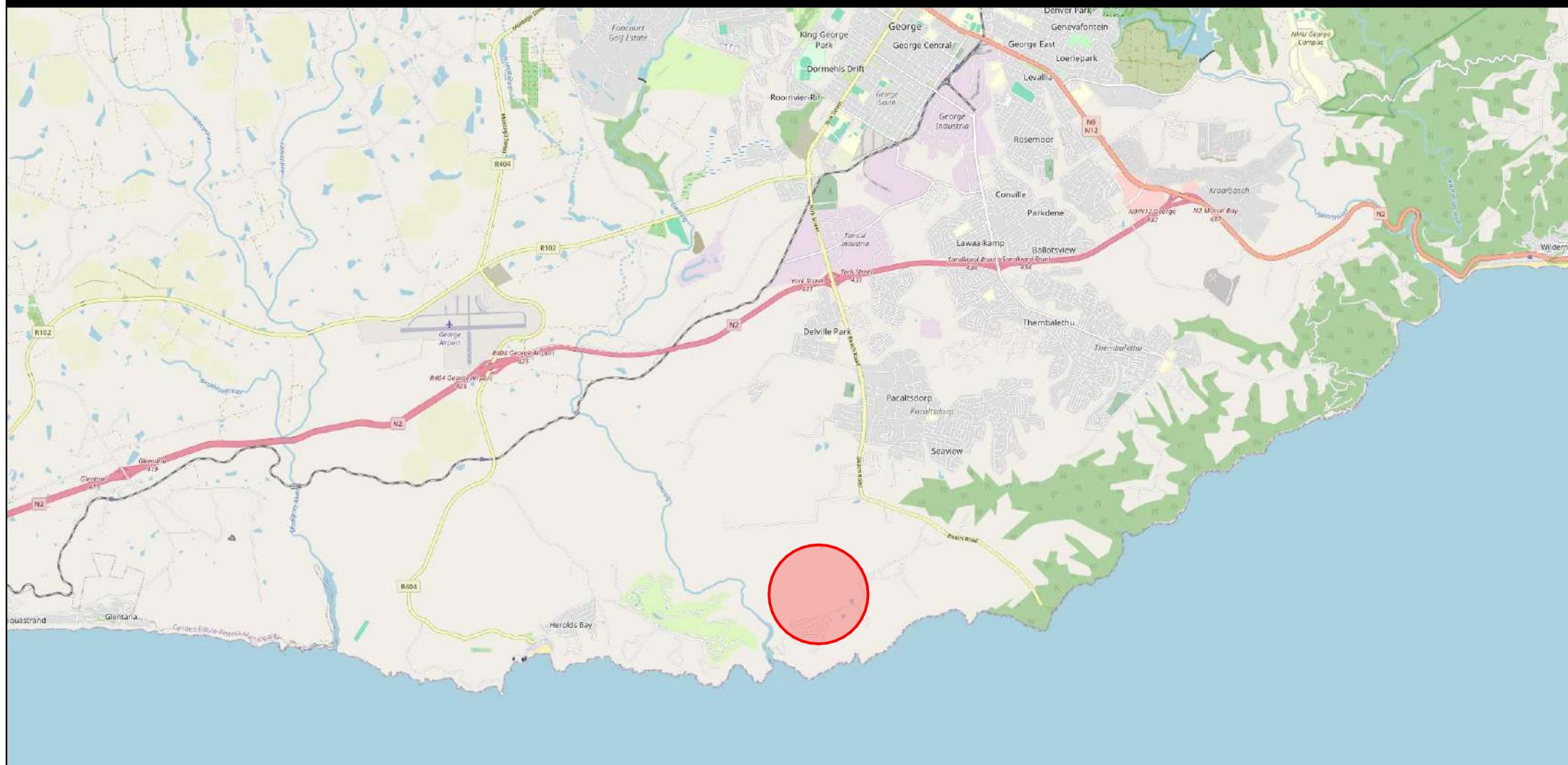

Maxi Alberts
EVS PLANNING


Willem Groenewald (Pr. Pln.)
LANDMARK PLANNING

ANNEXURE A

REGIONAL CONTEXT MAP

LE GRAND ESTATE



Town & Regional Planning | Stads- & Streekbeplanning
75 Jean Avenue, Doringkloof, Centurion | PO Box 10936, Centurion, 0046
(012) 667 4773 | (012) 667 4450 | 082 371 5770
willem@land-mark.co.za | www.landmarkplanning.co.za

LE GRAND ESTATE

September 2025



LOCAL CONTEXT MAP

LE GRAND ESTATE



Town & Regional Planning | Stads- & Streekbeplanning
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LE GRAND ESTATE

September 2025



ANNEXURE B



LE GRAND

LE GRAND HOME OWNERS ASSOCIATION NPC

2007 / 006283 / 08
P O Box 434 Pacaltsdorp 6534
Tel (044) 878 1449
e-mail: hoa@legrandestate.co.za

EXTRACT OF THE MINUTES OF THE ANNUAL GENERAL MEETING HELD AT THE PROTEA KING GEORGE HOTEL, GEORGE AND VIA MS TEAMS ON WEDNESDAY, 16 JULY 2025 AT 18h00

1. **OPENING AND WELCOME**

The Chairperson, Mr. Johan Gouws, welcomed all present.

1.1 **Recording of Attendance Register**

Mr Johan Gouws (Chairman)
Mr WJ Gouws (Financial Director and Developer Proxy)
Mrs A Strydom (Managing Agent Representative)
64 Developer Stands as per proxy
74 Registered Owners represented by means of a proxy, in person or
via MS Teams

1.2 **Recording of Proxies**

20 Owners Stands as per proxy register.
64 Developer Stands as per proxy register.

1.3 **Recording of Apologies**

M Venter LG142/202

1.4 **Confirmation of Quorum**

As there is a quorum present the meeting is duly constituted and can proceed.

1.5 **Confirmation of Meeting notice distribution**

The notice convening the meeting, having been circulated, was taken as read.

5. POWER OF ATTORNEY TO ATTEND TO ADMINISTRATIVE MATTERS ON BEHALF OF THE HOMEOWNER'S ASSOCIATION

- 5.1. The Chairman provided background on this matter as well as an update on the progress in the past year.
- 5.2. It has been requested by the municipality that an updated Power Of Attorney ('POA') be approved by the members to the Chairman. The draft POA was confirmed as circulated to all members.
- 5.3. The town planners represented by M Alberts (EVS Planners) presented the situation and plan of action. The summarized actions are:
 - Correct the zoning of all stands within the Estate (i.e. Rezoning application)
 - Update certain stands' zoning to reflect their land use
 - Privatize the roads and open spaces (i.e. application for Closure of Public Places)
 - Application for amendment of the General Plans for Le Grand
 - Register the LGHOA and its rules with the municipality
 - Apply for an amendment of the George Municipality's Council Resolution dated 28 July 2023 as far as it relates to Le Grand Estate
- 5.4. The Chairman confirmed that these issues relate to legacy issues that both the previous developer and the municipality has neglected to complete.
- 5.5. The Chairman confirmed that the Developer will carry all costs to rectify these issues.
- 5.6. The Chairman confirmed that the municipality have agreed to enforce the LGHOA's status in the interim period and have done so to date.

5.7. RESOLUTION:

- 5.7.1. It is recorded that the meeting voted on the approval of the POA as required.
- 5.7.2. All votes were in favor of the POA approval.
- 5.7.3. The Chairman is authorized to sign the necessary documentation on behalf of the LGHOA

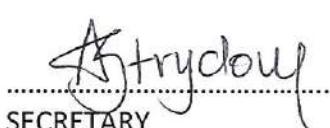
CERTIFIED AS A TRUE EXTRACT OF THE MEETING MINUTES:



.....
CHAIRMAN

28/08/2025
.....

DATE



.....
SECRETARY

28/08/2025
.....

DATE

SPECIAL POWER OF ATTORNEY

I/We, the undersigned

Johannes Frederick Gouws (ID No.: 600911 5075 082)

in my/our capacity as a the **Chairperson of Le Grand Home Owners Association (Reg. No. 2007/006283/08)**, duly authorised thereto by way of a Resolution of the Members of the above-mentioned Home Owners Association, hereby authorise and nominate **Magdalena Christina Alberts (ID No. 791016 0009 083) of EVS Town Planning (Pty) Ltd. (Reg No. 2019/019148/07)** and/or **Willem Georg Groenewald (ID No.: 700404 5221 087) of Landmark Planning CC (Reg No.: 2009/101412/23)** and/or **any employee of such Company and Close Corporation** with power of substitution and agency, to be my/our lawful representative and agent in name, place and stead of such Company/Home Owners Association and to act as such on its behalf in any land use application/s, or the continuation of a land use application/s to the George Municipality to rectify and obtain approval from the George Municipality for the following:

- (1) Application in terms of the provisions of Section 15(2)(k) of the Land-Use Planning By-law for George Municipality, 2023 for the Amendment/Cancellation of a General Plan if necessary and required by the controlling authorities.
- (2) Application in terms of the provisions of Section 15(2)(n) of the Land-Use Planning By-law for George Municipality, 2023 for the Closure of Public Places (i.e. "Public Open Space" represented by Erven 25, 143, 160, 229 and 305, Le Grand, as well as the "Public Roads" over Erven 1, 117 and 340, Le Grand).
- (3) Application in terms of the provisions of Section 15(2)(a) of the Land-Use Planning By-law for George Municipality, 2023 for the amendment of the George Integrated Zoning Scheme By-law, 2023 (as amended) by the Rezoning of:
 - 3.1. Erven 2 to 24, 26 to 116, 118 to 228, 230 to 305, 341 to 366 and 378, Le Grand, and the new portions of Erven 1, 117 and 340, Le Grand representing the private roads to "Single Residential Zone II" (Estate Housing) – SRZII
 - 3.2. Erven 25 and 229, Le Grand to "Utility Zone" - UZ

In the alternative to the above, and for as far as it may become necessary, authorisation is hereby also granted to approach the George Municipality with a formal request to amend the George Integrated Zoning Scheme By-law, 2023 (as amended) in terms of Section 15 for the purposes of Section 17 of the Land Development By-Law for George Municipality, 2023 read with Section 28 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) to achieve the Municipality's development goals by amending the zoning of the properties on the basis referred to above. Authorisation is furthermore granted to indemnify the George Municipality against any costs that may be incurred resulting from the prescribed public participation exercise or any hearings that may result from objections or appeals noted.

- (4) Application for the Amendment of Clause (e) of the Council Resolution dated 28 July 2023.
- (5) Application for the approval of the Home Owners Association in terms of Section 29 of the Land Use Planning Bylaw for George Municipality, 2023.

or any other applicable or subsequent legislation to any Authority with jurisdiction to procure the vesting of land use rights and the procurement of all the necessary authorizations and consents which may be required on the properties to administratively rectify the existing situation;

in respect of

Erf 1, Le Grand (subdivided into Erven 2 to 116, Le Grand)

Erf 117, Le Grand (subdivided into Erven 118 to 305, Le Grand)

Erf 340, Le Grand (subdivided into Erven 341 to 356, Le Grand)

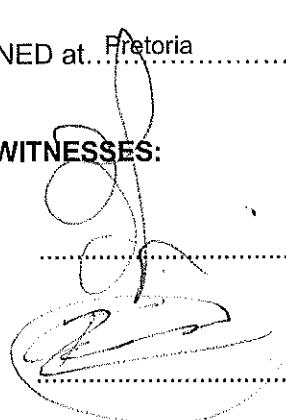
I hereby ratify, allow, confirm and promise and agree to ratify, allow and confirm all and whatsoever our aforementioned agents shall lawfully do, or cause to be done, by virtue of these present and whatever our said agents have to date done herein.

SIGNED at Pretoria on this 29 day of August 2025.

AS WITNESSES:

1.

2.



SIGNATORY:



Johannes Frederick Gouws
ID No.: 600911 5075 082

ANNEXURE C

DIREKTORAAT: MENSLIKE NEDERSETTINGS, BEPLANNING EN ONTWIKKELING
DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT

Reference number: 2733700
Enquiries: DM Gelderbloem
Date: 21 August 2023
Erf nr/Erf no: Erf 202 portion 78 Hansmoeskraal

MARLIZE DE BRUYN PLANNING
PO Box 2359
GEORGE
6530

PER E-MAIL: marlize@mdbplanning.co.za

**RE:APPLICATION FOR THE TRANSFER OF THE PUBLIC PLACES SITUATED WITHIN
THE LE GRAND DEVELOPMENT**

The abovementioned matter refers.

Your application was discussed at a Council Meeting held on Thursday, 27 July 2023. Please find attached a signed copy of the signed Council Resolution for your record purposes.

Yours faithfully



DM GELDERBLOEM
MANAGER: INVESTMENT PROPERTIES



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MUNICIPALITY

EXTRACT FROM DRAFT MINUTES ORDINARY COUNCIL MEETING 27 JULY 2023

**11.8 APPLICATION FOR THE TRANSFER OF THE PUBLIC PLACES SITUATED
WITHIN THE LE GRAND DEVELOPMENT – IN PRINCIPLE APPROVAL**
(continues on next page)

Proposed by Councillor Stander and seconded by Councillor Johnson, it was

RESOLVED

- (a) That the application received from Marlize de Bruyn Planning on behalf of the developer of the Le Grande Development requesting that the Municipality waive their vested rights over the public places and roads as set out hereunder, **BE NOTED**;
- (b) That the transfer of the Public Place Erf 25 Le Grand, **NOT BE APPROVED**, as it is required for municipal own use, being service delivery as a reservoir is located on it;
- (c) That Council **TAKE NOTE** of Regulation 7 of the Asset Transfer Regulations listed in the report;
- (d) That, before Council takes a final decision, the application **BE ADVERTISED** in the local press for any interested parties and/or the public to submit counter proposals and comments and/or representations;
 - a. That **IN PRINCIPLE APPROVAL BE GRANTED** that the public places and roads listed below are not required for the minimum level of basic Municipal service delivery in terms of Section 14(2) of the Municipal Finance Act 2003, (Act 56 of 2003);
- (e) That the transfer of the public places and roads within the Le Grand development that vest in the Municipality as listed below to the Developer and/or the Le Grand Homeowners' Association (to be established) at the amount of R25000.00 plus VAT each, as indicated in the asset register, **BE APPROVED IN PRINCIPLE**, subject to the following conditions:
 - a. that the vesting transports of the public places and roads within the Le Grand development **BE FINALISED** at the cost of the developer/HOA and/or the successful applicant;
 - b. that, subsequent to the transfers being finalised in terms of (f)(i) above, the waiving of the vesting rights of the public places and

RR
28/7/2023



MUNISIPALITEIT

MUNICIPALITY

EXTRACT FROM DRAFT MINUTES ORDINARY COUNCIL MEETING 27 JULY 2023

**11.8 APPLICATION FOR THE TRANSFER OF THE PUBLIC PLACES SITUATED
WITHIN THE LE GRAND DEVELOPMENT – IN PRINCIPLE APPROVAL**
(continues from previous page)

roads within the Le Grand development listed below, **BE APPROVED**;

- c. that the developer/HOA and/or the successful applicant applies, as part of the implementation of a rezoning and amendment of conditions application (if approved), add a condition for approval for the establishment of a Homeowners' Association;
- d. that the developer and/or the successful applicant be responsible for the preparation and submission of applications for closure and rezoning of the public places and roads within the Le Grand Development on Portion 78 of the farm Hans Moes Kraal 202, George in terms of the provisions of the George Municipality Land Use Planning By-Law, 2015, as well as the subsequent transfer of the properties, once the decision on the land development application has taken effect;
- e. that a condition **BE REGISTERED** against the title deed of the private places that it may not be rezoned for any other purpose;

(f) That the developer/HOA and/or the successful applicant be responsible for **ALL COSTS** associated and related to this transaction; and

(g) That this approval is **SUBJECT THERETO**, that all administrative, technical and legal requirements are adhered to.

List of Public Places and Roads within the Le Grand development on
Portion 78 of the farm Hans Moes Kraal 202, George

- (a) Public Places Erven 143, 160, 229 & 305, Le Grand - **Annexure "D"** to the agenda.
- (b) Public Roads over the Remainder of Erven 1, 117 & 340, Le Grand - **Annexure "E"** to the agenda.

Date: 28/01/2023

Manager: Committee Support (Miss R Bredenkamp)



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EXTRACT FROM DRAFT MINUTES ORDINARY COUNCIL MEETING 27 JULY 2023

**11.8 APPLICATION FOR THE TRANSFER OF THE PUBLIC PLACES SITUATED
WITHIN THE LE GRAND DEVELOPMENT – IN PRINCIPLE APPROVAL**
(continues from previous page)

Date: 28/7/2023

Deputy Director: Corporate Services (Admin) (Mr E Ganza)

Date: 31/7/23

Director: Corporate Services (Mrs K Moodley)

ANNEXURE D

CO-ORDINATES

System WG23

Constants Y + 0.00 X + 3 700 000.00

Y metres		X		Y metres		Y metres		Y metres		X		
MAIN FIGURE				BLOCK CORNERS				BLOCK CORNERS				
A	+ 51 860,83	+	69 386,01	A1	+ 51 407,68	+	69 282,95	B1	+ 51 801,92	+	69 557,55	
B	+ 51 796,39	+	69 367,27	A2	+ 51 364,04	+	69 418,23	B2	+ 51 771,75	+	69 529,08	
C	+ 51 542,05	+	69 318,23	A3	+ 51 385,41	+	69 468,92	B3	+ 51 732,69	+	69 516,18	
D	+ 51 497,27	+	69 309,53	A4	+ 51 443,25	+	69 444,53	C1	+ 51 719,35	+	69 507,54	
E	+ 51 434,04	+	69 292,44	A5	+ 51 427,50	+	69 407,16	C2	+ 51 713,59	+	69 484,09	
F	+ 51 368,70	+	69 268,92	A6	+ 51 443,80	+	69 356,66	C3	+ 51 681,46	+	69 468,06	
G	+ 51 359,83	+	69 256,43	A7	+ 51 440,73	+	69 350,68	C4	+ 51 503,57	+	69 433,76	
H	+ 51 353,37	+	69 308,53	A8	+ 51 443,96	+	69 340,68	C5	+ 51 458,69	+	69 452,68	
J	+ 51 317,96	+	69 418,32	A9	+ 51 449,94	+	69 337,62	C6	+ 51 469,88	+	69 479,21	
K	+ 51 355,30	+	69 506,91	A10	+ 51 459,93	+	69 340,84	D1	+ 51 443,02	+	69 456,75	
L	+ 51 383,67	+	69 505,98	A11	+ 51 462,99	+	69 346,82	D2	+ 51 399,65	+	69 481,36	
M	+ 51 401,84	+	69 507,90	A12	+ 51 459,77	+	69 356,82	D3	+ 51 460,20	+	69 483,29	
N	+ 51 503,89	+	69 454,88	A13	+ 51 453,79	+	69 359,88	E1	+ 51 741,87	+	69 404,85	
P	+ 51 677,47	+	69 498,35	A14	+ 51 438,69	+	69 406,68	E2	+ 51 530,01	+	69 364,00	
G	+ 51 696,24	+	69 518,42	A15	+ 51 452,93	+	69 440,45	E3	+ 51 516,74	+	69 373,51	
R	+ 51 707,24	+	69 528,17	A16	+ 51 497,76	+	69 421,56	E4	+ 51 507,10	+	69 413,37	
S	+ 51 754,67	+	69 554,27	A17	+ 51 496,41	+	69 412,94	E5	+ 51 511,05	+	69 421,45	
T	+ 51 761,49	+	69 579,26	A18	+ 51 507,45	+	69 367,25	E6	+ 51 685,93	+	69 455,15	
U	+ 51 813,50	+	69 575,14	A19	+ 51 527,57	+	69 352,84	E7	+ 51 718,00	+	69 471,20	
V	+ 51 827,05	+	69 571,19	A20	+ 51 748,01	+	69 395,34	E8	+ 51 750,24	+	69 433,27	
W	+ 51 861,99	+	69 532,04	A21	+ 51 764,00	+	69 418,00	E9	+ 51 752,82	+	69 420,37	
X	+ 51 850,48	+	69 508,06	A22	+ 51 760,00	+	69 438,00	F1	+ 51 346,99	+	69 418,97	
Y	+ 51 877,00	+	69 425,00	A23	+ 51 726,00	+	69 478,00	F2	+ 51 379,86	+	69 317,07	
				A24	+ 51 731,82	+	69 501,67	G1	+ 51 384,00	+	69 304,23	
				A25	+ 51 775,45	+	69 516,09	G2	+ 51 392,62	+	69 277,53	
REFERENCE MARKS												
① RM3	+ 51 865,52	+	69 390,89	② RM4	+ 51 425,69	+	69 286,83	③ RM5	+ 51 620,49	+	69 331,69	
TRIGONOMETRICAL BEACONS												
Δ(119) GEO 6	+ 52 315,50	+	68 076,86	Δ(163) OUD 7	+ 56 651,97	+	68 235,65					



(LE GRAND ALLOTMENT AREA)

GENERAL PLAN No. 3250/2004

of

THE SUBDIVISIONS OF ERF 1, LE GRAND

Vide Diagram No. 3249/2004

Deed of Transfer No. 2004

Comprising 114 erven numbered 2 to 24, 26 to 116.

1 Public Open Space numbered 25 and the streets

Situate

in the Municipality and

Administrative District of GEGORGE

Province Western Cape

SCALE 1:750



THIS POSITION IS SUBJECT TO
CONDITIONS REFERRED TO IN
SECT. 11(6) OF ACT 21/1985

Approved in terms of Section
25(1) of Ordinance 15 of 1985
Ref.: GEDEELTE 78 VAN DIE
PLAS No. 202
Dated: 14 October 2002

EXEMPT FROM PROVISIONS
OF ACT 70 OF 1970
SECTION 1(a)

ENDORSEMENTS					
NO	AMENDMENT	ADDITION	AUTHORITY	INTD.	DATE
①	Closure of Public Open Space				
②	Closure of Public Open Space				

AREAS			
Erf	Square metres	Erf	Square metres
2	767	62	605
3	604 *	63	691
4	603	64	799
5	613	65	600
6	630	66	600
7	958	67	600
8	807	68	600
9	761	69	600
10	704	70	600
11	788	71	600
12	816	72	600
13	829	73	600
14	871 *	74	601
15	627	75	656
16	712	76	600
17	688	77	600
18	631	78	600
19	622	79	600
20	658 *	80	600
21	682	81	600
22	678	82	600
23	697	83	600
24	999	84	656
25	604	85	604
26	734	86	660
27	734	87	689
28	734	88	785
29	734	89	601
30	734	90	617 *
31	734	91	598
32	734	92	697
33	734	93	605 *
34	734	94	600 *
35	734	95	600 *
36	705	96	600
37	968	97	600 *
38	604	98	600 *
39	600	99	600 *
40	600	100	600
41	612	101	652
42	607	102	621 *
43	601	103	600
44	603	104	600
45	617	105	600 *
46	771	106	600
47	793	107	624
48	911	108	624
49	648 *	109	624
50	608	110	652
51	621	111	604 *</

(LE GRAND ALLOTMENT AREA)

GENERAL PLAN No. 3252/2004

of

THE SUBDIVISIONS OF ERF 117, LE GRAND
 Vide Diagram No. 3251/2004
 Deed of Transfer No. 2004-127237 ①②
 Comprising 184 erven numbered 118 to 142,
 144 to 159, 161 to 228, 230 to 304,
 4 Public Places numbered 143, 160, 229, 305
 and the streets
 Situate
 in the Municipality and
 Administrative District of GEORGE
 Province Western Cape

CDR

CO-ORDINATES									
System WG23									
Constants Y + 0,00 X + 3 700 000,00									
Y metres			Y metres			Y metres			
MAIN FIGURE			BLOCK CORNERS			BLOCK CORNERS			
A + 51 368.70 + 69 268.92	A1 + 51 696.43 + 69 560.83	B1 + 51 477.24 + 69 885.14	B2 + 51 482.79 + 69 856.50	B3 + 51 729.17 + 69 572.14	B4 + 51 692.70 + 69 756.94	B5 + 51 624.12 + 69 712.84	B6 + 51 470.50 + 69 721.69	B7 + 51 275.13 + 69 419.70	B8 + 51 376.00 + 69 659.00
B + 51 272.01 + 69 234.10	A2 + 51 747.76 + 69 583.59	B9 + 51 462.43 + 69 801.85	B10 + 51 829.18 + 69 735.86	B11 + 51 435.12 + 69 818.55	B12 + 51 807.26 + 69 702.71	B13 + 51 820.59 + 69 758.27	B14 + 51 842.53 + 69 727.07	B15 + 51 430.99 + 69 817.56	B16 + 51 426.55 + 69 813.72
C + 51 234.40 + 69 350.71	A3 + 51 747.76 + 69 583.59	B17 + 51 429.64 + 69 809.60	B18 + 51 720.69 + 69 787.27	B19 + 51 428.64 + 69 809.60	B20 + 51 692.70 + 69 756.94	B21 + 51 692.70 + 69 712.84	B22 + 51 457.63 + 69 792.48	B23 + 51 457.63 + 69 792.48	B24 + 51 429.64 + 69 809.60
D + 51 266.28 + 69 360.99	A4 + 51 842.53 + 69 727.07	B25 + 51 429.95 + 69 828.46	B26 + 51 744.14 + 69 739.64	B27 + 51 311.55 + 69 806.80	B28 + 51 707.24 + 69 528.17	B29 + 51 468.42 + 69 784.26	B30 + 51 491.97 + 69 789.86	B31 + 51 313.35 + 69 291.00	B32 + 51 491.97 + 69 789.86
E + 51 245.71 + 69 424.76	B33 + 51 820.59 + 69 758.27	B33 + 51 292.95 + 69 828.46	B34 + 51 720.69 + 69 787.27	B35 + 51 428.64 + 69 809.60	B36 + 51 692.70 + 69 756.94	B37 + 51 692.70 + 69 712.84	B38 + 51 457.63 + 69 792.48	B39 + 51 457.63 + 69 792.48	B40 + 51 429.64 + 69 809.60
F + 51 313.60 + 69 790.57	B39 + 51 457.63 + 69 792.48	B41 + 51 286.04 + 69 302.32	B42 + 51 441.14 + 69 739.64	B43 + 51 311.55 + 69 806.80	B44 + 51 707.24 + 69 528.17	B45 + 51 468.42 + 69 784.26	B46 + 51 491.97 + 69 789.86	B47 + 51 313.35 + 69 291.00	B48 + 51 491.97 + 69 789.86
G + 51 404.08 + 69 870.97	B49 + 51 286.04 + 69 302.32	B49 + 51 292.95 + 69 828.46	B50 + 51 720.69 + 69 787.27	B51 + 51 428.64 + 69 809.60	B52 + 51 692.70 + 69 756.94	B53 + 51 692.70 + 69 712.84	B54 + 51 457.63 + 69 792.48	B55 + 51 457.63 + 69 792.48	B56 + 51 429.64 + 69 809.60
H + 51 574.41 + 69 903.96	B55 + 51 457.63 + 69 792.48	B57 + 51 286.04 + 69 302.32	B58 + 51 441.14 + 69 739.64	B59 + 51 311.55 + 69 806.80	B60 + 51 707.24 + 69 528.17	B61 + 51 468.42 + 69 784.26	B62 + 51 491.97 + 69 789.86	B63 + 51 313.35 + 69 291.00	B64 + 51 491.97 + 69 789.86
I + 51 867.83 + 69 710.38	B64 + 51 286.04 + 69 302.32	B64 + 51 292.95 + 69 828.46	B65 + 51 720.69 + 69 787.27	B66 + 51 428.64 + 69 809.60	B67 + 51 692.70 + 69 756.94	B68 + 51 692.70 + 69 712.84	B69 + 51 457.63 + 69 792.48	B70 + 51 457.63 + 69 792.48	B71 + 51 429.64 + 69 809.60
J + 51 401.84 + 69 507.90	B71 + 51 429.64 + 69 809.60	B72 + 51 286.04 + 69 302.32	B73 + 51 441.14 + 69 739.64	B74 + 51 311.55 + 69 806.80	B75 + 51 707.24 + 69 528.17	B76 + 51 468.42 + 69 784.26	B77 + 51 491.97 + 69 789.86	B78 + 51 313.35 + 69 291.00	B79 + 51 491.97 + 69 789.86
K + 51 781.49 + 69 579.26	B79 + 51 286.04 + 69 302.32	B79 + 51 292.95 + 69 828.46	B80 + 51 720.69 + 69 787.27	B81 + 51 428.64 + 69 809.60	B82 + 51 692.70 + 69 756.94	B83 + 51 692.70 + 69 712.84	B84 + 51 457.63 + 69 792.48	B85 + 51 457.63 + 69 792.48	B86 + 51 429.64 + 69 809.60
L + 51 754.67 + 69 554.27	B86 + 51 429.64 + 69 809.60	B86 + 51 286.04 + 69 302.32	B87 + 51 441.14 + 69 739.64	B88 + 51 311.55 + 69 806.80	B89 + 51 707.24 + 69 528.17	B90 + 51 468.42 + 69 784.26	B91 + 51 491.97 + 69 789.86	B92 + 51 313.35 + 69 291.00	B93 + 51 491.97 + 69 789.86
M + 51 317.96 + 69 418.32	B93 + 51 286.04 + 69 302.32	B93 + 51 292.95 + 69 828.46	B94 + 51 720.69 + 69 787.27	B95 + 51 428.64 + 69 809.60	B96 + 51 692.70 + 69 756.94	B97 + 51 692.70 + 69 712.84	B98 + 51 457.63 + 69 792.48	B99 + 51 457.63 + 69 792.48	B100 + 51 429.64 + 69 809.60
N + 51 696.24 + 69 518.42	B100 + 51 286.04 + 69 302.32	B100 + 51 292.95 + 69 828.46	B101 + 51 720.69 + 69 787.27	B102 + 51 428.64 + 69 809.60	B103 + 51 692.70 + 69 756.94	B104 + 51 692.70 + 69 712.84	B105 + 51 457.63 + 69 792.48	B106 + 51 457.63 + 69 792.48	B107 + 51 429.64 + 69 809.60
P + 51 677.47 + 69 498.35	B107 + 51 286.04 + 69 302.32	B107 + 51 292.95 + 69 828.46	B108 + 51 720.69 + 69 787.27	B109 + 51 428.64 + 69 809.60	B110 + 51 692.70 + 69 756.94	B111 + 51 692.70 + 69 712.84	B112 + 51 457.63 + 69 792.48	B113 + 51 457.63 + 69 792.48	B114 + 51 429.64 + 69 809.60
Q + 51 503.89 + 69 464.68	B114 + 51 286.04 + 69 302.32	B114 + 51 292.95 + 69 828.46	B115 + 51 720.69 + 69 787.27	B116 + 51 428.64 + 69 809.60	B117 + 51 692.70 + 69 756.94	B118 + 51 692.70 + 69 712.84	B119 + 51 457.63 + 69 792.48	B120 + 51 457.63 + 69 792.48	B121 + 51 429.64 + 69 809.60
R + 51 401.84 + 69 507.90	B121 + 51 286.04 + 69 302.32	B121 + 51 292.95 + 69 828.46	B122 + 51 720.69 + 69 787.27	B123 + 51 428.64 + 69 809.60	B124 + 51 692.70 + 69 756.94	B125 + 51 692.70 + 69 712.84	B126 + 51 457.63 + 69 792.48	B127 + 51 457.63 + 69 792.48	B128 + 51 429.64 + 69 809.60
S + 51 383.67 + 69 505.98	B128 + 51 286.04 + 69 302.32	B128 + 51 292.95 + 69 828.46	B129 + 51 720.69 + 69 787.27	B130 + 51 428.64 + 69 809.60	B131 + 51 692.70 + 69 756.94	B132 + 51 692.70 + 69 712.84	B133 + 51 457.63 + 69 792.48	B134 + 51 457.63 + 69 792.48	B135 + 51 429.64 + 69 809.60
T + 51 355.30 + 69 506.91	B135 + 51 286.04 + 69 302.32	B135 + 51 292.95 + 69 828.46	B136 + 51 720.69 + 69 787.27	B137 + 51 428.64 + 69 809.60	B138 + 51 692.70 + 69 756.94	B139 + 51 692.70 + 69 712.84	B140 + 51 457.63 + 69 792.48	B141 + 51 457.63 + 69 792.48	B142 + 51 429.64 + 69 809.60
U + 51 317.96 + 69 418.32	B142 + 51 286.04 + 69 302.32	B142 + 51 292.95 + 69 828.46	B143 + 51 720.69 + 69 787.27	B144 + 51 428.64 + 69 809.60	B145 + 51 692.70 + 69 756.94	B146 + 51 692.70 + 69 712.84	B147 + 51 457.63 + 69 792.48	B148 + 51 457.63 + 69 792.48	B149 + 51 429.64 + 69 809.60
V + 51 353.37 + 69 308.53	B149 + 51 286.04 + 69 302.32	B149 + 51 292.95 + 69 828.46	B150 + 51 720.69 + 69 787.27	B151 + 51 428.64 + 69 809.60	B152 + 51 692.70 + 69 756.94	B153 + 51 692.70 + 69 712.84	B154 + 51 457.63 + 69 792.48	B155 + 51 457.63 + 69 792.48	B156 + 51 429.64 + 69 809.60
W + 51 359.83 + 69 296.43	B156 + 51 286.04 + 69 302.32	B156 + 51 292.95 + 69 828.46	B157 + 51 720.69 + 69 787.27	B158 + 51 428.64 + 69 809.60	B159 + 51 692.70 + 69 756.94	B160 + 51 692.70 + 69 712.84	B161 + 51 457.63 + 69 792.48	B162 + 51 457.63 + 69 792.48	B163 + 51 429.64 + 69 809.60

AREAS			
Erf	S		

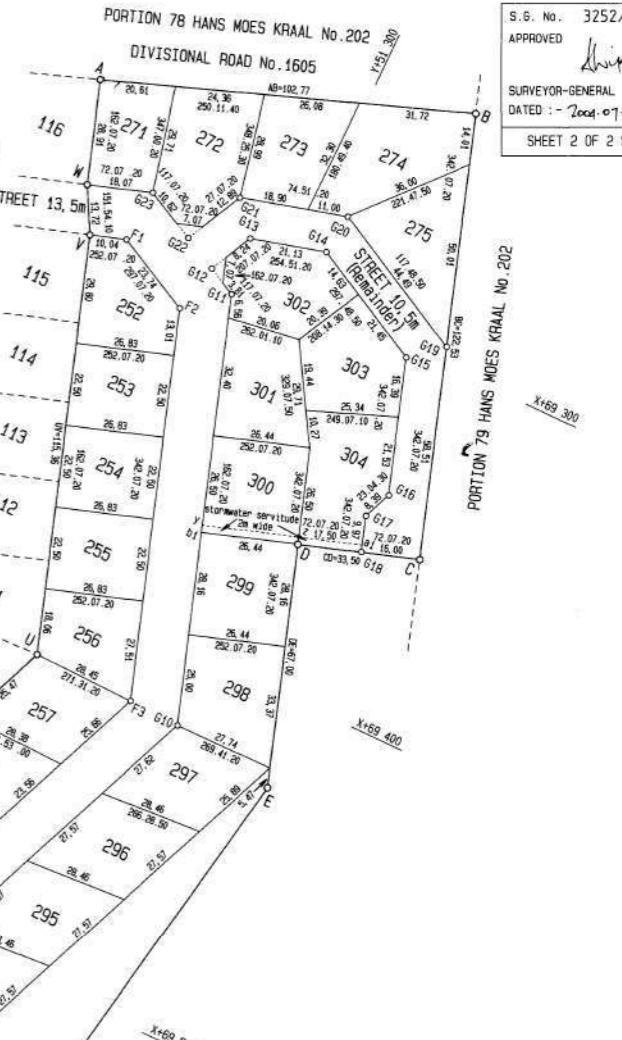
(LE GRAND ALLOTMENT AREA)

GENERAL PLAN No. 3252/2004

of
THE SUBDIVISIONS OF ERF 117, LE GRAND
Situate
in the Municipality and
Administrative District of GEORGE
Province Western Cape

SCALE 1: 750

CDR



S.E. No. 3252/2004
APPROVED *[Signature]*
SURVEYOR-GENERAL
DATED : - 2004-07-29
SHEET 2 OF 2 SHEETS

Surveyed in November 1996 - May 2004
by us

D.J.A. Goosen (0220) A.Louw (0356)
Professional Land Surveyors

FILE No. Geor.202 v.2
S.R. No. E 1462/2004
COMP. AL-1BBD (6486)
LPI: C0270012

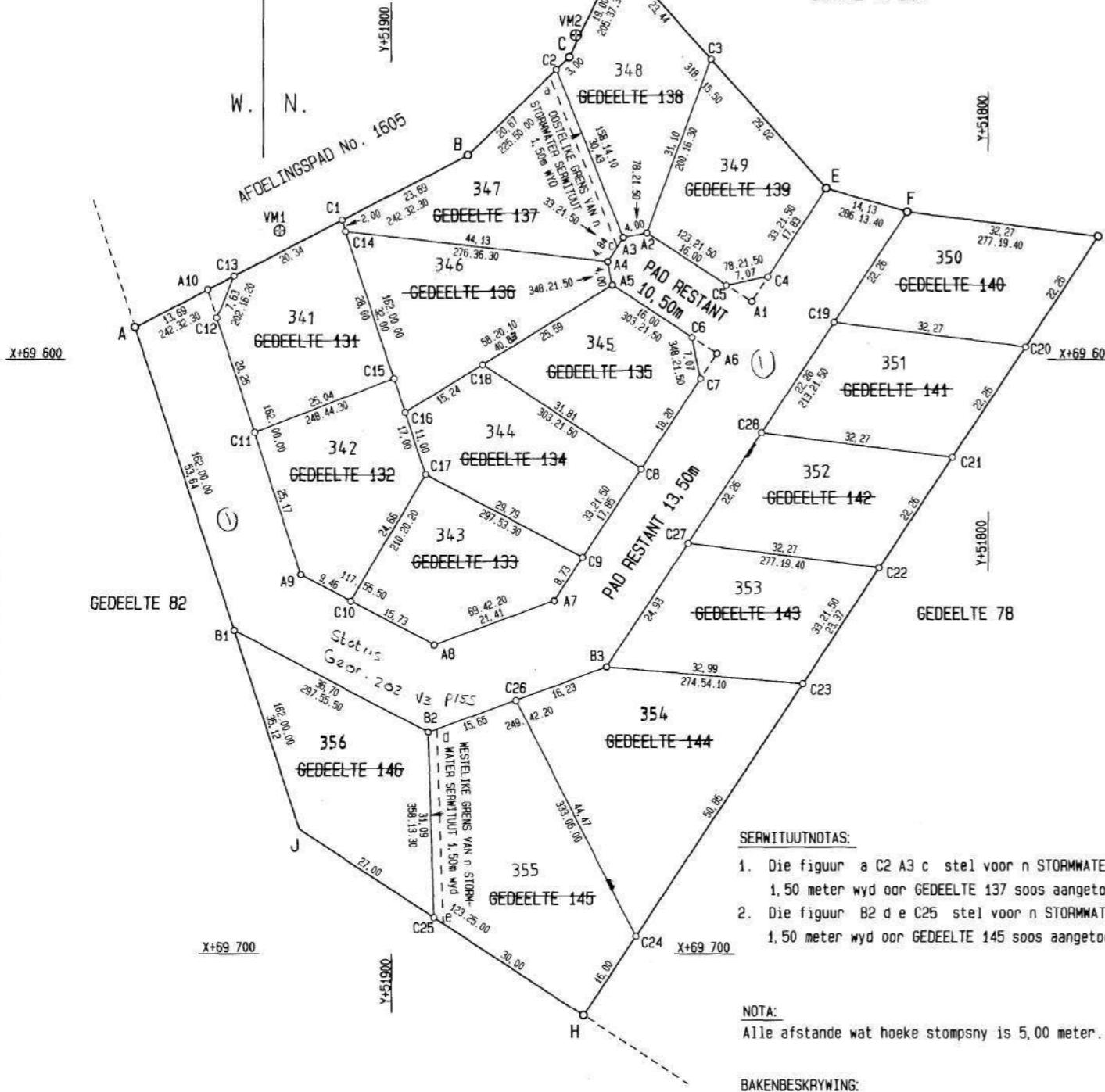
ILE No. Geor.202 v.2
I.R. No.E 1462/2004
OMP. AL-18BD (6486)
PI: C0270012

ALGEMENE PLAN No.5003/2002

VAN *Nou Erf 340 Le Grand
ONDERVERDELING VAN GEDEELTE 130 VAN *
DIE PLAAS HANS-MOES-KRAAL No.202
VIDE KAART No. 5002/2002
TRANSPORTAKTE No. ①
BEVATTENDE 16 GEDEELTES GENOMMER 131 tot 146 EN
DIE STRAAT *Nou Erwe 341 - 356 Le Grand
GELEË IN DIE MUNISIPALITEIT EN ADMINISTRATIEWE
DISTRIK GEORGE
PROVINSIE VAN DIE WES KAAP

CDR

SKAAL 1: 500



SERVITUUTNOTAS

1. Die figuur a C2 A3 c stel voor n STORMWATER SERWITUUT 1,50 meter wyd oor GEDEELTE 137 soos aangetoon.
2. Die figuur B2 d e C25 stel voor n STORMWATER SERWITUUT 1,50 meter wyd oor GEDEELTE 145 soos aangetoon.

NOTA

Alle afstande wat hoeke stomsny is 5,00 meter

BAKENBESKRYWIN

Alle bakens is 12m vsterpe

VERSEKERINGSMERKE:

KOÖRDINATE STELSEL WG23						L.G. No. 5003/2002			
KONSTANTE		Y	+	0,00	X	+	3700 000,00		
BUITEFIGUUR									
SYE meter	RIGTINGS- HOEKE	Y meters			X				
AB	62,72	242	32	30	A	+	51 942,83	+	69 594,58
BC	23,67	225	50	00	B	+	51 887,18	+	69 565,66
CD	19,00	205	37	30	C	+	51 870,20	+	69 549,17
DE	52,46	318	15	50	D	+	51 861,99	+	69 532,04
EF	14,13	286	13	40	E	+	51 827,06	+	69 571,19
FG	32,27	277	19	40	F	+	51 813,50	+	69 575,14
GH	157,00	33	21	50	G	+	51 781,49	+	69 579,26
HJ	57,00	123	25	00	H	+	51 867,83	+	69 710,38
JA	88,76	162	00	00	J	+	51 915,40	+	69 678,99
BLOKHOEKE									
A1	+	51 839,62	+	69 590,26					
A2	+	51 857,16	+	69 578,71					
A3	+	51 861,08	+	69 579,52					
A4	+	51 863,74	+	69 583,57					
A5	+	51 862,93	+	69 587,48					
A6	+	51 845,39	+	69 599,03					
A7	+	51 872,77	+	69 640,60					
A8	+	51 892,85	+	69 648,03					
A9	+	51 915,10	+	69 636,23					
A10	+	51 930,69	+	69 588,27					
B1	+	51 926,25	+	69 645,60					
B2	+	51 893,83	+	69 662,79					
B3	+	51 863,93	+	69 651,73					
BINNEFIGUUR									
C1	+	51 908,20	+	69 576,58					
C2	+	51 872,36	+	69 551,26					
C3	+	51 846,38	+	69 549,54					
C4	+	51 836,87	+	69 586,09					
C5	+	51 843,79	+	69 587,51					
C6	+	51 849,57	+	69 595,28					
C7	+	51 848,14	+	69 603,21					
C8	+	51 858,15	+	69 618,41					
C9	+	51 867,97	+	69 633,32					
C10	+	51 906,75	+	69 640,66					
C11	+	51 922,88	+	69 612,29					
C12	+	51 929,14	+	69 593,03					
C13	+	51 926,25	+	69 585,96					
C14	+	51 907,58	+	69 578,49					
C15	+	51 899,54	+	69 603,21					
C16	+	51 897,69	+	69 608,92					
C17	+	51 894,29	+	69 619,38					
C18	+	51 884,72	+	69 600,92					
C19	+	51 825,74	+	69 593,73					
C20	+	51 793,73	+	69 597,85					
C21	+	51 805,97	+	69 616,44					
C22	+	51 818,21	+	69 635,03					
C23	+	51 831,06	+	69 654,55					
C24	+	51 859,03	+	69 697,02					
C25	+	51 892,87	+	69 693,86					
C26	+	51 879,15	+	69 657,36					
C27	+	51 850,22	+	69 630,91					
C28	+	51 837,98	+	69 612,32					
DRIEHOEKSMETINGBAKENS									
△ (435) BUFFELSFONTEIN	+	56 486,64	+	68 240,35					
△ (119) GEO 6	+	52 315,50	+	68 076,86					
VERSEKERINGSMERKE									
⊕ VM1	+	51 918,66	+	69 578,38					
⊕ VM2	+	51 869,11	+	69 545,52					

Ongemeeet deur my in November 1996 - Oktober 2000

LIBR No. 5805

Meetstukke Nr. E2268/2002

Komisja AI-1RRD (SARS)

A.LOUW (PLS035)
Professionele Landmete

EPIC 2022001

G KANTOORNOTAS

1. Federal-121-Nonradio - Site Report No. 5125 (2001)

Scale 1:500

T
N

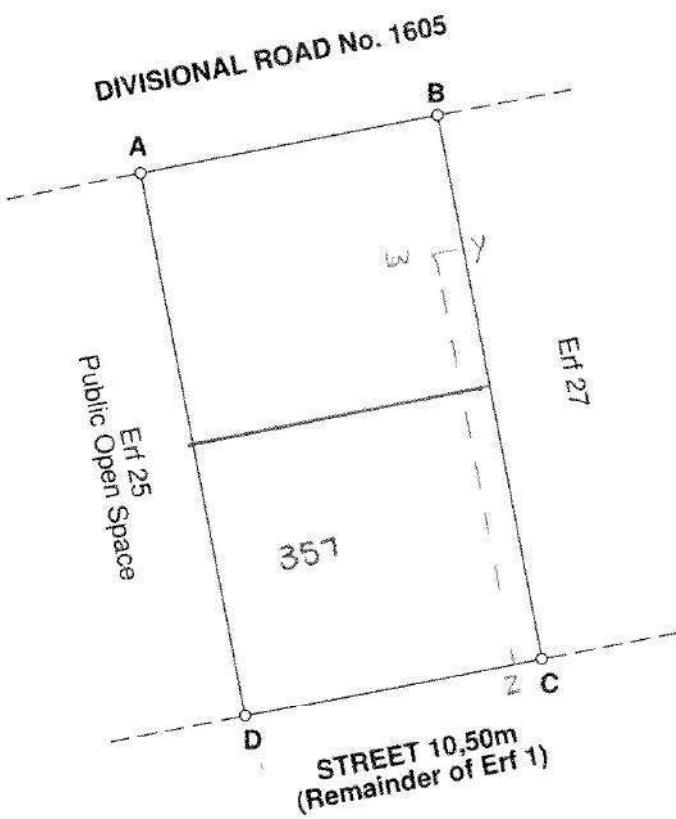
S.G. No.

1283/2023

Approved

for
SURVEYOR-
GENERAL

03 - 08 - 2023



The figure A B C D A-

represents 734 square metres of land, being
Erf 26 LE GRAND

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

Framed in terms of Section 16 of Act 8
of 1997 in May 2023 by me

H.C. RADEMAN (PLS 0990)
Professional Land Surveyor

This diagram is annexed to No. d.d. : T53335/2022 i.f.o. Registrar of Deeds	The original diagram is S.G. No. Transfer No.	File GEOR. 202 Vol.2 S.R. Framed G.P. S.G. No. 3250/2004 Comp. AL-1BBD (6486) LPI C0270012
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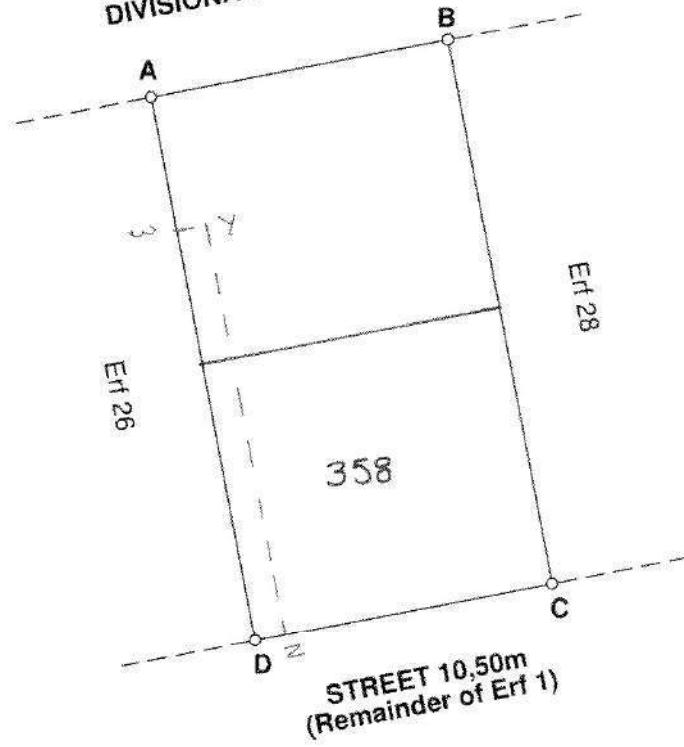
THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM						
SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA/AS. M.	TRANSFER NO.	INITIALED	REMR.
SR879 2023	1303 2023	Eff 357	367 m ²	6749/2025	✓	367 m ²

SERVITUDES/LEASEHOLD AREAS				
SURVEY RECORD	DIAGRAM NO.	DESCRIPTION	RECD	INITIALED
SR879 2023	1284 2023	The figure wye 2 represents a services and access servitude, 55 m ² .		

Scale 1:500

T N

DIVISIONAL ROAD No. 1605



The figure A B C D A

represents 734 square metres of land, being
Erf 27 LE GRAND

**situate in the Municipality and
Administrative District of George
Province of the Western Cape**
Framed in terms of Section 16 of Act 8
of 1997 in May 2023 by me

H.C. RADEMAN (PLS 0990)
Professional Land Surveyor

This diagram is annexed to
No. T. 6740/2025
d.d. :
i.f.o.
Registrar of Deeds

The original diagram is
S.G. No.
Transfer No.

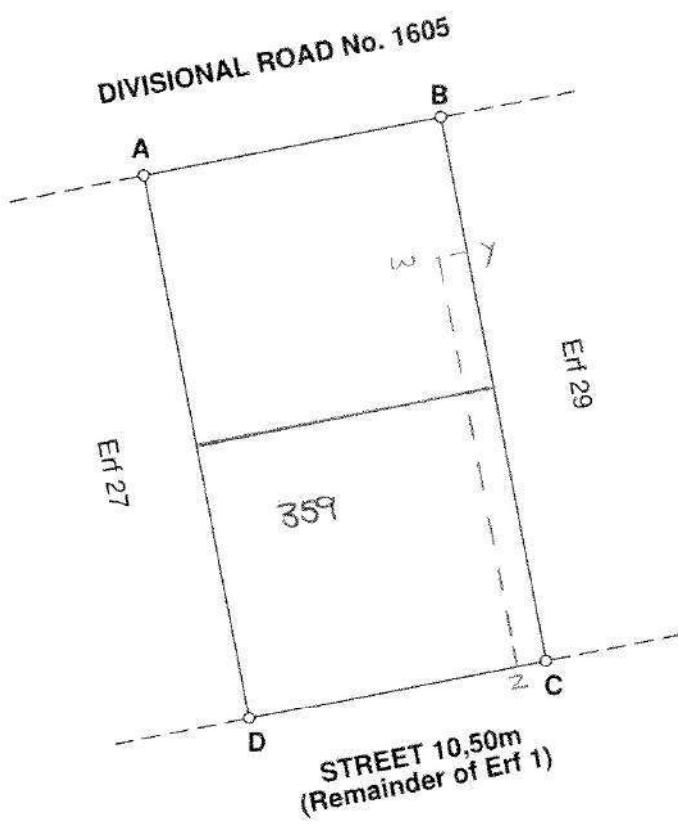
File Geor. 202 Vol.3
S.R. Framed
G.P. S.G. No. 3250/2004
Comp. AL-1BBD (6486)
LPI C0270012

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM						
SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA. / AC. & m ²	TRANSFER NO.	INITIALED	REND.
SR 879 2023	1304 2023	Erf 358	367 m ²	6750/2023	79	367 m ²

SERVITUDES/LEASEHOLD AREAS				
SURVEY RECORD	DIAGRAM NO.	DESCRIPTION	USED	INITIALED
SR 879 2023	1286 2023	The figure WY2D represents a services and access servitude 56m ² .		

Scale 1:500

T N



The figure A B C D A

represents 734 square metres of land, being
Erf 28 LE GRAND

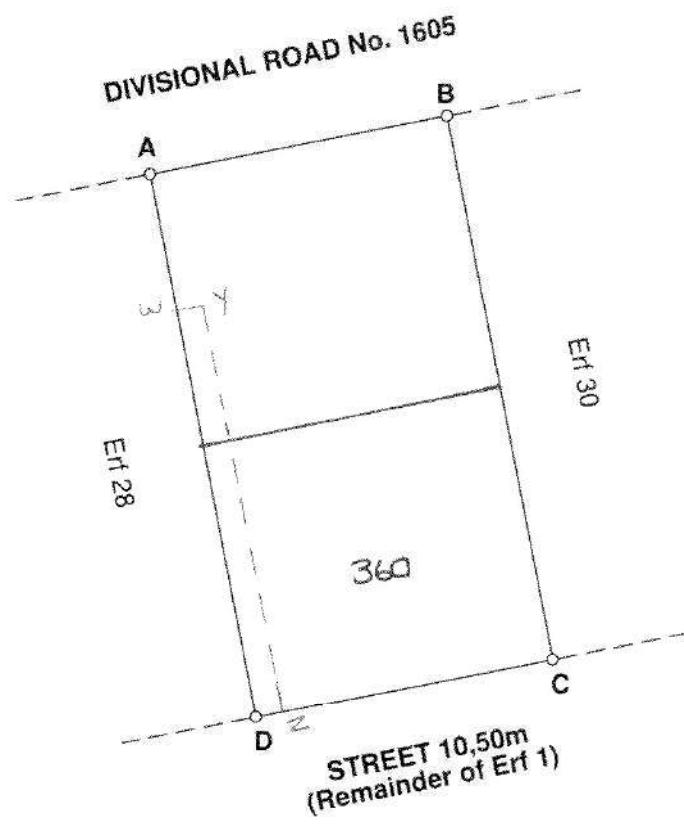
situate in the Municipality and
Administrative District of George
Province of the Western Cape
Framed in terms of Section 16 of Act 8
of 1997 in May 2023 by me

H.C. RADEMAN (PLS 0990)
Professional Land Surveyor

This diagram is annexed to No. d.d. : i.f.o. Registrar of Deeds	The original diagram is S.G. No. Transfer No.	File Geor. 202 Vol.3 S.R. Framed G.P. S.G. No. 3250/2004 Comp. AL-1BBD (6486) LPI C0270012
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Scale 1:500

T N



The figure A B C D *

represents 734 square metres of land, being
Erf 29 LE GRAND

situate in the Municipality and
Administrative District of George
Province of the Western Cape
Framed in terms of Section 16 of Act 8
of 1997 in May 2023 by me

H.C. RADEMAN (PLS 0990)
Professional Land Surveyor

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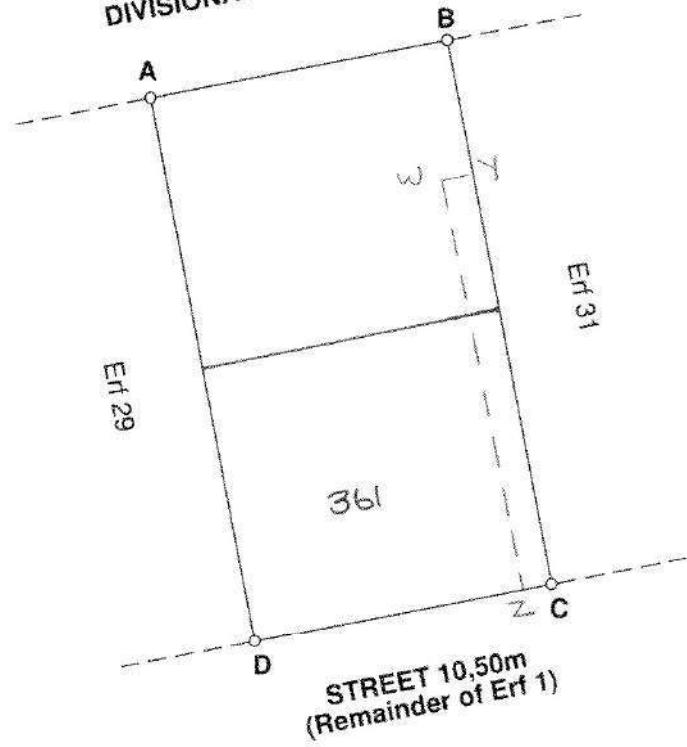
THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM						
SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA/80 A	TRANSFER NO.	INITIALED	REMR.
SR 879 2023	1306 2023	CIF 360	367 m ²			367 m ²

SERVITUDES/LEADENHOLD AREAS				
SURVEY RECORD	DIAGRAM NO.	DESCRIPTION	REED	INITIALED
SR 879 2023	1290 2023	The figure w y z D represents a services and access servitude, 55 m ² .		

Scale 1:500

T N

DIVISIONAL ROAD No. 1605



The figure A B C D A

represents 734 square metres of land, being
Erf 30 LE GRAND

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

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H.C. RADEMAN (PLS 0990)
Professional Land Surveyor

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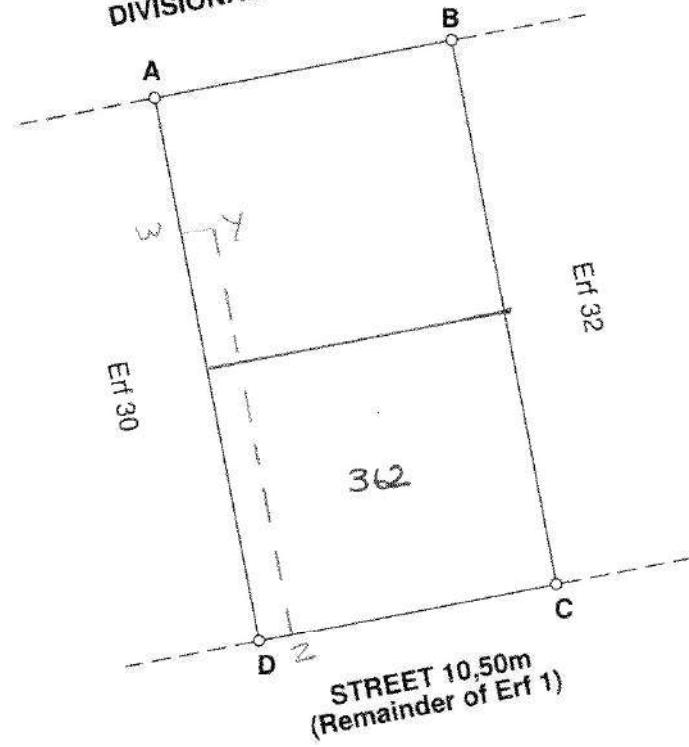
THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM						
SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA./SQ. M.	TRANSFER NO.	INITIALED	REMARKS
SR879 2023	1307 2023	Eff 361	367 m ²	6753/2025	✓	367 m ²

SERVITUDES/LEBENSHOLD NEEDS				
SURVEY RECORD	DIAGRAM NO.	DESCRIPTION	NEED	INITIALED
SR879 2023	1292 2023	The figure wye 2 represents a services and access servitude, 55m ² .		

Scale 1:500



DIVISIONAL ROAD No. 1605



S.G. No.

1293/2023

Approved

for
SURVEYOR-
GENERAL

03-08-2023

The figure A B C D A

represents 734 square metres of land, being
Erf 31 LE GRAND

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

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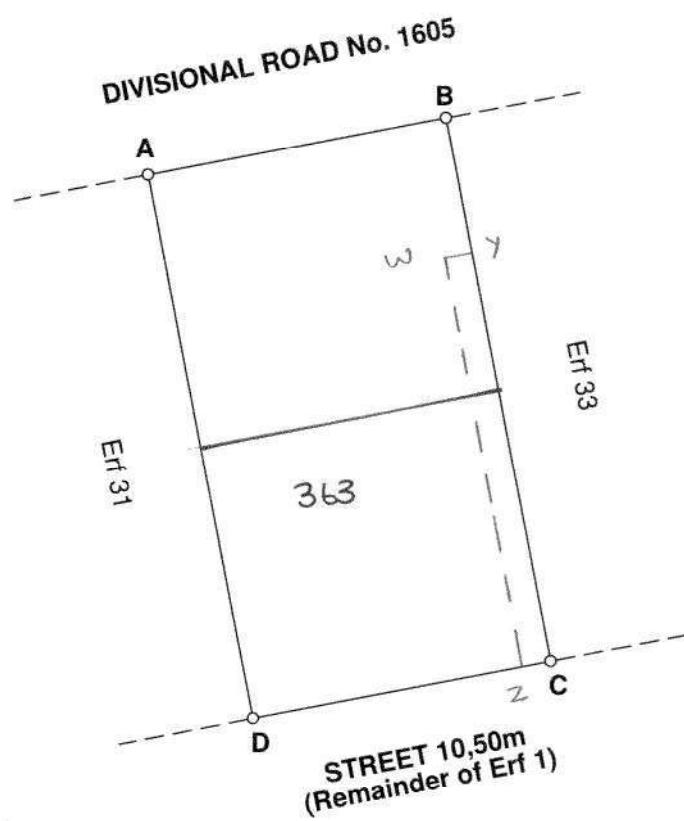
File Geor. 202 Vol.3

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Comp. AL-1BBD (6486)
LPI C0270012

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM						
SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA (SQ. M)	TRANSFIR NO	INITIALED	REMDR.
SR879 2023	1308 2023	EF362	367 m ²	6754/2025	✓	367 m ²

SERVITUDES/LEASEHOLD AREAS				
SURVEY RECORD	DIAGRAM NO.	DESCRIPTION	SHED	INITIALED
SR879 2023	1294 2023	The figure WYZD represents a services and access servitude, 55 m ² .		

Scale 1:500



The figure A B C D *

represents 734 square metres of land, being
Erf 32 LE GRAND

**situate in the Municipality and
Administrative District of George
Province of the Western Cape**
Framed in terms of Section 16 of Act 8
of 1997 in May 2023 by me

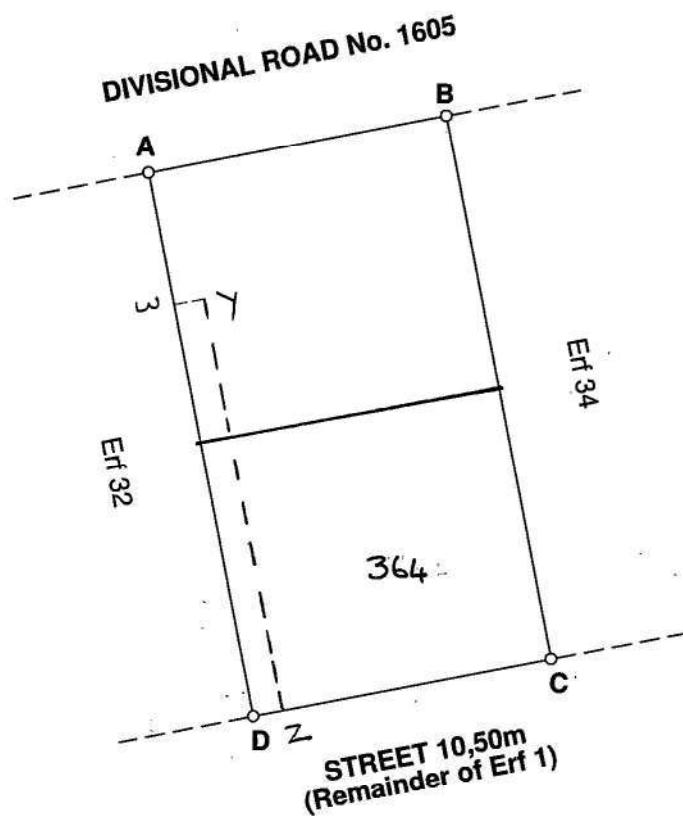
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Professional Land Surveyor

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THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM						
SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA/SS. M	TRANSFER NO.	INITIALED	REMDR.
SR879 2023	1309 2023	Erf 363	367 m ²	6755/2025	219	367 m ²

SERVITUDES/LEASEHOLD AREAS				
SURVEY RECORD	DIAGRAM NO.	DESCRIPTION	BED	INITIALED
SR879 2023	1296 2023	The figure w/ E.2 represents a services and access servitude, 55 m ² .		

Scale 1:500



The figure A B C D A-

represents 734 square metres of land, being
Erf 33 LE GRAND

**situate in the Municipality and
 Administrative District of George
 Province of the Western Cape**
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Professional Land Surveyor

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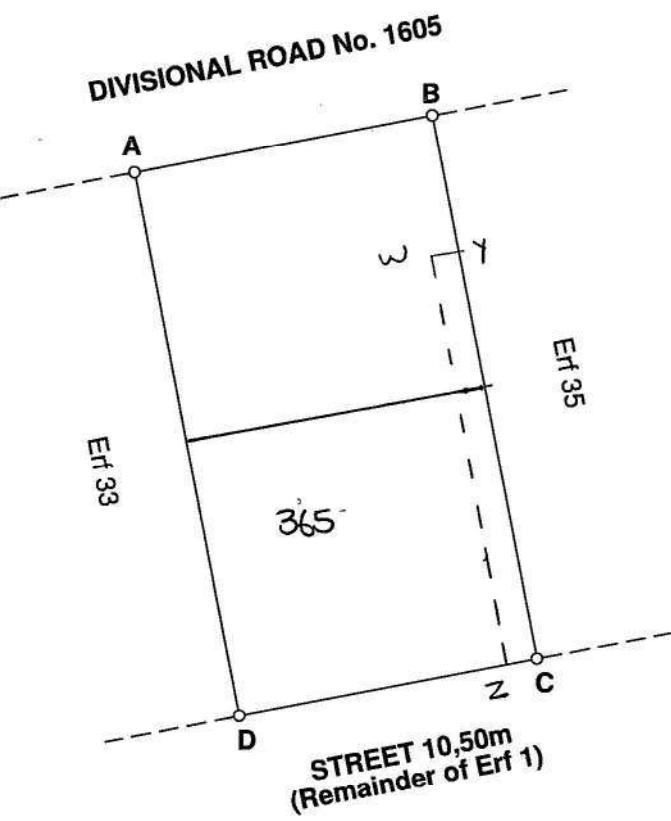
File Geor. 202 Vol.3
 S.R. Framed
 G.P. S.G. No. 3250/2004
 Comp. AL-1BBD (6486)
 LPI C0270012

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM						
SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA./SQ. M.	TRANSFER NO.	INITIALED	REVIS.
SR879 2023	1310 2023	Erf 364	367 m ²	6756/2025	DA	367 m ²

SERVITUDES/LEASEHOLD AREAS				
SURVEY RECORD	DIAGRAM NO.	DESCRIPTION	DEED	INITIALED
SR879 2023	1298 2023	The figure w y z D represents a services and access servitude, 55 m ² .		

Scale 1:500

T N



The figure A B C D*

represents 734 square metres of land, being
Erf 34 LE GRAND

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

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Transfer No.

File Geor. 202 Vol.3

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G.P. S.G. No. 3250/2004
Comp. AL-1BBD (6486)
LPI C0270012

THE FOLLOWING REDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM						
SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA. & SQ. M.	TRANSFER NO.	INITIALED	REASON
SR879 2023	1311 2023	Erf 365	367 m ²	6757/2025	DA	367 m ²

SERVITUDES/LEASEHOLD AREAS				
SURVEY RECORD	DIAGRAM NO.	DESCRIPTION	DEED	INITIALED
SR879 2023	1300 2023	The figure WYE 2 represents a services and access servitude, 55 m ² .		

Scale 1:500

T N

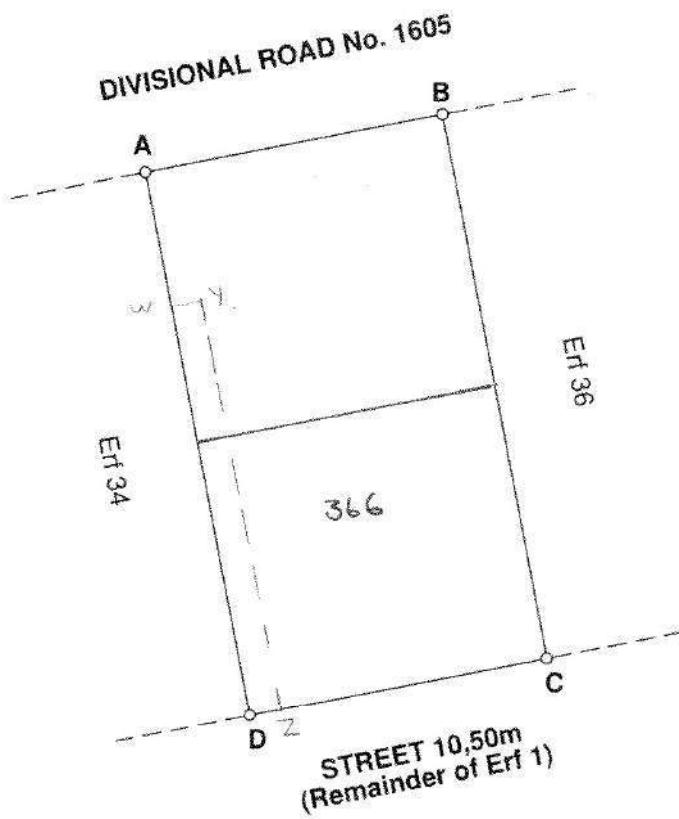
S.G. No.

1301/2023

Approved

for
SURVEYOR-
GENERAL

03-08-2023



The figure A B C D *

represents 734 square metres of land, being
Erf 35 LE GRAND

**situate in the Municipality and
Administrative District of George
Province of the Western Cape**
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Transfer No.

File Geor. 202 Vol.3
S.R. Framed
G.P. S.G. No. 3250/2004
Comp. AL-1BBD (6486)
LPI C0270012

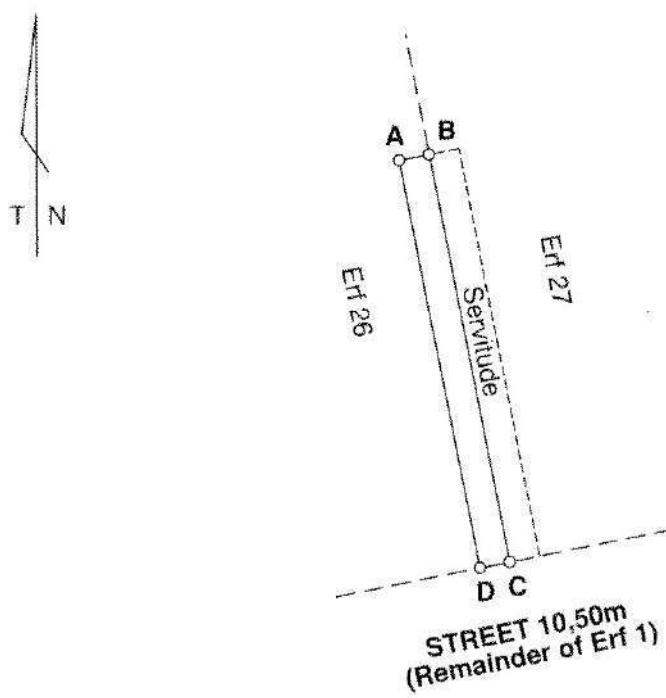
THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM						
SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA./SQ. M.	TRANSFER NO.	INITIALED	REMARKS
SR879 2023	1302 2023	Erf 366	367 m ²	6748/2025	274	367 m ²

SERVITUDES/LEISURE/HOLD AREAS				
SURVEY RECORD	DIAGRAM NO.	DESCRIPTION	BED	INITIALED
SR879 2023	1302 2023	The figure w/ 2 D represents a servitude and access servitude, 55m ² .		

SERVITUDE DIAGRAM

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 23° X		S.G. No.
		Constants:	± 0,00	+3 700 000,00	1284/2023
AB	2,00	259 05 10	A	+51 724,90	+69 362,84
BC	27,54	349 05 10	B	+51 722,93	+69 362,46
CD	2,00	79 05 10	C	+51 717,72	+69 389,50
DA	27,54	169 05 10	D	+51 719,68	+69 389,88
Brakkefontein		12	△	+56 659,53	+68 309,92
Pacaltsdorp		432	△	+50 807,49	+65 121,55
<u>Description of Beacons</u>					
A,B,C,D : 12mm Iron peg					
03-08-2023					
SPLUMA By-law Section Date:					

Scale 1:500



The figure A B C D A

represents 55 square metres of land, being
a Services and access Servitude, 2,00 metres wide, over
Erf 26 LE GRAND

situate in the Municipality and
Administrative District of George
Province of the Western Cape
Surveyed in May 2023 by me


H.C. RADEMAN (PLS 0990)
Professional Land Surveyor

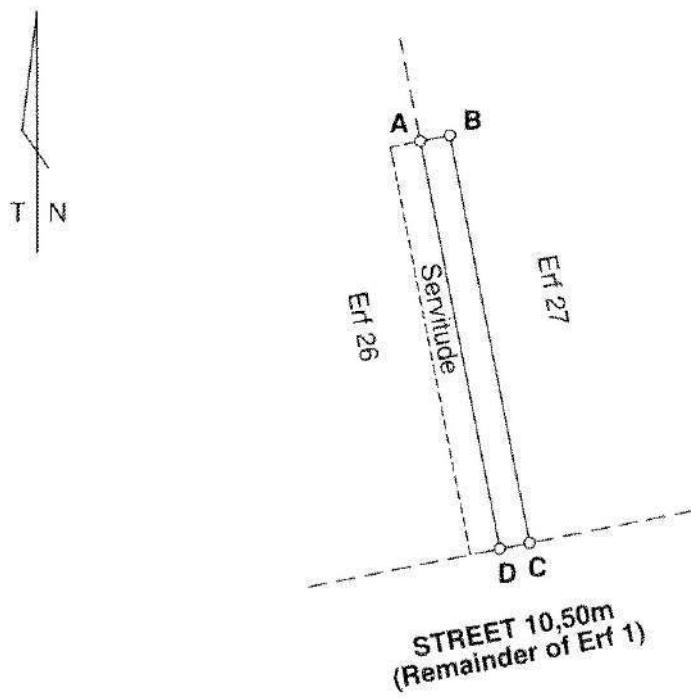
Approved i.t.o Section 60 Of Municipal Bylaw of Act 3/2014
Erf 1, Le Grand
Ref: Date: 09 January 2023

This diagram is annexed to No. d.d.: i.f.o. Registrar of Deeds	The original diagram is S.G. No. 1283/2023 Transfer No. 2022. 53335	File Geor. 202 Vol.3 S.R. 879/2023 G.P. S.G. No. 3250/2004 Comp. AL-1BBD (6486) LPI C0270012
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SERVITUDE DIAGRAM

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 23° X			S.G. No.
		Constants:	± 0,00	+3 700 000,00		1286/2023
AB	2,00	259 05 10	A	+51 722,93	+69 362,46	Approved
BC	27,54	349 05 10	B	+51 720,97	+69 362,08	
CD	2,00	79 05 10	C	+51 715,75	+69 389,12	for
DA	27,54	169 05 10	D	+51 717,72	+69 389,50	SURVEYOR-
Brakkefontein		12	△	+56 659,53	+68 309,92	GENERAL
Pacaltsdorp		432	△	+50 807,49	+65 121,55	03-08-2023
<u>Description of Beacons</u> A,B,C,D : 12mm Iron peg						
SPLUMA By-law Section Date:						

Scale 1:500



The figure A B C D A

represents 55 square metres of land, being
a Services and access Servitude, 2,00 metres wide, over
Erf 27 LE GRAND

situate in the Municipality and
Administrative District of George
Province of the Western Cape
Surveyed in May 2023 by me

60
Approved i.t.o Section
Of Municipal Bylaw of Act 3/2014
Erf 1, Le Grand
Ref: 09 January 2023
Date: 09 January 2023

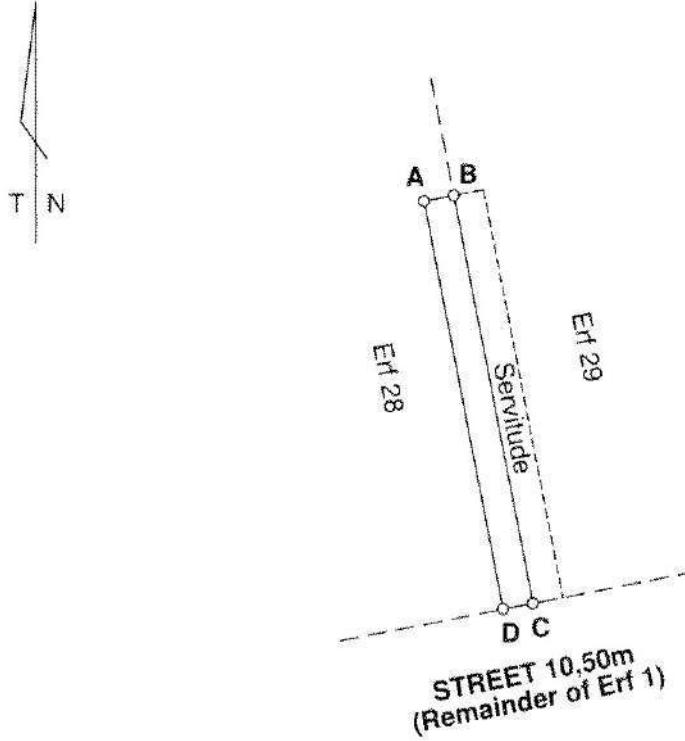

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Professional Land Surveyor

This diagram is annexed to	The original diagram is	File Geor. 202 Vol.3
No.	S.G. No. 1285/2023	S.R. 879/2023
d.d. :	Transfer No.	G.P. S.G. No. 3250/2004
i.f.o.		Comp. AL-1BBD (6486)
Registrar of Deeds		LPI C0270012

SERVITUDE DIAGRAM

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 23° X			S.G. No.
		Constants:	± 0,00		+3 700 000,00	1288/2023
AB	2,00	259 05 10	A	+51 685,62	+69 355,26	Approved
BC	27,54	349 05 10	B	+51 683,65	+69 354,88	<i>St. photo</i>
CD	2,00	79 05 10	C	+51 678,44	+69 381,93	for
DA	27,54	169 05 10	D	+51 680,41	+69 382,30	SURVEYOR-
Brakkefontein		12	△	+56 659,53	+68 309,92	GENERAL
Pacaltsdorp		432	△	+50 807,49	+65 121,55	
<u>Description of Beacons</u>						
A,B,C,D : 12mm Iron peg						

Scale 1:500



The figure A B C D-A

represents 55 square metres of land, being a Services and access Servitude, 2,00 metres wide, over Erf 28 LE GRAND

situate in the Municipality and
Administrative District of George
Province of the Western Cape
Surveyed in May 2023 by me

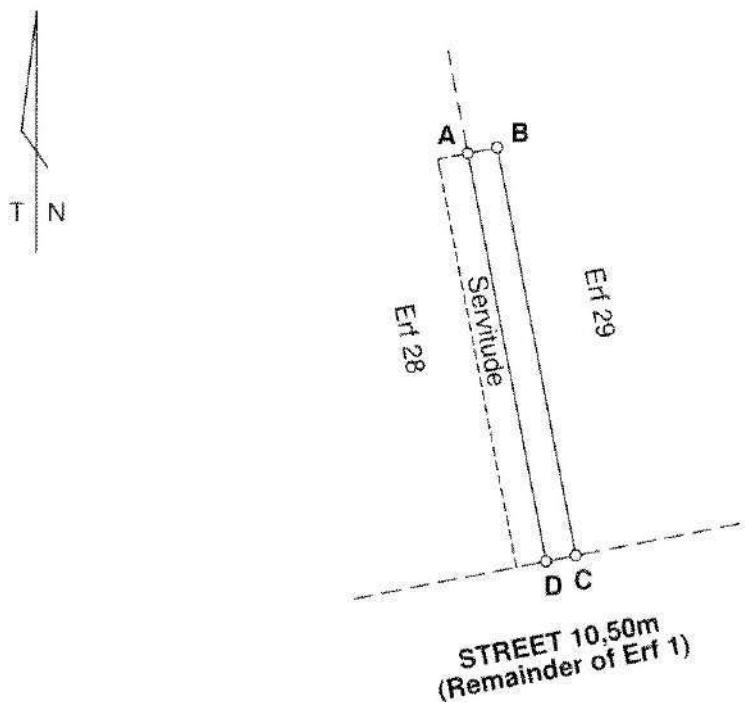
H.C. RADEMAN
H.C. RADEMAN (PLS 0990)
Professional Land Surveyor

Approved i.t.o Section 60
Of Municipal Bylaw of Act 3/2014
Ref: Erf 1, Le Grand
Date: 09 January 2023

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Registrar of Deeds		

SERVITUDE DIAGRAM

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 23° X			S.G. No.
		Constants:	± 0,00	+3 700 000,00		1290/2023
AB	2,00	259 05 10	A	+51 683,65	+69 354,88	Approved
BC	27,54	349 05 10	B	+51 681,69	+69 354,51	<i>SP Thole</i>
CD	2,00	79 05 10	C	+51 676,48	+69 381,55	for
DA	27,54	169 05 10	D	+51 678,44	+69 381,93	SURVEYOR-
Brakkefontein		12	Δ	+56 659,53	+68 309,92	GENERAL
Pacaltsdorp		432	Δ	+50 807,49	+65 121,55	
Description of Beacons A,B,C,D : 12mm Iron peg						
Scale 1:500						
03-08-2023 SPLUMA By-law Section Date:						



The figure A B C D

represents 55 square metres of land, being
a Services and access Servitude, 2,00 metres wide, over
Erf 29 LE GRAND

situate in the Municipality and
Administrative District of George
Province of the Western Cape
Surveyed in May 2023 by me

H.C. RADEMAN
H.C. RADEMAN (PLS 0990)
Professional Land Surveyor

Approved i.t.o Section 60 Of Municipal By-law of Act 3/2014
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Ref: 09 January 2023
Date: 09 January 2023

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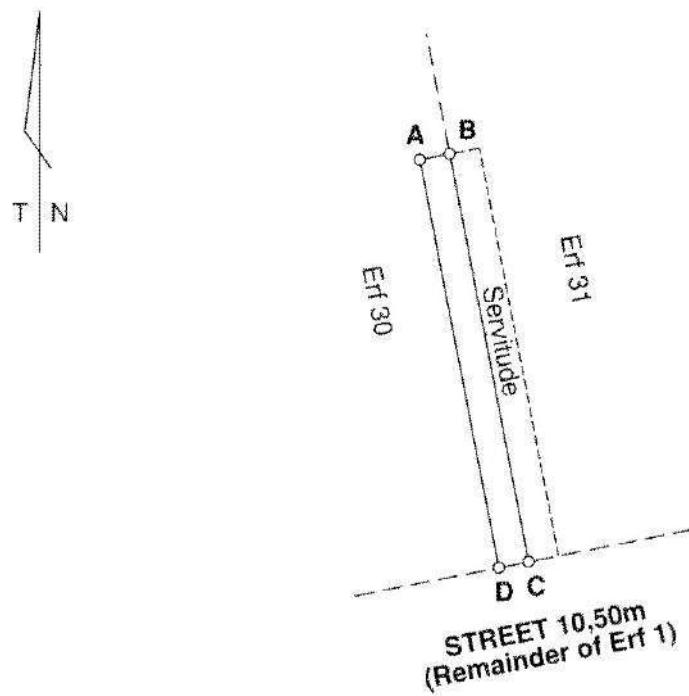
SERVITUDE DIAGRAM

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		Constants:	± 0,00	+3 700 000,00	
AB	2,00	259 05 10	A	+51 646,34	+69 347,69
BC	27,54	349 05 10	B	+51 644,38	+69 347,31
CD	2,00	79 05 10	C	+51 639,16	+69 374,35
DA	27,54	169 05 10	D	+51 641,13	+69 374,73
Brakkefontein		12	△	+56 659,53	+68 309,92
Pacaltsdorp		432	△	+50 807,49	+65 121,55

Description of Beacons

A,B,C,D : 12mm Iron peg

Scale 1:500



The figure A B C D★

represents 55 square metres of land, being
a Services and access Servitude, 2,00 metres wide, over
Erf 30 LE GRAND

**situate in the Municipality and
Administrative District of George
Province of the Western Cape**
Surveyed in May 2023 by me


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Professional Land Surveyor

Approved i.t.o Section 60
Of Municipal Bylaw of Act 3/2014
Erf 1, Le Grand
Ref: 09 January 2023
Date:
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EXEMPT FROM PROVISIONS OF ACT
70 OF 1970
1(b)
SECTION.....

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Registrar of Deeds		Servitude Diagram 1292/2023

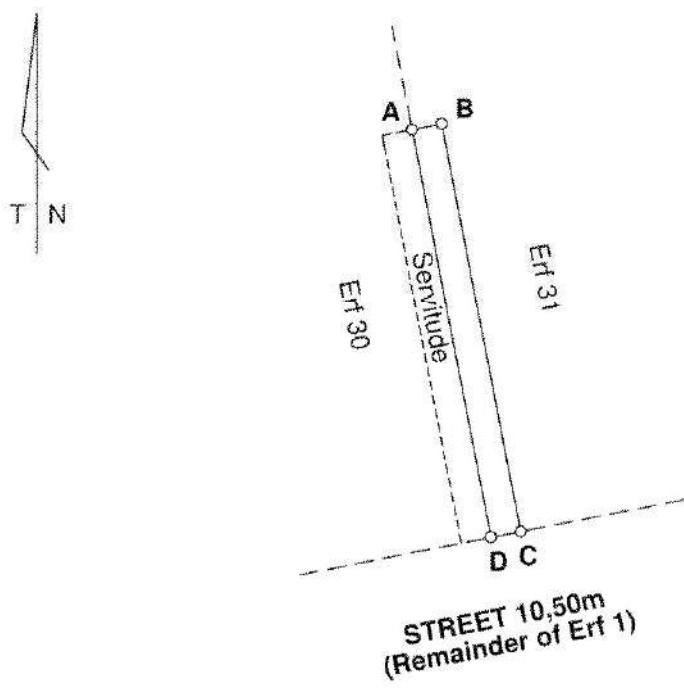
SERVITUDE DIAGRAM

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 23° X			S.G. No.
		Constants:		± 0,00	+3 700 000,00	1294/2023
AB	2,00	259 05 10	A	+51 644,38	+69 347,31	Approved
BC	27,54	349 05 10	B	+51 642,42	+69 346,93	
CD	2,00	79 05 10	C	+51 637,20	+69 373,97	for
DA	27,54	169 05 10	D	+51 639,16	+69 374,35	SURVEYOR-GENERAL
Brakkefontein		12	△	+56 659,53	+68 309,92	03-06-2023
Pacaltsdorp		432	△	+50 807,49	+65 121,55	SPLUMA By-law Section Date:

Description of Beacons

A,B,C,D : 12mm Iron peg

Scale 1:500



The figure A B C D

represents 55 square metres of land, being
a Services and access Servitude, 2,00 metres wide, over
Erf 31 LE GRAND

situate in the Municipality and
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Surveyed in May 2023 by me

Approved i.t.o Section 60 Of Municipal Bylaw of Act 3/2014
Erf 1, Le Grand
Ref: ... 09 January 2023
Date: ... 09 January 2023


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Professional Land Surveyor

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d.d.:	Transfer No.	G.P. S.G. No. 3250/2004
i.f.o.		Comp. AL-1BBD (6486) LPI C0270012
Registrar of Deeds		

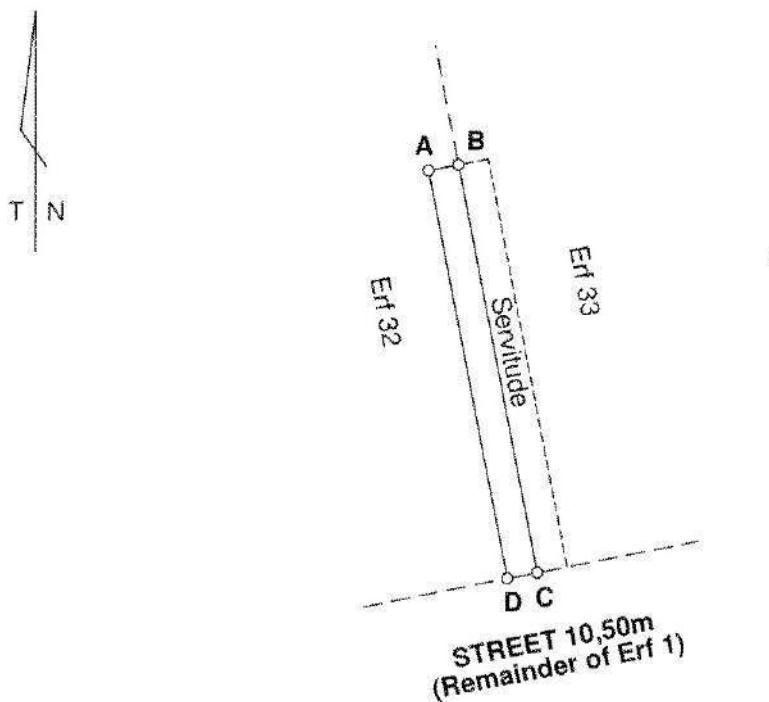
SERVITUDE DIAGRAM

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 23° X			S.G. No.
		Constants:	± 0,00	+3 700 000,00		1296/2023
AB	2,00	259 05 10	A	+51 607,07	+69 340,12	Approved
BC	27,54	349 05 10	B	+51 605,11	+69 339,74	
CD	2,00	79 05 10	C	+51 599,89	+69 366,78	for
DA	27,54	169 05 10	D	+51 601,85	+69 367,16	SURVEYOR- GENERAL
Brakkefontein		12	Δ	+56 659,53	+68 309,92	03-08-2023
Pacaltsdorp		432	Δ	+50 807,49	+65 121,55	SPLUMA By-law Section Date:

Description of Beacons

A,B,C,D : 12mm Iron peg

Scale 1:500



The figure A B C D A

represents 55 square metres of land, being
a Services and access Servitude, 2,00 metres wide, over
Erf 32 LE GRAND

situate in the Municipality and
Administrative District of George
Province of the Western Cape
Surveyed in May 2023 by me


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Professional Land Surveyor

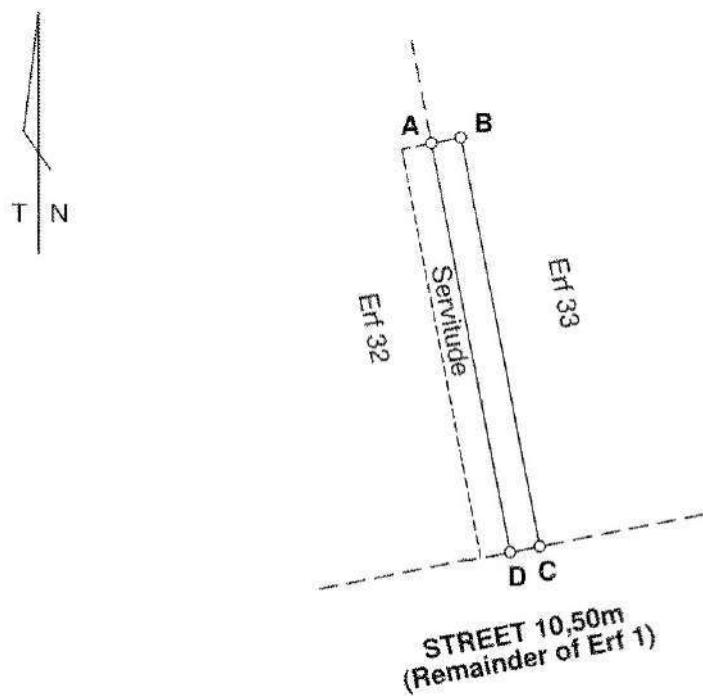
Approved i.t.o Section 60
Of Municipal Bylaw of Act 3/2014
Erf 1, Le Grand
Ref: ...
Date: 09 January 2023

This diagram is annexed to No. d.d.: i.f.o. Registrar of Deeds	The original diagram is S.G. No. 1295/2023 Transfer No.	File Geor. 202 Vol.3 S.R. 879/2023 G.P. S.G. No. 3250/2004 Comp. AL-1BBD (6486) LPI C0270012
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SERVITUDE DIAGRAM

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 23° X			S.G. No.
		Constants:	± 0,00	+3 700 000,00		1298/2023
AB	2,00	259 05 10	A	+51 605,11	+69 339,74	Approved
BC	27,54	349 05 10	B	+51 603,14	+69 339,36	<i>St. Rademan</i>
CD	2,00	79 05 10	C	+51 597,92	+69 366,40	for
DA	27,54	169 05 10	D	+51 599,89	+69 366,78	SURVEYOR- GENERAL
Brakkefontein		12	Δ	+56 659,53	+68 309,92	03-08-2023
Pacaltsdorp		432	Δ	+50 807,49	+65 121,55	SPLUMA By-law Section Date:
<u>Description of Beacons</u> A,B,C,D : 12mm Iron peg						

Scale 1:500



The figure A B C D

represents 55 square metres of land, being
a Services and access Servitude, 2,00 metres wide, over
Erf 33 LE GRAND

situate in the Municipality and
Administrative District of George
Province of the Western Cape
Surveyed in May 2023 by me

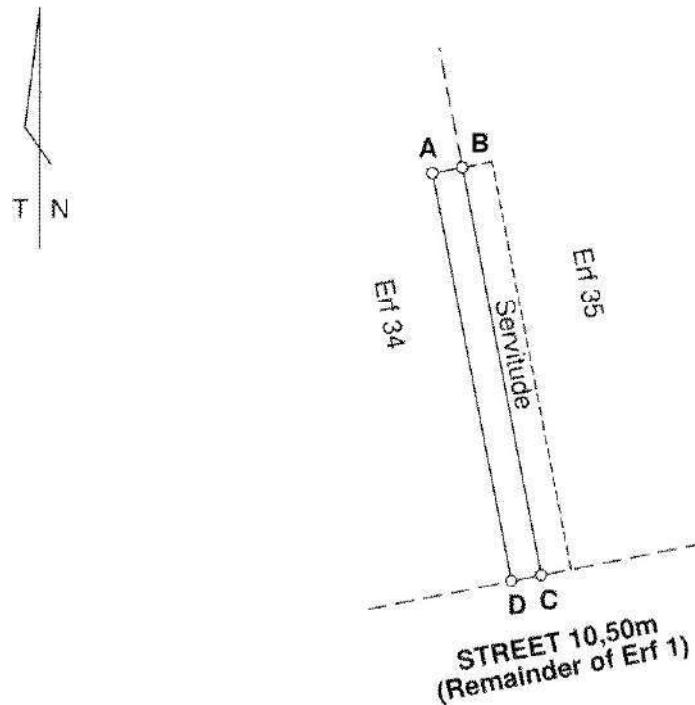
H.C. Rademan
H.C. RADEMAN (PLS 0990)
Professional Land Surveyor

60
Approved i.t.o Section
Of Municipal Bylaw of Act 3/2014
Erf 1, Le Grand
Ref: 09 January 2023
Date:

This diagram is annexed to No. d.d.: i.f.o.	The original diagram is S.G. No. 1297/2023 Transfer No.	File Geor. 202 Vol.3 S.R. 879/2023 G.P. S.G. No. 3250/2004 Comp. AL-1BBD (6486) LPI C0270012
Registrar of Deeds		

SERVITUDE DIAGRAM

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 23° X			S.G. No.
		Constants:	± 0,00	+3 700 000,00		1300/2023
AB	2,00	259 05 10	A	+51 567,79	+69 332,54	Approved
BC	27,54	349 05 10	B	+51 565,82	+69 332,17	<i>Sp</i>
CD	2,00	79 05 10	C	+51 560,61	+69 359,21	for
DA	27,54	169 05 10	D	+51 562,58	+69 359,58	SURVEYOR-
		Brakkefontein	12	Δ +56 659,53	+68 309,92	GENERAL
		Pacaltsdorp	432	Δ +50 807,49	+65 121,55	
<u>Description of Beacons</u>						
A,B,C,D : 12mm Iron peg						
Scale 1:500						
03-08-2023						
SPLUMA By-law Section						
Date:						



The figure A B C D

represents 55 square metres of land, being
a Services and access Servitude, 2,00 metres wide, over
Erf 34 LE GRAND

situate in the Municipality and
Administrative District of George
Province of the Western Cape
Surveyed in May 2023 by me

H.C. RADEMAN
H.C. RADEMAN (PLS 0990)
Professional Land Surveyor

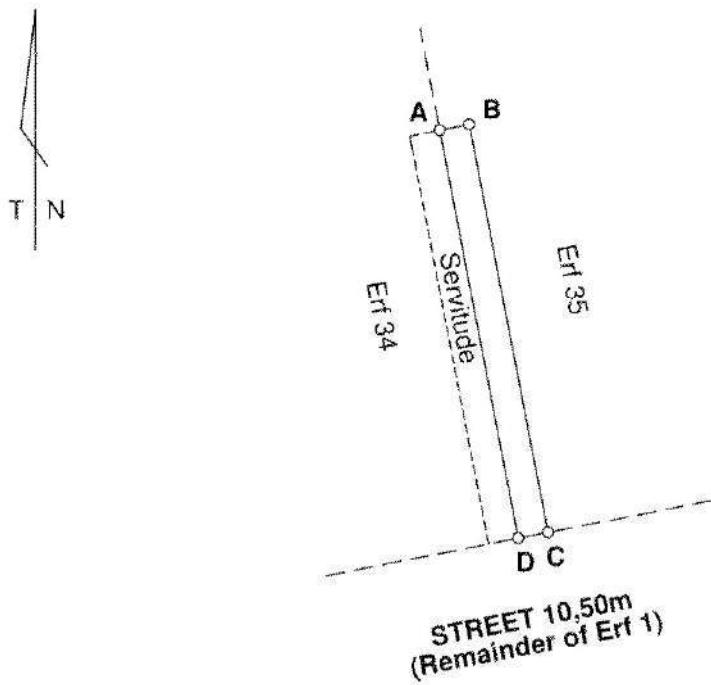
Approved i.t.o Section 60 Of Municipal Bylaw of Act 3/2014
Erf 1, Le Grand
Ref: 09 January 2023
Date: 09 January 2023

This diagram is annexed to No. d.d.: i.f.o. Registrar of Deeds	The original diagram is S.G. No. 1299/2023 Transfer No.	File Geor. 202 V.3 S.R. 879/2023 G.P. S.G. No. 3250/2004 Comp. AL-1BBD (6486) LPI C0270012
----------------------------------------------------------------------------	---------------------------------------------------------------	--------------------------------------------------------------------------------------------------------

SERVITUDE DIAGRAM

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 23° X			S.G. No.
		Constants:	± 0,00	+3 700 000,00		1302/2023
AB	2,00	259 05 10	A	+51 565,82	+69 332,17	Approved
BC	27,54	349 05 10	B	+51 563,86	+69 331,79	<i>St. Rademan</i>
CD	2,00	79 05 10	C	+51 558,65	+69 358,83	for
DA	27,54	169 05 10	D	+51 560,61	+69 359,21	SURVEYOR- GENERAL
Brakkefontein		12	Δ	+56 659,53	+68 309,92	03-08-2023
Pacaltsdorp		432	Δ	+50 807,49	+65 121,55	SPLUMA By-law Section Date:
Description of Beacons A,B,C,D : 12mm Iron peg						

Scale 1:500

The figure A B C D ~~A~~

represents 55 square metres of land, being
a Services and access Servitude, 2,00 metres wide, over
Erf 35 LE GRAND

situate in the Municipality and
Administrative District of George
Province of the Western Cape
Surveyed in May 2023 by me

Approved i.t.o Section 60	Of Municipal Bylaw of Act 3/2014
Erf 1, Le Grand	Ref: 09 January 2023
Date: 09 January 2023	

H.C. Rademan
H.C. RADEMAN (PLS 0990)
Professional Land Surveyor

This diagram is annexed to No. d.d.: i.f.o.	The original diagram is S.G. No. 1301/2023 Transfer No.	File Geor. 202 Vol.3 S.R. 879/2023 G.P. S.G. No. 3250/2004 Comp. AL-1BBD (6486) LPI C0270012
Registrar of Deeds		

CONSOLIDATION DIAGRAM

OFFICE COPY

REED & PARTNERS
LAND SURVEYORS
ERMELD &
GEORGE

S. G. No.

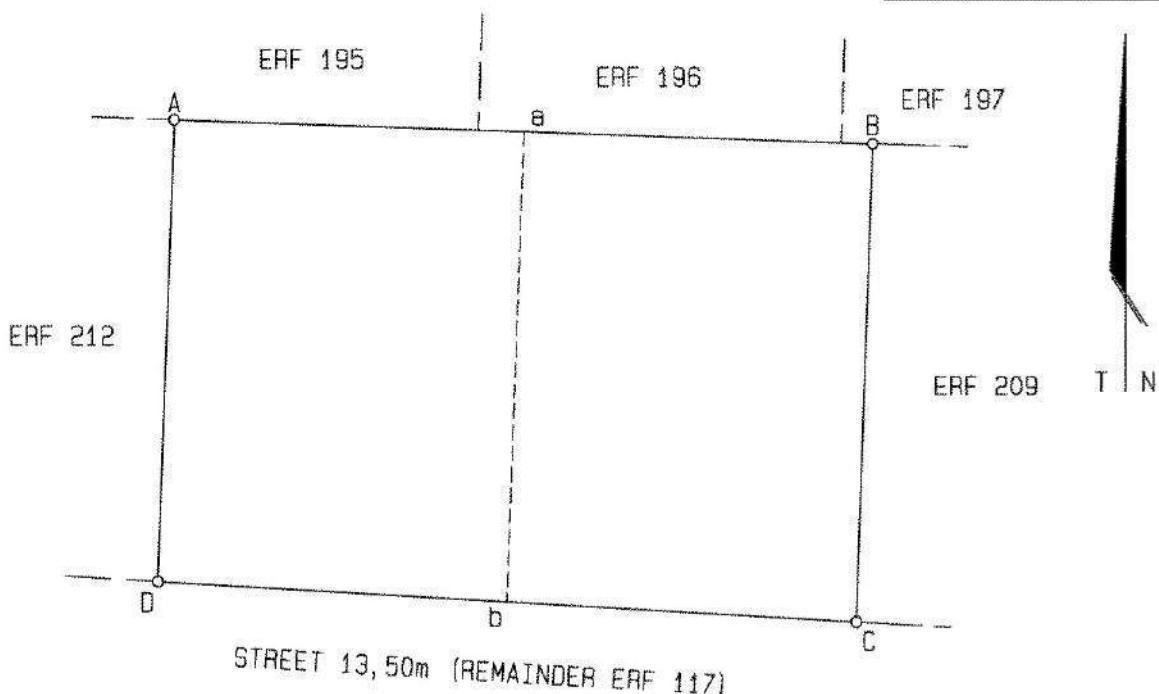
1127/2024

Approved



pp.
SURVEYOR-
GENERAL

10.06.2024

Components:

1. The figure aBcb represents ERF 210 LE GRAND vide General Plan S.G. No.3252/2004, Deed of Transfer No. 2023. .13144
2. The figure AabD represents ERF 211 LE GRAND vide General Plan S.G. No.3252/2004, Deed of Transfer No. 2005. .63061

Scale 1 : 500

The figure A B C D
represents 1436 square metres of land being
ERF 378, LE GRAND
Comprising of components 1 and 2 as shown above
Situate in the Municipality and
Administrative District of George, Province Western Cape



Compiled in MAY 2024 by me

H.S. POTGIETER (PLS 1100)
PROFESSIONAL LAND SURVEYOR

Approved i.t.o. Section 60
of Municipal Land Use Planning Bylaw
Ref: Erven 210 & 211, Le Grand
Date: 29 April 2024

This diagram is annexed to No. CCT. 48827/2024 Dated i. f. o. Registrar of Deeds	The original diagrams are as indicated above.	File No.: Geor.202 v.3 SR No.: Compiled Comp. : AL-18BD (6486) G.P. : S.G. No. 3252/2004 LPI : C0270012
----------------------------------------------------------------------------------------------	--------------------------------------------------	---------------------------------------------------------------------------------------------------------------------

Erf 378 Le Grand

ANNEXURE E

(R.S.A)

Tel: (021) 467 4800

Fax: (021) 465 3008

SURVEYOR GENERAL-WESTERN CAPE
PRIVATE BAG X9028
CAPE TOWN
8000

2019-08-30

GOOSEN, CLOUGH & LOUW
PROFESSIONAL LAND SURVEYORS
P.O BOX 60
GEORGE
6530

MY REF: Goer. 202 v.3 p151

Your ref: 113/A
Dated: 2019-08-07

Note: THIS STATUS REPORT
IS VALID FOR 3 YEARS.

ATTENTION: A. LOUW

Sir

**STATUS REPORT: CLOSURE OF PUBLIC PLACE ERF 25 LE GRAND ADJOINING
ERVEN 24 & 26 LE GRAND**

1. The proposed closure of land shown as **Public Open Space Erf 25 Le Grand** on my attached sketch represents: **PUBLIC PLACE ERF 65 LE GRAND** on General Plan No. 3250/2004

It is shown as **PUBLIC PLACE** in my records.

2. **FOR OFFICE USE** The following properties will be endorsed: **General Plan No. 3250/2004**
3. Endorsement fees amount to: **R 430.00**
4. I require a copy of a diagram suitable for registration purposes, surveyed and framed by a land surveyor, of the following: **N/A**
5. A written consent (accompanied by a sketch **in terms of Section 23(1) of the George Municipal Planning By-Law** for the amendment of **GENERAL PLAN NO: 3250/2004**

SEE REVERSE SIDE, EXAMPLE A

FOR OFFICE USE

Yours faithfully



D. CLOETE

For SURVEYOR GENERAL: WESTERN CAPE

CERTIFICATE p
MEDIA ADVERTISEMENT No:
DATED:

(R S A)

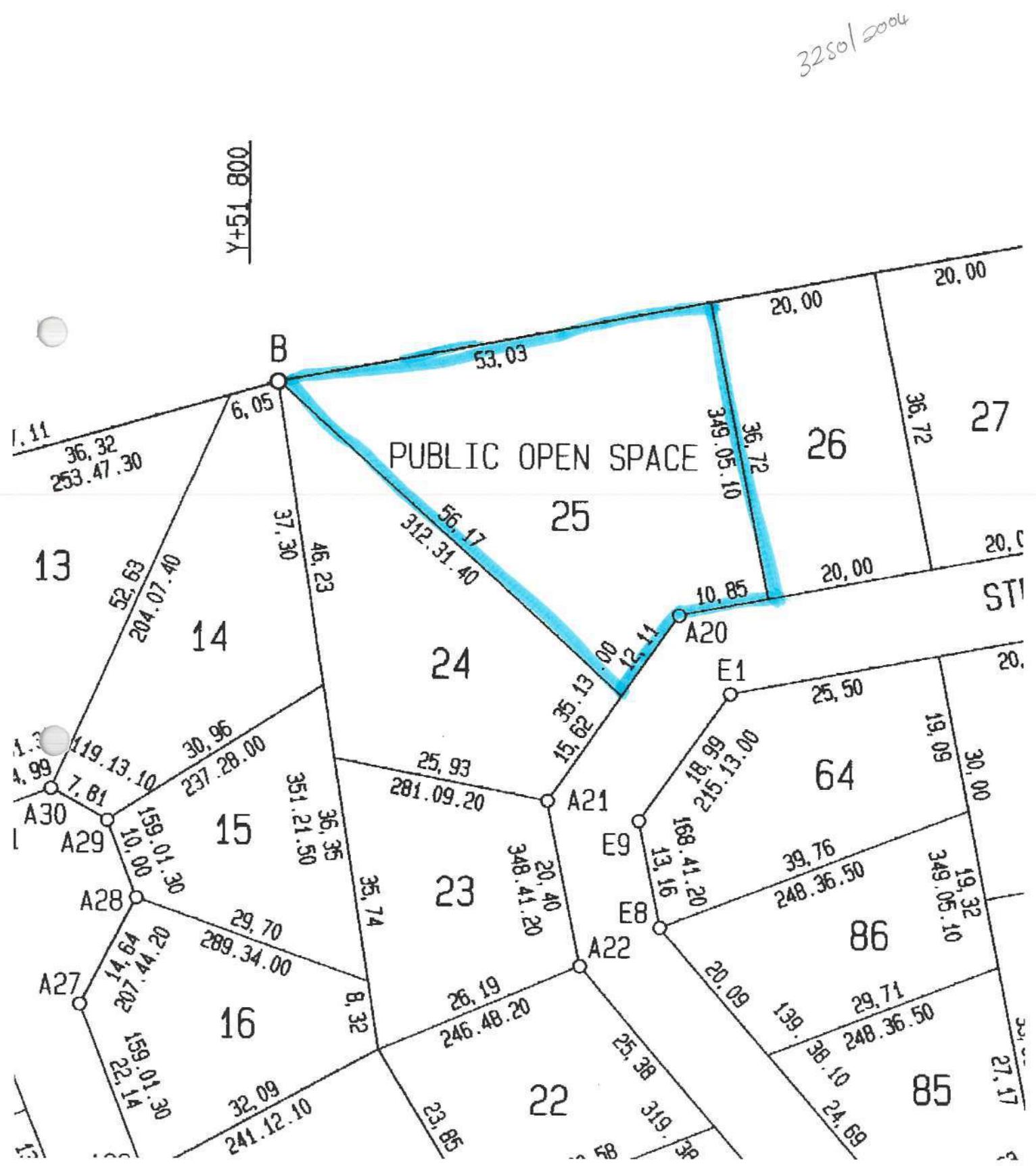
TYPICAL EXAMPLES OF WRITTEN CONSENTS REQUIRED BY LOCAL AUTHORITIES.

The following could be used as guidelines.

A WHERE A CLOSURE OF PUBLIC PLACE ERF 25 LE GRAND.

Consent is hereby given in terms of Section 23(1) of the George Municipality By-law for the amendment of **General Plan No. 3250/2004** by the creation of Public Place Erf 25 Le Grand to be closed, shown coloured **Blue** on the attached plan, as an **ordinary erf** [with/without] conditions.

[with/without] **Specify Conditions**



(RSA)

Tel: (021) 467 4800

Fax: (021) 465 3008

SURVEYOR GENERAL-WESTERN CAPE
PRIVATE BAG X9028
CAPE TOWN
8000

2019-08-30

GOOSEN, CLOUGH & LOUW
PROFESSIONAL LAND SURVEYORS
P.O BOX 60
GEORGE
6530

MY REF: Geor. 202 v.3 p155

Your ref: 113/A
Dated: 2019-08-07

Note: THIS STATUS REPORT
IS VALID FOR 3 YEARS.

ATTENTION: A. LOUW

Sir

**STATUS REPORT: CLOSURE OF PUBLIC ROADS OVER REMAINDER OF ERVEN 1,
117 & 340 LE GRAND**

- The proposed closure of land as shown ORANGE, YELLOW AND PINK on my attached diagram represents:
 - ORANGE - REMAINDER OF ERF 1 LE GRAND
 - YELLOW - REMAINDER ERF 117 LE GRAND
 - PINK – REMAINDER ERF 340 LE GRAND

They are shown as **PUBLIC ROADS** in my records.

- **FOR OFFICE USE** The following properties will be endorsed: **General Plan No's. 5003/2002, 3250/2004 & 3252/2004**
- 3. Endorsement fees amount to: **R 430.00**
- 4. I require a copy of a diagram suitable for registration purposes, surveyed and framed by a land surveyor, of the following: **PORTIONS TO BE CLOSED**
- 5. A written consent (accompanied by a sketch in terms of Section 23(1) of the George Planning By-Law, 2015 for the amendment of **GENERAL PLAN NO'S: 5003/2002, 3250/2004 & 3252/2004**

SEE REVERSE SIDE, EXAMPLE A

FOR OFFICE USE

CERTIFICATE p

MEDIA ADVERTISEMENT No:

Yours faithfully

D. CLOETE

For SURVEYOR GENERAL: WESTERN CAPE

LETTER POSTED

SM. 2019-08-30

125

(R S A)

TYPICAL EXAMPLES OF WRITTEN CONSENTS REQUIRED BY LOCAL AUTHORITIES.

The following could be used as guidelines.

A WHERE A CLOSURE OF PUBLIC ROADS OVER ERVEN 1, 117 & 340 LE GRAND.

Consent is hereby given in terms of Section 23(1) of the George Municipal Planning By-Law for the amendment of **General Plan No's, 5003/2002, 3250, & 3252/2004** by the *addition* of the roads to be closed, shown **ORANGE, YELLOW & PINK** on the attached sketch, as three ***additional*** erven [with/without] conditions.

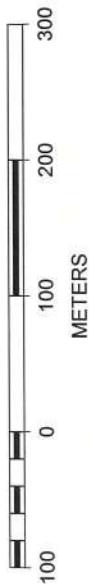
[with/without] **Specify**

Map 1

DEMARCATION	
<input type="checkbox"/>	Provincial
<input type="checkbox"/>	SG BOUNDARIES
<input type="checkbox"/>	Town/Allotment
<input type="checkbox"/>	Metro Municipality
<input type="checkbox"/>	Local Municipality
<input type="checkbox"/>	General Plan
SG PARCELS	
<input type="checkbox"/>	Street Text
<input type="checkbox"/>	Erven
<input type="checkbox"/>	Private Places (Park)
<input type="checkbox"/>	Public Places (Park)
<input type="checkbox"/>	Farm Portions
<input type="checkbox"/>	Streets Private
<input type="checkbox"/>	Streets
<input type="checkbox"/>	Erf (Large Parent)
<input type="checkbox"/>	Unsurveyed State Land



SCALE 1 : 5 532



N



(R.S.A)

Tel: (021) 467 4800

Fax: (021) 465 3008

SURVEYOR GENERAL-WESTERN CAPE
PRIVATE BAG X9028
CAPE TOWN
8000

2019-08-30

GOOSE, CLOUGH, & LOUW
PROFESSIONAL LAND SURVEYORS
P.O BOX 60
GEORGE
6530

MY REF: Geor. 202 v3 p153

Your ref: 113/A
Dated: 2019-08-07

Note: THIS STATUS REPORT
IS VALID FOR 3 YEARS.

ATTENTION: A. LOUW

Sir

STATUS REPORT: CLOSURE OF PUBLIC PLACES ERVEN 143, 160, 229 & 305 LE GRAND

1. The proposed closure of land shown as **Public Open Spaces Erven 143, 160, 229 & 305 Le Grand** on my attached sketch represents: **PUBLIC PLACES ERVEN 143, 160, 229 & 305 LE GRAND** on General Plan No. 3252/2004

They are shown as **PUBLIC PLACES** in my records.

2. **FOR OFFICE USE** The following properties will be endorsed: **General Plan No. 3252/2004**
3. Endorsement fees amount to: **R 430.00**
4. I require a copy of a diagram suitable for registration purposes, surveyed and framed by a land surveyor, of the following: **N/A**
5. A written consent (accompanied by a sketch in terms of Section 23(1) of the George Municipal Planning By-Law for the amendment of **GENERAL PLAN NO: 3252/2004**

SEE REVERSE SIDE, EXAMPLE A

FOR OFFICE USE

CERTIFICATE p
MEDIA ADVERTISEMENT No:
DATED:

Yours faithfully



D. CLOETE
For SURVEYOR GENERAL: WESTERN CAPE

(R S A)

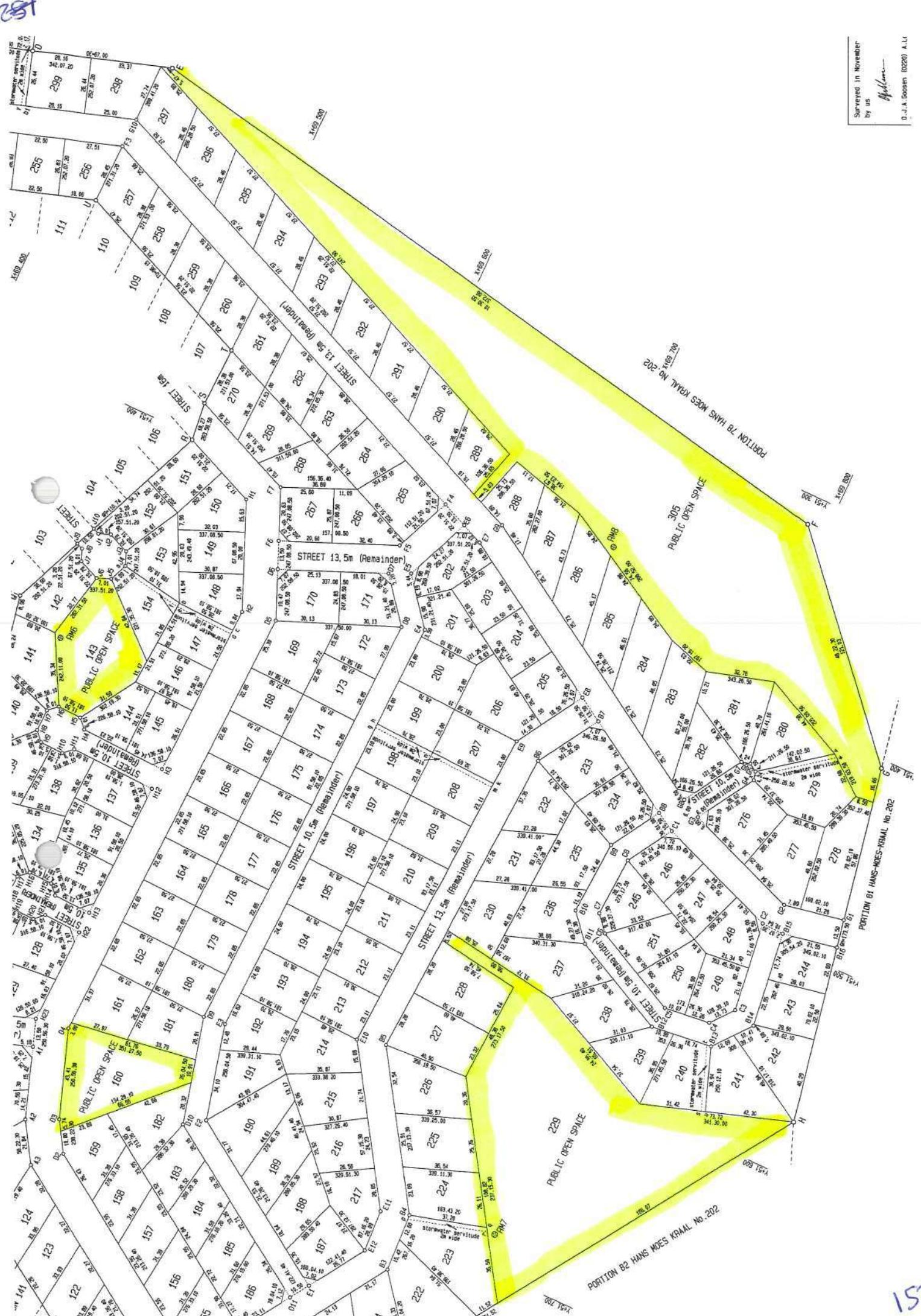
TYPICAL EXAMPLES OF WRITTEN CONSENTS REQUIRED BY LOCAL AUTHORITIES.

The following could be used as guidelines.

A WHERE A CLOSURE OF PUBLIC PLACES ERVEN 143, 160, 229 & 305 LE GRAND.

Consent is hereby given in terms of Section 23(1) of the George Municipality By-law for the amendment of **General Plan No. 3252/2004** by the creation of Public Place Erven 143, 160, 229 & 305 Le Grand to be closed, shown coloured **Yellow** on the attached plan, as **ordinary erven** [with/without] conditions.

[with/without] **Specify Conditions**



ANNEXURE F

LAND USE MAP - LE GRAND ESTATE



SCALE 1 : 3 000

PROPERTY DESCRIPTION:

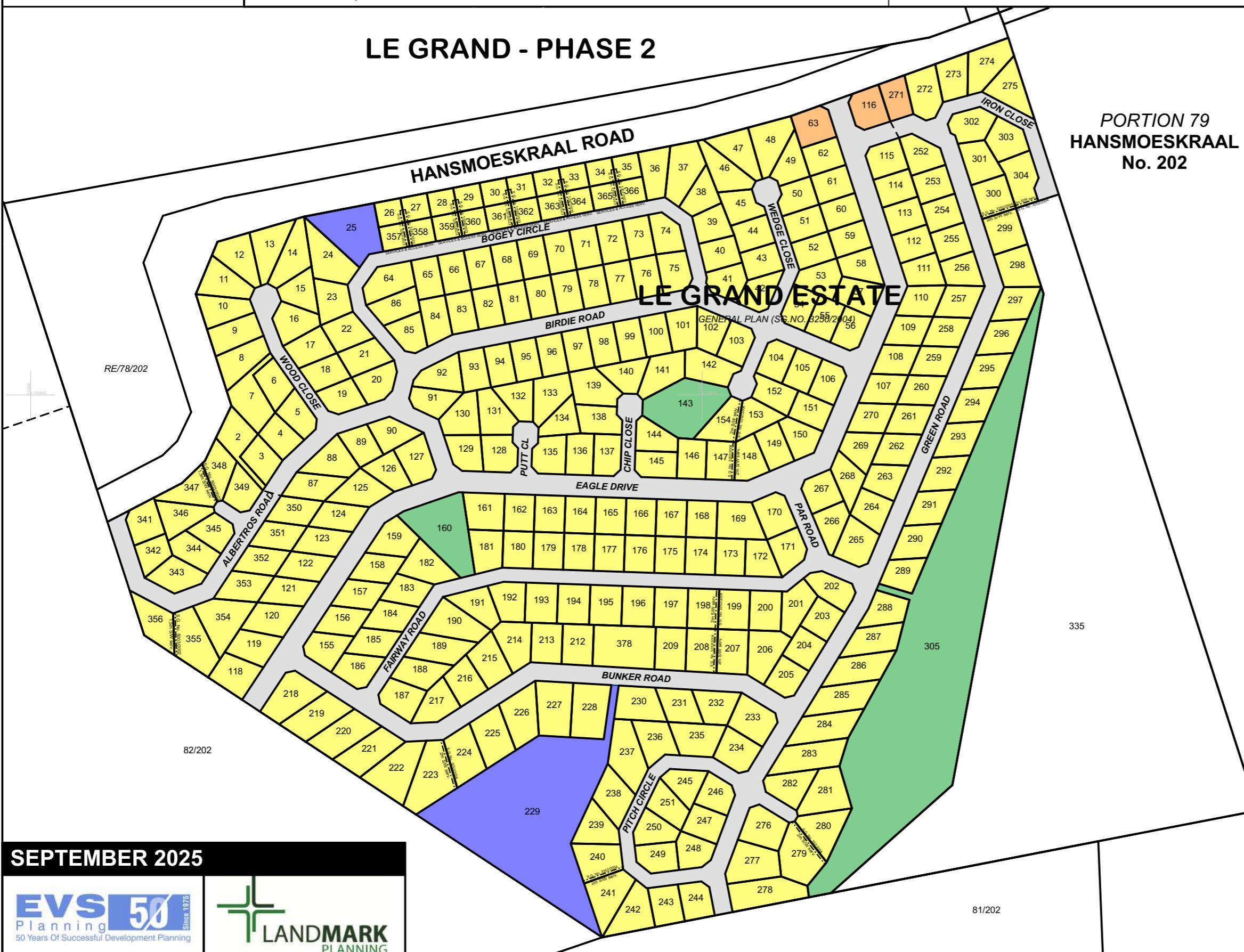
ERVEN 2-24, 26-62, 64-116, 118-142, 144-159, 161-209, 212-228, 230-270, 272-304 & 341-366 & 378, LE GRAND	SINGLE RESIDENTIAL ZONE II (ESTATE HOUSING)
ERVEN 63, 116 & 271, LE GRAND	SINGLE RESIDENTIAL ZONE II (ESTATE HOUSING)
ERVEN 143, 160 & 305, LE GRAND	SINGLE RESIDENTIAL ZONE II (ESTATE HOUSING)
PUBLIC STREETS (REMAINDER OF ERVEN 1, 117 & 340, LE GRAND)	SINGLE RESIDENTIAL ZONE II (ESTATE HOUSING)
ERVEN 25 & 229, LE GRAND	UTILITY ZONE

ZONING:

LAND USE:

DWELLING HOUSE
H.O.A. & SECURITY OFFICE, STORAGE, CONVENIENCE SHOP
PRIVATE OPEN SPACE
PRIVATE ROAD
ENGINEERING SERVICES

LE GRAND - PHASE 2



SEPTEMBER 2025

ANNEXURE G

Zoning Map

Legend

Integrated Zoning Scheme (GIZSB)

- Estate Housing
- Non conforming use
- Agricultural Zone I
- Agricultural Zone II
- Agriculture Zone III
- Business Zone I
- Business Zone II
- Business Zone III
- Business Zone IV
- Business Zone V
- Business Zone VI
- Community Zone I
- Community Zone II
- Community Zone III
- General Residential Zone I
- General Residential Zone II
- General Residential Zone III
- General Residential Zone IV
- General Residential Zone V
- General Residential Zone VI
- Industrial Zone I
- Industrial Zone II
- Industrial Zone III
- Industrial Zone IV
- Open Space Zone I
- Open Space Zone II
- Open Space Zone III
- Open Space Zone IV
- Resort Zone
- Single Residential Zone I
- Single Residential Zone II
- Single Residential Zone III
- Special Planning Area Overlay Zone
- Subdivisional Area Overlay Zone
- Transport Usage Zone II
- Transport Zone I
- Transport Zone II
- Transport Zone III
- Undetermined Use Zone
- Utility Zone
- Wards (2019 2020)
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 1.2m Resolution Metadata

0 0.07 0.15

0.3 km

Date: 7/16/2025 2:48 PM

Scale: 1:4,794



Disclaimer
George Municipality makes no warranties as to the correctness of the information supplied.
Persons relying on this information do so entirely at their own risk.

George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise,
which may arise as a result of inaccuracies in the information supplied.



ANNEXURE H

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: 3730096

Purpose of consultation:

Discussion regarding the proposed Land Development Applications, proposed Zoning and Land Use Rights as well as the required Specialist Studies to accompany the applications for **Le Grand-“Phase 1”** as outlined below.

Brief proposal:

EVS Planning (represented by Maxi Swanepoel in association with Landmark Planning (represented by Willem Groenewald) was appointed by the registered property owners, Le Grand Home Owners Association (Reg No. 2007/006283/08), to apply to George Municipality to rectify the land use rights of the existing **Le Grand Estate (i.e. Phase 1)**.

It is proposed that the following **land use applications** be prepared and submitted to the Municipality:

- (1) Application in terms of the provisions of **Section 15(2)(k)** of the Land-Use Planning By-law for George Municipality, 2023 for the **Amendment/Cancellation of a General Plan**.
- (2) Application in terms of the provisions of **Section 15(2)(n)** of the Land-Use Planning By-law for George Municipality, 2023 for the **Closure of a Public Places** (i.e. Erven 143, 160, 229 and 305, Le Grand, as well as the public roads over of Erven 1, 117 and 340, Le Grand).

(3) Application in terms of the provisions of **Section 15(2)(a)** of the Land-Use Planning By-law for George Municipality, 2023 for the **Rezoning of:**

3.1. Erven 1, 117 and 340, Le Grand (i.e. Le Grand Estate) to “Single Residential Zone II” (Estate Housing) (SRZII) to reflect what there is today.

3.2. Erven 143, 160, 229 and 305, Le Grand to “Open Space Zone II” (OSZII)

3.3. Public Streets to “Transport Zone III” (TUZIII); and

3.4. Erf 25, Le Grand to “Utility Zone” (UZ)

(4) Application for the Amendment of Clause (e) of the Council Resolution dated 28 July 2023.

Property(ies) description:

Erf 1, Le Grand (subdivided into Erven 2 to 116, Le Grand)

Erf 117, Le Grand (subdivided into Erven 118 to 305, Le Grand)

Erf 340, Le Grand (subdivided into Erven 341 to 356, Le Grand)

Date: **June 2025**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Martin Botha Naudica Swanepoel	George Municipality	044 801 9191 044 801 9120	pbotha@george.gov.za nswanepoel@george.gov.za
Pre-applicant	Maxi Alberts	EVS Planning	082 327 0478	maxi@evsplanning.co.za
	Willem Groenewald	Landmark Planning	082 371 5770	willem@land-mark.co.za
	Ryno Erasmus	Landmark Planning	084 511 4090	ryno@land-mark.co.za

Documentation provided for discussion:

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

- i. **Locality Map & Aerial Photos**
- ii. **Surveyor General Diagrams**

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)

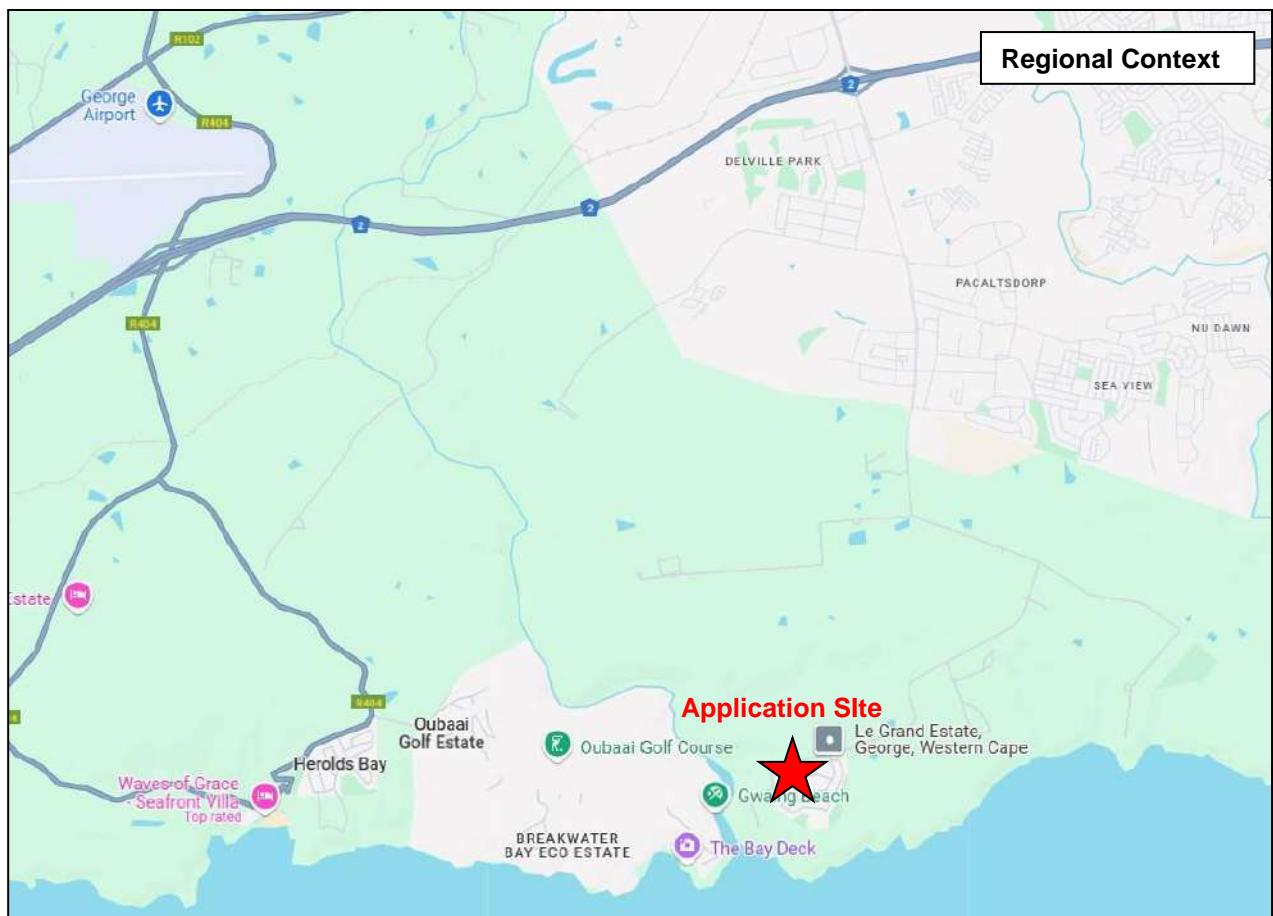
YES	NO
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Comprehensive overview of proposal:

1) Locality and Site Context

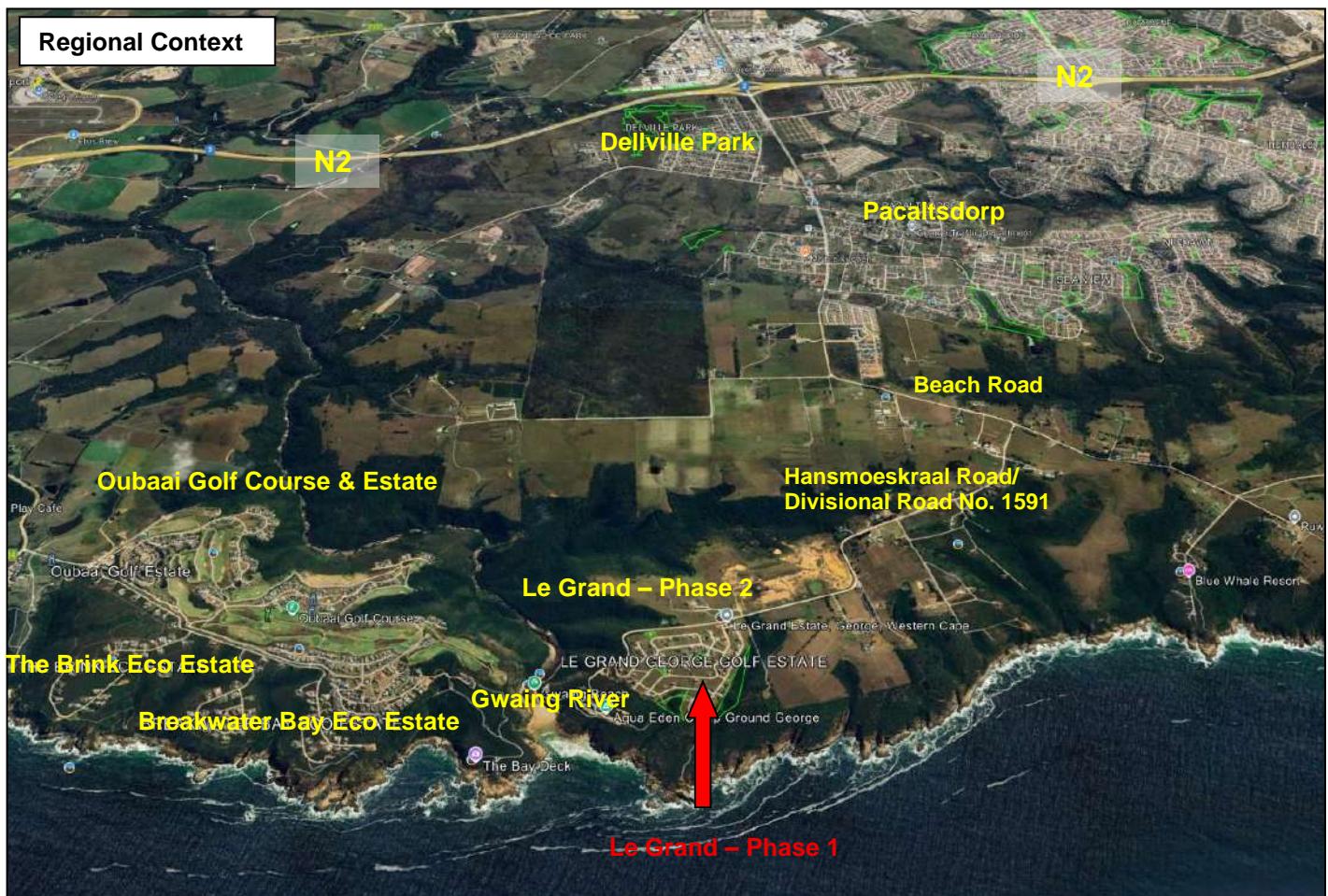
The application site is located within the jurisdiction of **George Municipality, Ward 23**.

The application site is located alongside and south of Hansmoeskraal Road (previously known as Divisional Road No. 1591), within the existing Le Grand Estate (Phase 1) and east of the Gwaing River, Oubaai Golf Estate, The Brink Eco Estate and Breakwater Bay Eco Estate.



Access to the site is possible via Hansmoeskraal Road, which connects with Beach Road to the east and runs past Pacaltsdorp and Dellville Park, northwards to the N2 highway and George CBD. Beach Road provides access to various residential and mixed-use developments north of the application site, including Pacaltsdorp, Dellville, George, Tamsui Industria, the George industrial area and CBD.

The attached regional and local context maps indicate the context of the application site and its location in relation to main roads and proximity to the Indian-ocean.





2) Land Development Applications

It is proposed that the following **three (3) applications** be prepared and submitted to the Municipality:

- (1) Application in terms of the provisions of **Section 15(2)(k)** of the Land-Use Planning By-law for George Municipality, 2023 for the **Amendment/Cancellation of a General Plan**.
- (2) Application in terms of the provisions of **Section 15(2)(n)** of the Land-Use Planning By-law for George Municipality, 2023 for the **Closure of a Public Places** (i.e. Erven 143, 160, 229 and 305, Le Grand, as well as the public roads over the Remainder of Erf 1, Erf 117 and Erf 340, Le Grand).
- (3) Application in terms of the provisions of **Section 15(2)(a)** of the Land-Use Planning By-law for George Municipality, 2023 for the **Rezoning of:**
 - 3.1. **Erven 1, 117 and 340, Le Grand (i.e. Le Grand Estate)** to “Single Residential Zone II” (Estate Housing) (SRZII) to reflect what there is today.
 - 3.2. **Erven 143, 160, 229 and 305, Le Grand to “Open Space Zone II” (OSZII)**
 - 3.3. **Public Streets to “Transport Zone III” (TUZIII); and**
 - 3.4. **Erf 25, Le Grand to “Utility Zone” (UZ)**
- (4) Application for the Amendment of Clause (e) of the Council Resolution dated 28 July 2023.

3) Proposed Zoning/Land Use Rights

In terms of the **George Integrated Zoning Scheme By-law, 2023 (as amended)**, page 44: “*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 (such as golf estates, equestrian estates and residential marinas). .*”

The objectives of the George Integrated Zoning Scheme By-law, 2023 (as amended) can be achieved through the following proposed development control measures:

Proposed Land Use Rights – Le Grand Estate		
George Integrated Zoning Scheme By-law, 2023 (as amended)		
1	Use Zone number	SRZII
2	Use Zone	SINGLE RESIDENTIAL ZONE II
3	Uses permitted	Estate Housing
4	Uses with Consent Use	Crèche Freestanding base telecommunication station Home occupation Rooftop base telecommunication station
5	Uses not permitted	All other uses
6	Definitions	As per Scheme Land use description: “estate housing” means residential housing in a residential estate with or without access control which have integrated site and design features which are governed by a property owners’ association such as golf estates, equestrian estates, eco estates and residential marinas, and includes— (a) dwelling houses; (b) group houses; (c) town houses; (d) flats; (e) a retirement resort; (f) a hotel;

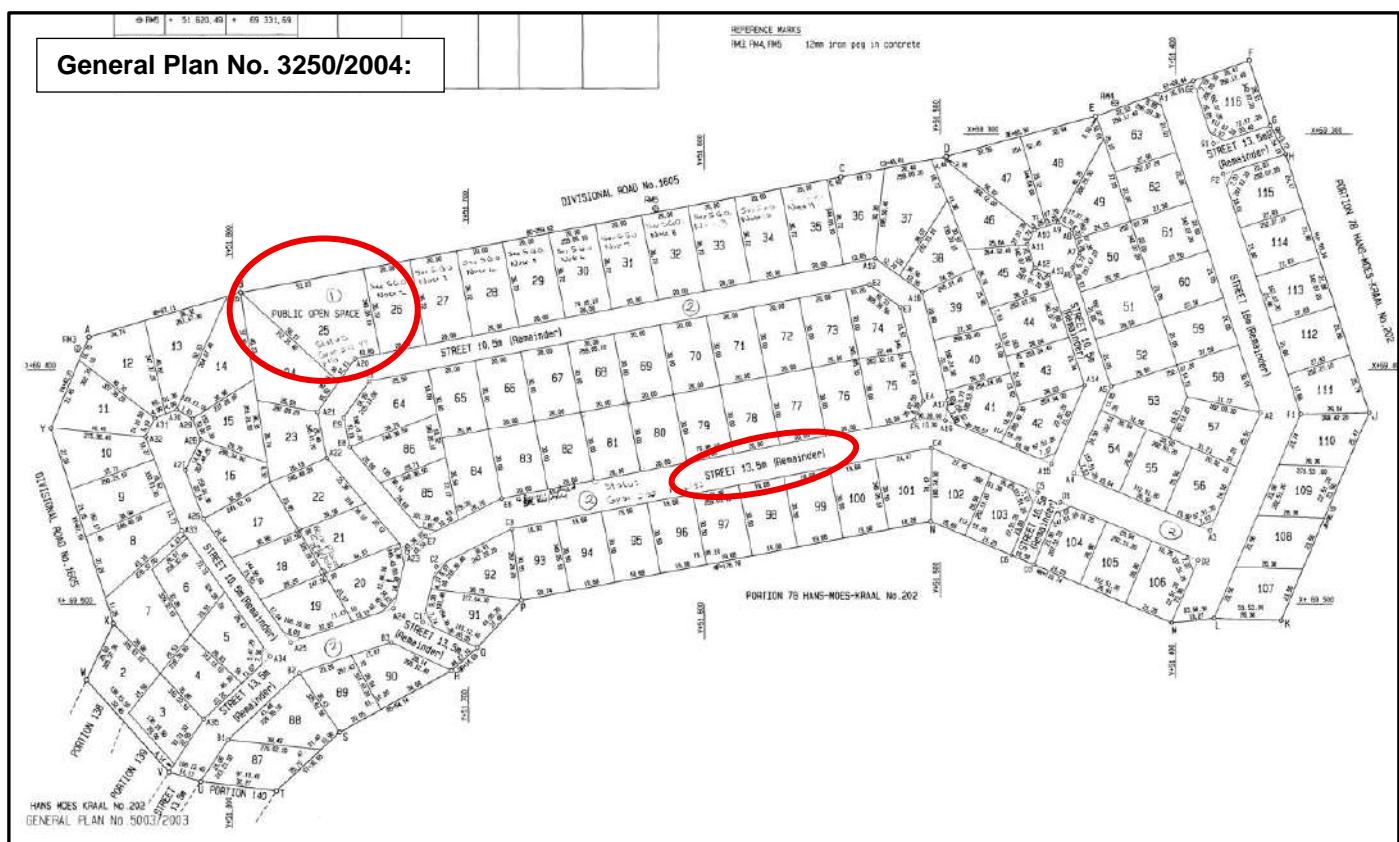
		<ul style="list-style-type: none"> (g) a restaurant; (h) a convenience shop; (i) private open space; (j) private roads; (k) private parking; (l) administrative office of the POA(HOA); and (m) facilities ancillary to the functioning of the estate
7	Density	<p>To the Satisfaction of the Municipality</p> <p><i>The Municipality may stipulate conditions with regard to the use of buildings and land, density, height, coverage, layout, building design, open space, landscaping, parking, access and environmental management.</i></p>
8	Height	<p>To the Satisfaction of the Municipality</p> <p><i>The Municipality may stipulate conditions with regard to the use of buildings and land, density, height, coverage, layout, building design, open space, landscaping, parking, access and environmental management.</i></p>
9	Coverage	<p>To the Satisfaction of the Municipality</p> <p><i>The Municipality may stipulate conditions with regard to the use of buildings and land, density, height, coverage, layout, building design, open space, landscaping, parking, access and environmental management.</i></p>
10	Parking requirements	<p>To the Satisfaction of the Municipality</p> <p><i>The Municipality may stipulate conditions with regard to the use of buildings and land, density, height, coverage, layout, building design, open space, landscaping, parking, access and environmental management.</i></p>
11	Street Building Lines	<p>To the Satisfaction of the Municipality</p> <p><i>The Municipality may stipulate conditions with regard to the use of buildings and land, density, height, coverage, layout, building design, open space, landscaping, parking, access and environmental management.</i></p>
12	Side Building Lines and Rear Building Lines	<p>To the Satisfaction of the Municipality</p> <p><i>The Municipality may stipulate conditions with regard to the use of buildings and land, density, height, coverage, layout, building design, open space, landscaping, parking, access and environmental management.</i></p>

4) Closure of Public Places and the Amendment of the General Plans

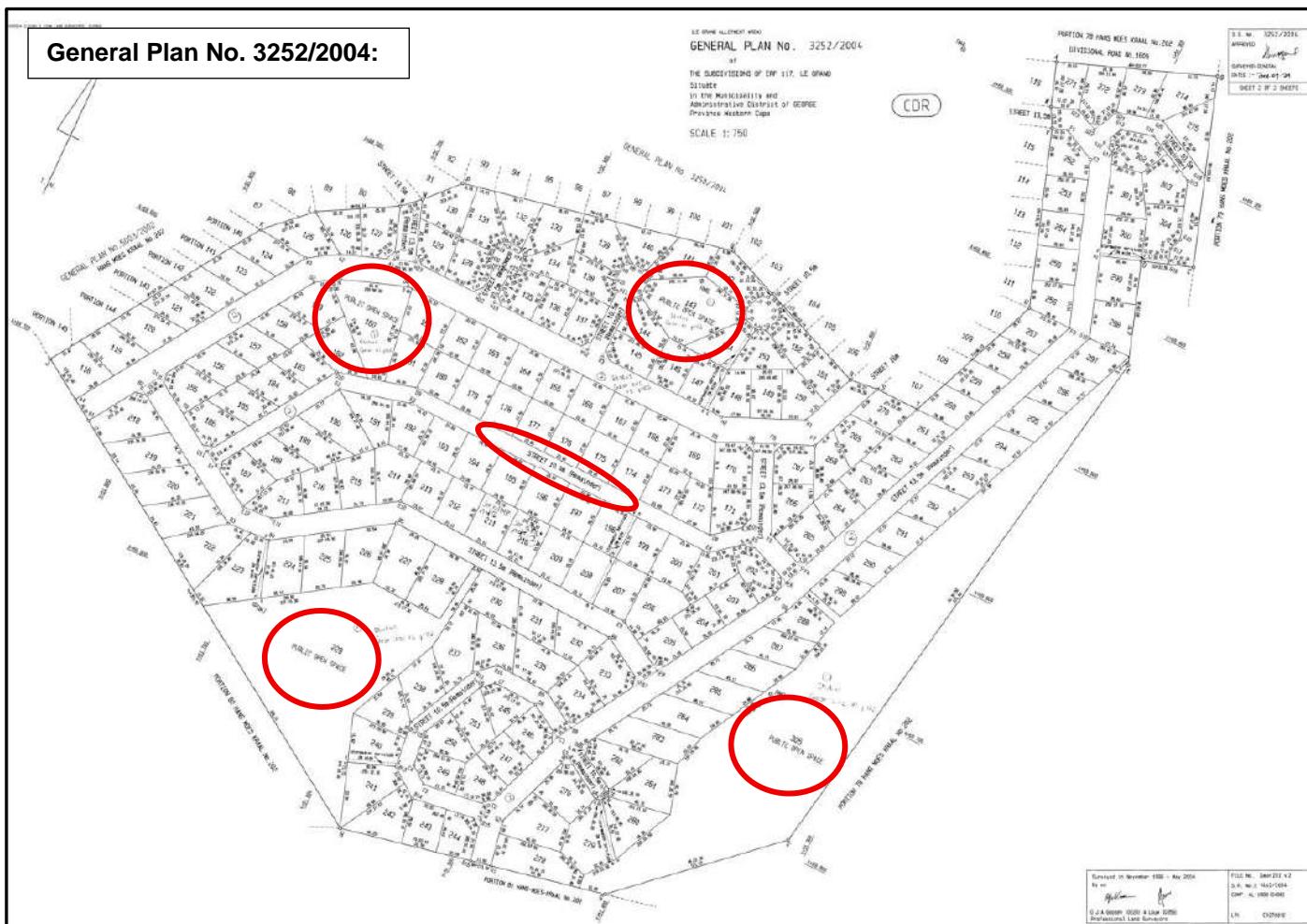
The following public places (i.e. Parks and Public Streets) are proposed to be closed:

- Erf 25, Le Grand, as well as the public street indicated on General Plan No. 3250/2004;
- Erven 143, 160, 229 and 305, Le Grand, as well as the public street indicated on General Plan No. 3252/2004; and
- Public street indicated on General Plan No. 5003/2002.

The above-mentioned General Plan need to be amended/endorsed accordingly to reflect the proposed closure of the public places and public roads.

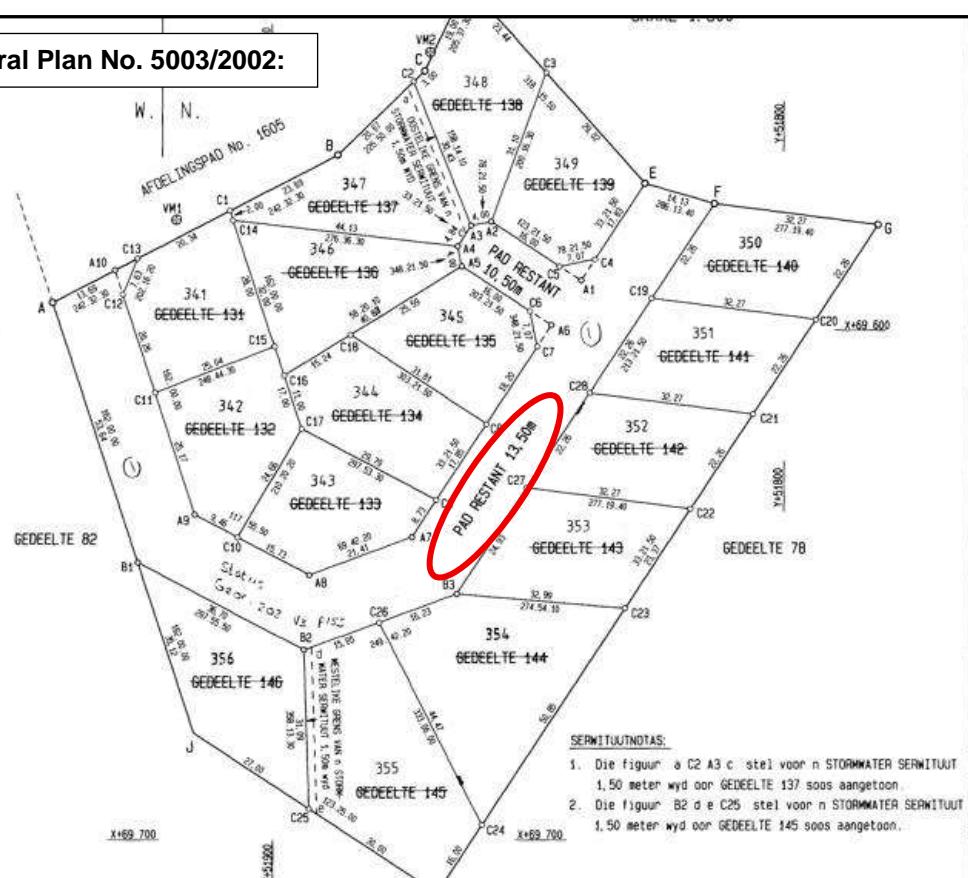


General Plan No. 3252/2004:



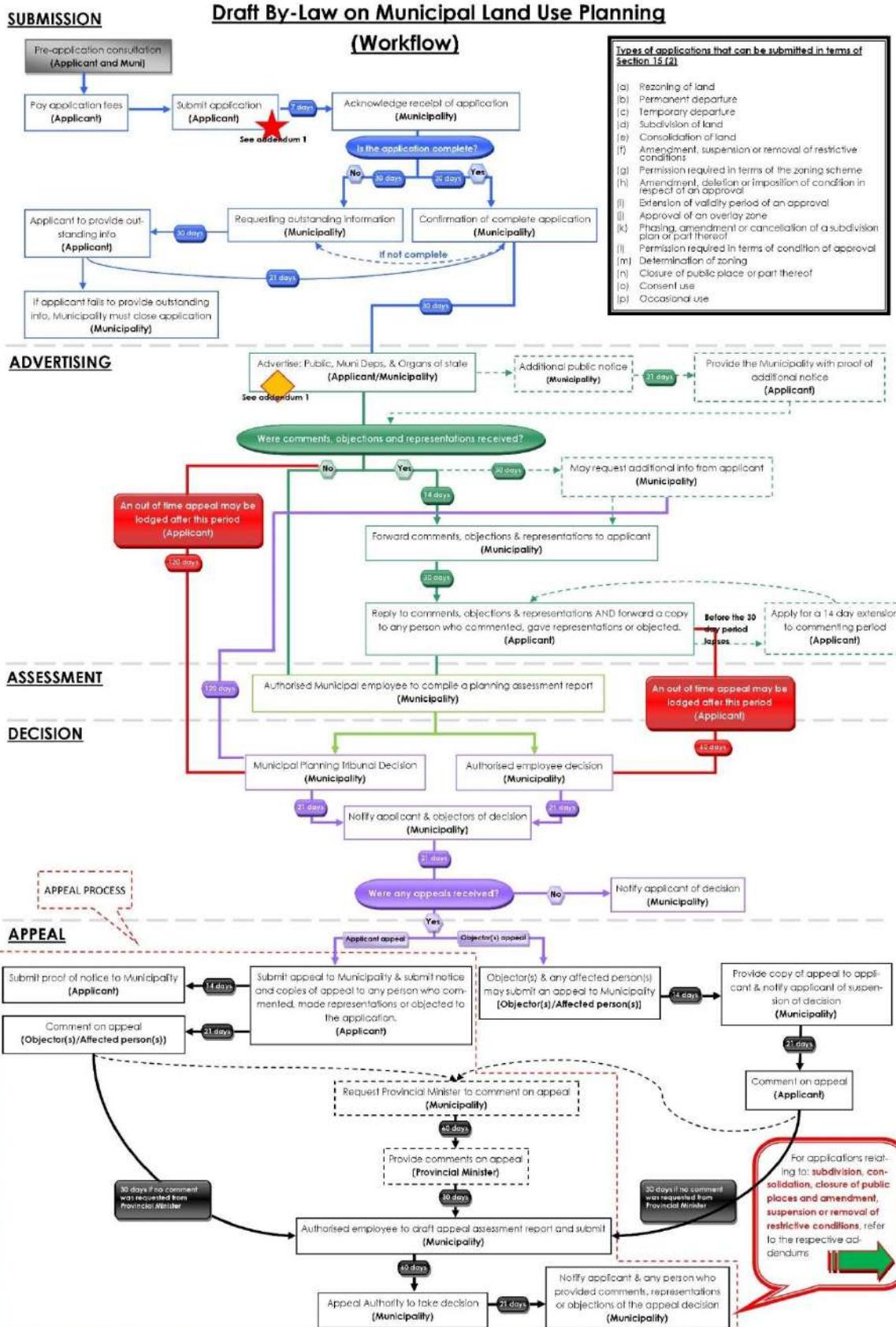
General Plan No. 5003/2002:

5003/2002



PART B: APPLICATION PROCESS

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



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
<input checked="" type="checkbox"/>	2(a)	a rezoning of land;	
	2(b)	a permanent departure from the development parameters of the zoning scheme;	
	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;	
	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	
	2(e)	a consolidation of land that is not exempted in terms of section 24;	
	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	
	2(g)	a permission required in terms of the zoning scheme;	
	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	
	2(i)	an extension of the validity period of an approval;	
	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	
	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	
	2(l)	a permission required in terms of a condition of approval;	
	2(m)	A determination of a zoning;	
<input checked="" type="checkbox"/>	2(n)	A closure of a public place or part thereof;	
	2(o)	a consent use contemplated in the zoning scheme;	
	2(p)	an occasional use of land;	
	2(q)	to disestablish a home owner's association;	
	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;	
	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	
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	Motivate in application.
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]		X		Applicant is exempted from submitting a Conveyancer's Certificate.
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X		n/a

Zoning Scheme Regulation considerations:

Which zoning scheme regulations apply to this site?

George Integrated Zoning Scheme By-law, 2023 (as amended)

What is the current zoning of the property?

Single Residential I

What is the proposed zoning of the property?

SRZII: "Single Residential Zone II"

Does the proposal fall within the provisions/parameters of the zoning scheme?

Yes

Are additional applications required to deviate from the zoning scheme? (if yes, specify)

No

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

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		X		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
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)		X		National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		X		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 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

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
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? <i>(strikethrough irrelevant)</i>		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: <i>(list internal department)</i>
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. Refuse removal?			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
MINIMUM AND ADDITIONAL REQUIREMENTS:					
Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y	N	Land Use Plan	Y	N	Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Home Owners' Association consent
Y	N	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) – (strikethrough irrelevant)	Y	N	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Other (specify)	Y	N	Required number of documentation copies

PART E: DISCUSSION

The application was discussed at a meeting held on 11 June 2025.

Town Planning

- Please submit a status report from the Surveyor General's Office, together with the relevant closure notices as published in the Provincial Gazette, confirming the status of the public places/streets, to confirm the actions required in terms of closures.
- An application must be submitted to rezone all the properties (including the public places) to Single Residential Zone II (Estate Housing). A land use plan must be submitted with the application, for consideration. The land use plan must indicate the allocation of uses under the zoning, for example Single Residential Zone II Estate Housing – Private Road.
- An application for the amendment of the General Plan is not required, given the fact that the cadastral layout will remain the same.
- Please contact the Municipality's Property Management Section (Donald Gelderbloem dmgelderbloem@george.gov.za) to confirm the process of amending the Council Resolution (a Council Resolution cannot be amended in terms of the Planning By-law, 2023).
- Please submit the Council Resolution with the land use application.
- Please indicate all servitudes on the land use plan. Please note the servitudes must be functional.
- Please obtain legal advice in respect of the proposed resolutions from all property owners (submit letter from legal representative with the land use application).
- The applicant is exempted from submitting conveyancer's certificates and bondholders' consents.
- Full public participation process will apply.
- The application must be motivated in terms of the relevant legislation (SPLUMA, LUPA, PSDF, MSDF etc.).
- Please indicate compliance of the proposal with the objective and development parameters relevant to the proposed zoning.
- The motivation report must elaborate on the impact of the proposal considering the Gwaing River Estuary Estuarine Management Plan.

Civil Engineering Services

Internal engineering service access

- Suitable and accessible access to the two internal pump stations is required. Please contact the Operation Department (Sanitation) in order to resolve this matter.

Development Charges (DCs)

- Normal Development Charges (DCs), if applicable, will be levied in accordance with the DC policy and the applicable By-law and or policy on the properties still to be transferred.

Water & Sewer

- Water & Sewer is available, subject to the confirmation of both network and/or treatment capacity.

Stormwater

- The developer must ensure full compliance with the relevant Stormwater By-law.

PART F: SUMMARY / WAY FORWARD

The submission of the land use application may proceed, considering Part E above.

OFFICIAL: Martin Botha

PRE-APPLICANT: Maxi Swanepoel (FULL NAME)

Willem Groenewald (FULL NAME)

SIGNED: 

SIGNED: 

DATE: 17 June 2025

DATE: 28 May 2025

OFFICIAL: Naudica Swanepoel

SIGNED: 

DATE: 17 June 2025

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

Locality Map



0 0.28 0.55

1.1 km

Date: 6/6/2025 11:03 AM

Scale: 1:13,735

N

Disclaimer
George Municipality makes no warranties as to the correctness of the information supplied.
Persons relying on this information do so entirely at their own risk.

George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise, which may arise as a result of inaccuracies in the information supplied.

SPECIAL POWER OF ATTORNEY

I/We, the undersigned

Johannes Frederick Gouws (ID No.: 600911 5075 082)

in my/our capacity as a the **Chairperson of Le Grand Home Owners Association (Reg. No. 2007/006283/08)**, duly authorised thereto by way of a Resolution of the Members of the above-mentioned Home Owners Association, hereby authorise and nominate **Magdalena Christina Alberts (ID No. 791016 0009 083) of EVS Town Planning (Pty) Ltd. (Reg No. 2019/019148/07)** and/or **Willem Georg Groenewald (ID No.: 700404 5221 087) of Landmark Planning CC (Reg No.: 2009/101412/23)** and/or **any employee of such Company and Close Corporation** with power of substitution and agency, to be my/our lawful representative and agent in name, place and stead of such Company/Home Owners Association and to act as such on its behalf in any land use application/s, or the continuation of a land use application/s to the George Municipality to rectify and obtain approval from the George Municipality for the following:

- (1) Application in terms of the provisions of Section 15(2)(k) of the Land-Use Planning By-law for George Municipality, 2023 for the Amendment/Cancellation of a General Plan if necessary and required by the controlling authorities.
- (2) Application in terms of the provisions of Section 15(2)(n) of the Land-Use Planning By-law for George Municipality, 2023 for the Closure of Public Places (i.e. "Public Open Space" represented by Erven 25, 143, 160, 229 and 305, Le Grand, as well as the "Public Roads" over Erven 1, 117 and 340, Le Grand).
- (3) Application in terms of the provisions of Section 15(2)(a) of the Land-Use Planning By-law for George Municipality, 2023 for the amendment of the George Integrated Zoning Scheme By-law, 2023 (as amended) by the Rezoning of:
 - 3.1. Erven 2 to 24, 26 to 116, 118 to 228, 230 to 305, 341 to 366 and 378, Le Grand, and the new portions of Erven 1, 117 and 340, Le Grand representing the private roads to "Single Residential Zone II" (Estate Housing) – SRZII
 - 3.2. Erven 25 and 229, Le Grand to "Utility Zone" - UZ

In the alternative to the above, and for as far as it may become necessary, authorisation is hereby also granted to approach the George Municipality with a formal request to amend the George Integrated Zoning Scheme By-law, 2023 (as amended) in terms of Section 15 for the purposes of Section 17 of the Land Development By-Law for George Municipality, 2023 read with Section 28 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) to achieve the Municipality's development goals by amending the zoning of the properties on the basis referred to above. Authorisation is furthermore granted to indemnify the George Municipality against any costs that may be incurred resulting from the prescribed public participation exercise or any hearings that may result from objections or appeals noted.

- (4) Application for the Amendment of Clause (e) of the Council Resolution dated 28 July 2023.
- (5) Application for the approval of the Home Owners Association in terms of Section 29 of the Land Use Planning Bylaw for George Municipality, 2023.

or any other applicable or subsequent legislation to any Authority with jurisdiction to procure the vesting of land use rights and the procurement of all the necessary authorizations and consents which may be required on the properties to administratively rectify the existing situation;

in respect of

Erf 1, Le Grand (subdivided into Erven 2 to 116, Le Grand)

Erf 117, Le Grand (subdivided into Erven 118 to 305, Le Grand)

Erf 340, Le Grand (subdivided into Erven 341 to 356, Le Grand)

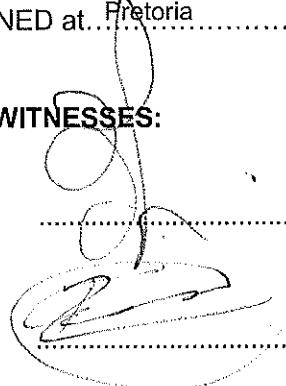
I hereby ratify, allow, confirm and promise and agree to ratify, allow and confirm all and whatsoever our aforementioned agents shall lawfully do, or cause to be done, by virtue of these present and whatever our said agents have to date done herein.

SIGNED at Pretoria on this 29 day of August 2025.

AS WITNESSES:

1.

2.



SIGNATORY:



Johannes Frederick Gouws
ID No.: 600911 5075 082