

24 March 2026

Municipal Manager  
George Municipality  
GEORGE

*By e-mail*

Att: Ms Naudica Swanepoel/Mr. Clinton Petersen

**PROPOSED REZONING, CONSENT USE & DEPARTURE: PTN 249 OF FARM  
KLEINKRANTZ No 192, GEORGE**

Application is hereby made in terms of Section 15(2)(a), 15(2)(o) & 15(2)(b) of the George Land Use Planning By-Law, 2023 for rezoning of the property from Agricultural Zone II to Open Space Zone III, consent use for tourist accommodation units and departure for relaxation of building lines. The following is attached hereto:

- Memorandum
- Application form
- Pre-app feedback
- Deed of Transfer
- Conveyancer Certificate
- Power of Attorney and CIPC
- SG Diagram
- Locality Plan
- Site Plan
- Previous OSCAE Permit
- Approved building plans (main & second dwellings)
- Visual Statement
- Environmental Statement
- No bond

I trust that you will find this in order.



**P C J Theron Pr. Pln**

**PROPOSED REEZONING, CONSENT USE & DEPARTURE: PTN 249 OF FARM  
KLEIN KRANTZ No 192, GEORGE**

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**PROPOSED REZONING, CONSENT USE AND DEPARTURE: PORTION 249 OF FARM  
KLEINKRANTZ No 192, Division, GEORGE**

**1. INTRODUCTION**

Mr Terblanche Botes of Terheyste Trading PTY LTD, the registered owner of the property, bought the property in 2020 and erected a main dwelling and a second dwelling thereon. Approved building plans for both these dwellings are attached hereto. Mr Botes also placed 2 containers on the property which is currently being used as accommodation for his worker. The 2 containers encroach the 20m building line applicable to the property that is currently zoned Agricultural Zone II.

Mr Botes now intends to add another 2 small dwelling units (cottages) on the property that he wishes to use as tourist accommodation. He also wishes to legalize the 2 existing containers and add another one to be used as worker accommodation and the existing ones as workshop/storeroom.

Formaplan was appointed by Terheyste to assist with the application to use of a portion of the property as a holiday accommodation as shown on the site plan.

## **2. THE PROPERTY**

### **2.1 Description**

The property is described as Ptn 249 of Farm Klein Krantz No 192, Division George.

### **2.2 Size**

The property is 2.2740 ha in size.

### **2.3 Locality**

The property is situated more or less in the south-western corner of the area known as Langvlei Dunes. See attached Locality Plan.

### **2.4 Zoning**

The property is zoned as Agricultural Zone II.

### **2.5 Ownership**

The property is owned by Terheyste Trading (Pty) Ltd.

### **2.6 Bond Holder**

The consent of the bondholder is attached.

### **2.7 Present Use**

There is a main dwelling as well as a second dwelling on the property, erected in accordance with approved building plans as attached hereto. The owner also placed 2 containers on the property which is currently being used as accommodation for his worker. ***See photos 1, 2 and 3 below.***



***Photo 1 The rear side of the existing 2<sup>nd</sup> dwelling unit on the property - seen from north to south. The proposed tourist units will be similar to this unit.***



***Photo 2 The same unit as in photo 1 above as seen from the opposite side.***

## **2.8 Surrounding Land Uses**

The property is surrounded by other existing small holdings with dwelling houses on many of them. On its south-western side, the property is bounded by the National Parks Board property.

### **3. APPLICATION**

Application is made

**3.1** in terms of Section 15(2)(a) of the George Land Use Planning By-Law, 2023 for rezoning of the property from Agricultural Zone II to Open Space Zone III (*nature conservation area that includes one dwelling as a primary right*).

**3.2** in terms of Section 15(2)(o) of the George Land Use Planning By-Law, 2023 for a consent use for 3 tourist accommodation units (*of which 1 unit exists as approved before as a second dwelling*) including a recreational facility in the form of a lapa and outbuildings.

**3.3** in terms of Section 15(2)(b) of the George Land Use Planning By-Law, 2023 for a departure for the relaxation of building lines as follows:

**3.3.1** eastern boundary building line from 20m to 15m iro tourist unit no. 3.

**3.3.2** western boundary building line from 20m

**3.3.2.1** to 5m iro container store no. 1.

**3.3.2.2** to 4.5m iro container store no. 2.

**3.3.2.3** to 5m iro container staff accommodation.

#### **4. PRE-APPLICATION CONSULTATION**

A Pre-application was submitted and feedback was received. The following aspects were raised:

##### **4.1 PLANNING**

**4.1.1 Applicant to take note that visual impact as seen from the SANParks property and the N2 highway is a serious concern. It is advised that the applicant shows a visual representation from the mentioned locations and ensure that the proposal does not affect the existing natural skyline, ridgeline and viewsheds. Refer to image below showing views as seen from the N2 highway:**

The owners appointed a competent consultant to prepare such a visual impact report. This report is attached to the application. In summary, it was found that the development is acceptable if certain recommendations as put forward in the report, are adhered to. The recommendations were discussed with the owners who accepted these recommendations.

**4.1.2 Placement of accommodation units on the ridge line must be avoided. Rather accommodate future development behind the buildings which are visible on the above image.**

The placement of the units forms part of the visual assessment. It is mentioned that applying the recommendations, will not be harmful to the ridge line.

**4.1.3 Consider screening in the design process and limit clearing of vegetation**

The visual impact assessment addresses all issues relating to screening of units. It is also the owners' intention to limit the clearing of vegetation to an absolute minimum. The current situation on site, where 2 units were already erected (as approved previously and in accordance with an OSCAE permit) should be sufficient proof of the owners' positive attitude towards the environment.

**4.1.4 The municipality is in principle not opposed to the rezoning to Open Space Zone III; however, the applicant is advised to cluster the proposed tourist accommodation units closer to each other, and in an area that is already disturbed to minimize degradation of the natural environment.**

It will not be advisable to cluster the units closer together. The areas where the footprints are identified on the property as indicated on the site plan, were selected in conjunction with the environmental specialist specifically in areas where the least indigenous trees and shrubs were found. See the input of the consultant in paragraph 5.3.3.2(v) below in this respect.

**4.1.5 Upon consideration of the extent of the proposed accommodation units as well as their location, the applicant is advised to justify the proposal with an environmental statement which shows placement in the least harmful location.**

See paragraph 4.1.4 above where this aspect was already addressed.

**4.1.6 Clearing of indigenous vegetation must be minimized as intended in the objective of the proposed zoning.**

See paragraph 4.1.3 where this aspect was already addressed.

**4.1.7 The subject property falls within an OSCAE boundary. The applicant to also note that the site is incumbered by natural forest and the Wilderness Lakes area – applicant to note that these features form part of a larger environmental network and need to be taken into consideration.**

The owners already appointed a consultant to address the OSCAE permit application. That application will run concurrently with this application. The environmental consultant was appointed to advise the owners of the importance of preserving the natural environment which includes avoiding clearing of the forest as far as possible.

**4.1.8 All environmental buffer areas (i.e. slope of 1:4, natural forest, etc) to be identified and indicated on the proposed site layout plan.**

Almost the total property consists of natural forest. development will take place in specific chosen spots where the least amount of vegetation will be removed. No development will take place on slopes that exceed 1 in 4. Contours are shown in the locations where structures will be erected and according to these surveyed contours, the average slope of the building sites is approximately 1 in 8.

**4.1.9 Applicant to get comments from SANParks as the property falls within the SANParks management buffer area. Their comments should be considered in the design process and should therefore be obtained prior to the submission of the land use application. Comment from Cape Nature will also be required.**

A copy of the application was sent to 3 different individuals of SANParks on 14 January

2026. The e-mail to one of the three persons, according to feedback, could not be delivered and was sent again on the same day. However, the e-mail could still not be delivered.

On 21 January a follow up e-mail was sent to the abovementioned 3 persons again, as no response or acknowledgement was received. On 23 January, another e-mail was sent to SANParks requesting that receipt of my e-mails be acknowledged.

On 26 January an e-mail was received confirming receipt of the application and also confirming that the one person left SANParks and another person's e-mail address was provided. On the same day, an e-mail was sent to SANParks asking them to *"please attend to the request as soon as possible, as I still need to complete and submit the final planning application to the municipality, but I can only do so after I received your feed-back."*

No answer was received from SANParks. On 5 March another e-mail was sent to SANParks, but to date no reply was received from SANParks. As a result of the above, we are of opinion that this application should be submitted to the municipality and SANParks be granted the opportunity to comment to the application as part of the normal process like all other departments (*including Cape Nature*) that will be granted opportunity to comment to the application. Should SANParks submit comments that affects the design, the necessary amendments will be done at that stage.

**4.1.10 All indigenous trees to be marked and indicated on the site layout plan. Comments from DFFE will be required.**

In conjunction with the environmental consultant, all indigenous trees that are situated in close vicinity of the areas that will be disturbed, were surveyed and are indicated on the plan. Other indigenous trees on the property will not be affected by the proposal.

**4.1.11 Applicant to take note, the proposed units will be limited to the accommodation of transient guests only (as per the land use description of tourist accommodation).**

The owners' intention with this application is specifically as mentioned in this feedback.

**4.1.12 Correct wording to be used on the final site layout plan (i.e. tourist accommodation unit 1, 2, etc).**

The correct wording is used in the application.

**4.1.13 An environmental management plan will need to be established on contemplation of the nature conservation.**

The preparation of a management plan will be prepared for the development and can be

made a condition of approval of the application. This is acceptable to the owners.

**4.1.14 It should be indicated how the proposed development will blend in with the natural environment and add to the conservation status, and not the contrary. The design of the structures should be eco-friendly and respectful to the natural elements (i.e. build into / with the elements and not remove them).**

The design of proposed units forms part of the recommendations in the visual assessment report specifically to appear eco-friendly.

**4.1.15 The intended land use for the Lapa, including all other ancillary uses, must be elaborated in the formal submission.**

As already mentioned before, two of the containers on the property will be used as storing of equipment needed to maintain the property. The 3<sup>rd</sup> container will be used as accommodation for the worker of the owners. In the zoning scheme staff accommodation is defined as *“housing that is provided to an employee by an employer for only labourers, caretakers or supervisory staff in the form of a dwelling unit or communal accommodation facilities which is ancillary to the primary land use provided that a dwelling unit must be occupied by at least one bona fide employee”*. If this application is approved, the primary land use (apart from the fact that it will have conservation status), will be *“tourist accommodation”*. Paragraph (b) of the land use description: *“tourist accommodation”* in the zoning scheme, reads that *(see as quoted below)*.

*“(b) may include the provision of a camping site, caravan park, chalets or mobile home park, resort shop, wellness centre, **staff accommodation**, ancillary facilities, private or public roads; and”*. It is therefore clear that the owners can keep at least 1 worker on the property and provide the necessary accommodation for him.

The lapa that is envisaged is to be provided as an area where holiday-makers can relax, for example where a table tennis table or dart board will be available. The structure will be open on its sides but will be roofed.

**4.1.16 Motivate tourist accommodation (and not permanent accommodation) as per the Zoning Scheme.**

It is not the owners’ intention to let the units on a permanent basis but strictly to tourists.

## 4.2 CES

**4.2.1 Access to the property is restricted to Die Vleie Road & Dune Mole servitude road.**

Accepted.

**4.2.2 Access is permitted, as per the George Integrated Zoning Scheme (GISZ) 2023 regulations road.**

Accepted.

**4.2.3 All parking must be provided on-site, in accordance with the parking requirements specified in the GIZS 2023.**

Accepted.

**4.2.4 No parking is allowed within the road reserve, and the owner may be held liable for any costs associated with parking in the road reserve.**

Accepted.

**4.2.5 Normal Development Charges (DCs) will apply in accordance with the DC policy and the Town Planning By-law.**

Accepted.

**4.2.6 No water and sewer services are available to the proposed development, and the developer/owner will be required to provide the applicable services. Should Municipal services be extending to this area, the developer, in terms of the applicable Bylaw's, will be required to connect and pay the applicable Development Charges**

Accepted.

**4.2.7 The developer must comply with the relevant Stormwater By-law.**

Accepted.

## 5. DESIRABILITY OF THE APPLICATION

The concept, desirability of the rezoning and consent use as proposed in this application, can be described as the acceptability thereof on the land unit and the environment where it will take place. This application will be discussed in terms of the following to determine the desirability thereof:

- ❖ Physical characteristics – 5.1
- ❖ Proposed Land Uses – 5.2
- ❖ Consistency of the proposal in terms of existing planning documents – 5.3
- ❖ Consistency of the proposal in terms of the character of the area – 5.4
- ❖ Accessibility – 5.5

### 5.1 Physical Character of the Property

#### 5.1.1 Topography

The property has a gentle slope from north-east to south-west for approximately 50% of the property. The 2 additional units and lapa will be erected in this area. The south-western half of the property has a fairly steep slope but no development is envisaged in this area. One unit will be erected in line with the 2 already units on the property which is above the line where the gentle slope becomes steeper while the other unit and lapa will be further north and on the gentler slope.

#### 5.1.2 Vegetation

The property is almost totally overgrown with indigenous vegetation which is as a result of the owner on regular basis eradicating exotic vegetation from the property **See photo 3 & 4 below.**

#### 5.1.3 Summary

The physical character of the property is ideal to be declared a conservation area with a few tourist accommodation units thereon.

### 5.2 Proposed Land Use

There are already a main dwelling house and a second dwelling on the property as well as 2 containers, one of which is used as staff accommodation and the other as store room. The owners wish to construct 2 further units, a lapa and a container as worker accommodation on the property. The property will then be operated as tourist accommodation. See attached the site plan. The placing of new structures is selected so as to avoid clearing of indigenous vegetation to a minimum. **Photo 3 below** shows how

the owners erected the existing 2<sup>nd</sup> dwelling unit amongst indigenous trees and shrubs by removing the least amount of vegetation to limit clearing thereof to an absolute minimum. No mature trees will be cleared. Access to the new structures will be the same as the existing ones ***as seen on photo 4 below***, only single lane and as short as possible. Access to the lapa will be in the form of pedestrian paths only.



***Photo 3 The existing 2<sup>nd</sup> dwelling unit was erected sensitively amongst the natural vegetation retaining as much of the vegetation as possible. The proposed units will be dealt with similarly.***



***Photo 4 A section of the existing access road on the property. The covering on the road surface is wood chips that is very eco- friendly in this type of situation. Also note the indigenous vegetation that the owners have left untouched as far as possible and limited the removal thereof to a minimum.***

### 5.3 Consistency in terms of Existing Planning Documents

#### 5.3.1 Deed of Transfer

Deed of Transfer 32320/2020 is applicable to this property. There are no conditions in the deed that restricts the proposed use thereon. ***See attached Conveyancer Certificate.*** It should also be noted that, although the property is entitled to a servitude right of way from the Vleie Road in the south-western corner of the property, this servitude will not be taken up and used as alternative access to the property due to the steep slope and dense indigenous vegetation on the south-western part of the property.

#### 5.3.3 Spatial Planning and Land Use Management Act – SPLUMA

Section 7 of SPLUMA lists 5 development principles that are applicable to spatial planning, land use development and land use management namely:

- ❖ Spatial justice
- ❖ Spatial sustainability
- ❖ Efficiency
- ❖ Spatial resilience
- ❖ Good administration

Section 42 of SPLUMA mentions the factors that must be taken into account when an application is submitted to a municipal tribunal for a decision namely:

- ❖ The 5 development principles as mentioned above
- ❖ Conservation and promotion of agricultural land
- ❖ Public interest
- ❖ Constitutional transformation
- ❖ Rights and obligations of all those affected
- ❖ Impact on engineering services, social infrastructure and open space requirements
- ❖ Compliance with environmental legislation

##### 5.3.3.1 The 5 Development Principles

- a) Spatial Justice refers to the imbalances in development proposals and spatial planning of the past that must be addressed. It is mentioned that Spatial development frameworks and policies of governments at all spheres must address the inclusion of persons and areas that were previously excluded. Spatial planning mechanisms must incorporate provisions that will enable access to land by disadvantaged persons.

Land use management systems must include all areas of a municipality. Land development procedures must include provisions that accommodate access to secure tenure. Lastly it is mentioned that when a Municipal Planning Tribunal considers an application, it may not be restricted in the exercise of its discretion solely on the ground that the value of land is affected by the outcome of the application.

This application is for the rezoning of the property, a consent use and a departure (*relaxation of building lines*), to use it as a nature conservation area with a main dwelling house, a second dwelling (both already approved previously) and 2 further units, all to be used as tourist accommodation. The above principle cannot be applied to this application. It will be a condition of approval that the units may not be alienated and ownership to land by disadvantaged persons, is therefore not a possibility in this instance. access will however be possible as access will not be restricted to any group of people.

In respect of the influence that the proposed departure may have on land values of existing properties in its vicinity, we are of the opinion that there will be no negative influence on land values. In this respect it should be noted that according to the municipality's GIS information, the property adjacent to and to the east of the application, is already zoned Open Space Zone III as applied for here.

The application is regarded as not applicable to this principle of SPLUMA.

- b) Spatial Sustainability refers to spatial planning and land use management systems that must inter alia protect prime and unique agricultural land and the natural environment and promote development in areas that are sustainable and affordable and limit urban sprawl.

The proposal has no influence the purpose of this principle. The property is not being used for agricultural purposes. The application is inter alia to promote the protection of the natural environment. The proposed development is also not for a type of development that will cause urban sprawl.

- c) Efficiency refers to development that optimizes the use of existing resources and infrastructure.

The application is not for a development that has an influence on this principle. No infrastructure is required for the facility.

- d) Spatial Resilience refers to flexibility in spatial plans, policies and land use management systems to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

This principle is not applicable to this application.

- e) Good Administration refers to an integrated approach to land use and land development for all spheres of government. Spatial development frameworks and inputs thereto by all government departments must be met timeously. Public participation must be transparent and all parties must have opportunity to participate in matters affecting them.

This principle iro an integrated approach, is supported which is why this application will be referred to a number of relevant state departments for their comment. Furthermore, the surrounding properties will not be affected by this application. Neighbours and affected parties will in any case be offered the opportunity to object to the application during the advertising period of the application.

#### 5.3.3.2 Factors Mentioned in Section 42 of SPLUMA (para 5.3.3 above)

Section 42 of SPLUMA deals with the factors that a Municipal Planning Tribunal must consider when deciding on a development application namely:

- a) it must be guided by the development principles as set out in Section 7 (Chapter 7) of SPLUMA.

This consideration was already dealt with in para 5.3.3.1 above.

- b) make a decision that is consistent with norms and standards, protect agricultural land and is consistent with the Spatial Development Framework (SDF) of the municipality.

No agricultural land will be affected by this proposal- also see para 5.3.3.1 (b) above - Spatial Sustainability. The consistency with the SDF will be dealt with below.

- c) other factors relating to the application:

(i) Public Interest

None of the neighbouring properties, will be affected negatively by this application. Also see Para 5.3.3.1(e) above.

(ii) Constitutional Transformation Imperatives and Duties of the State

This was already discussed in para 5.3.3.1 – Spatial Justice

(iii) Facts and Circumstances Relevant to the Application

It is the purpose of this report to put the decision maker in a position to consider the application on the grounds of the circumstances relevant to the application.

(iv) Respective Rights and Obligations of those Affected

This implies that the decision makers must consider the application taking into account the possible negative impact of the application. We are of opinion that there are no negative impacts.

(v) Environmental Factors

As already mentioned previously, the owners appointed an environmental consultant to advise and prepare a report on the natural aspects relating to the property and how the proposed addition of 2 more tourist units will affect the natural assets of the property. Below the report prepared by the consultant, are inserted:

*“PRELIMINARY ENVIRONMENTAL REPORT, PTN 249, KLEINKRANS 192.*

*BACKGROUND*

*A previous OSCAER application was granted for the construction of 2 dwellings and building plans were approved. These have been built. Application is now being made to rezone the property to Open Space III (Conservation) while consent use will be applied for the construction of 2 more small cottages and a small ‘lapa’ for tourist accommodation / recreational use.*

*Due to the new ‘disturbance of earth’ and ‘clearing of vegetation’ this requires that another OSCAER permit will need to be applied for. In this the full prescribed process will be followed and an environmental impact evaluation be done.*

*The planning process for rezoning is presently underway is included in the documentation. This preliminary report informs this.*

#### **SITE DESCRIPTION**

*The locality plan and proposed site development plan (SDP) are shown in the application it accompanied.*

*As described by the Municipality’s previous environmental specialist, according to Vegmap (2018), the property comprises Goukamma Dune thicket fynbos (status ‘least concern’). There are moreover no “Critical Biodiversity Areas” although some fynbos species, such as an abundance of ‘riet’ (Restionacea) are present but other elements of fynbos do not occur as fynbos ecosystems*

*The ‘thicket’ however is particularly well established on this property and in an unusually more-or-less pristine condition. It is thus of exceptional value and well worthy of conservation.*

*The ‘thicket’ however mainly consists of an ‘open canopy’ veld type or in forest clumps/thicket communities with more open spaces between them. Specimen protected tree species (mainly cheese wood --- Pittosporum) are common while individual protected white milkwood trees, although mainly smaller specimens, do occur.*

*See the following figure:*

*Figure 1 Vegetation on the Site*



*More-over the property is situated on the most westerly dune ridge, with spectacular views of the Lake System below.*

*This is shown in the following figure. (Figure 2).*



*The property does however fringe on the ‘Garden Route National Park and thus forms a ‘support area’ for the Park while it also falls within the catchment area of the Touw River (that is within the National Strategic Water Source Area for the Outeniqua Area) so that any water reaching the Park from the property should be managed and protected.*

#### **ENVIRONMENTAL IMPACT OF NEW DEVELOPMENT**

*Potential Environmental Impact is discussed under the following headings:*

##### **1. Site Specific impact;**

*As described above, although the vegetation on the site is of great conservation value, the site is not regarded in Biosphere Planning as a ‘Critical Biodiversity Area. The proposed SDP was suggested by the Environmental Practitioner and is aimed at impacting as little as possible on specifically significant protected specimen trees or protected forest communities. The area that will be impacted by the new development compared to the greater area that will be protected is so small that its impact will be insignificant. (The “Conservation Zoning” applied for will assist in this and the proclamation of the whole site as a private Nature Reserve will formalize this and is recommended)*

*The removal of any protected trees or 'forest communities, where this is unavoidable is subject to an application for a Forestry License.'*  
*Access for all new development sites should make use of existing roads and trails as is indicated in the following figure:*

*Figure 3 Existing Access Road*



## *2 Visual impact.*

*As a portion of the site is situated on the skyline as seen from public areas below it could potentially have a negative visual impact. This was specifically investigated in a study commissioned from Visual Resource Management Africa (VRMA). They concluded that the additional buildings "are unlikely to be visually intrusive" provided the various mitigation measures stipulated are complied with.*

*These include local excavation to reduce the height of the one dwelling so that it 'does not appear to be higher than the surrounding vegetation; no trees higher than 2m meter around the footprint of houses should be removed; they all should have the same styling and colours; roofs should be slanted to on the eastwards side; light 'spillage' should be screened so that the source of the light is not visible.*

## *3 Impact on the greater environment*

*One of the intentions of the rezoning and reduction of building set-back lines is so that the existing containers on the northern boundary can be retained. The vegetation here is so dense that the containers*

*are not at all visible from the neighbouring property. They are also not damaging to the vegetation.*

#### *4 Impact of earth-mowing.*

*Very little moving of earth will be required by the proposed new development which, like the existing cottages, will largely be on supporting pylons where height-issues do not preclude this. No sand must be allowed to spill over slopes and all disturbed areas must be stabilized and revegetated where necessary.*

#### *5. Fencing*

*No new fencing is intended.*

#### *SUMMARY AND RECOMMENDATION.*

*The proposed rezoning and new development will have very limited environmental impact. The application is thus recommended. (It should be noted that no additional development will be allowed without a new authorization following rigorous investigation). “*

### **5.3.4 Land Use Planning Act, Act 3 of 2014. (LUPA)**

It is clear that LUPA gives effect to SPLUMA in the Western Cape Province. Section 49 of LUPA gives the basis of assessments of land use applications. It mentions that when a Municipality considers and decides on a land use application, at least the following must be assessed:

- Applicable spatial development frameworks,
- Applicable structure plans,
- Principles of Chapter 6 of LUPA,
- Desirability of proposed land uses / subdivision,
- Guide lines that may be issued by the Provincial Minister regarding desirability.

#### **5.3.4.1 George Spatial Development Framework**

It is mentioned in the MSDF that municipalities have a strengthened mandate from SPLUMA to be bold and brave in facilitating and managing growth. There are four spatial drivers that give form to the George MSDF. These are applied both at the scale of the Greater George

Area and the city of George. The first (*and relevant*) driver is the **natural and rural environment which must be protected and managed** to ensure it is able to function optimally as a basis for supporting and nourishing prosperous and resilient settlement and economic activity in George. Heritage, as a spatial component, also plays a role. The performance of the spatial drivers is supported by three spatial strategies and accompanying policies for managing, guiding, and promoting development in George. The policy guidelines relevant to this application, are found in Policy guideline (called Themes) number E1(a) in the document.

In Policy E1(a), specific guidelines are inter alia that

a) *development in natural areas must be managed to have minimum impact.*

In this respect the development will be managed to have minimum impact on the environment.

b) *natural areas should not be fragmented and that inter alia SANParks should comment on all applications for change of the use of land.*

The proposed addition of 2 further tourist accommodation units, will not lead to fragmentation of the natural assets of the property. Furthermore, the application will be submitted to SANParks for comment. Other conservation bodies like Cape Nature and DEA&DP will also be granted opportunity to comment to the application during the public participation process.

c) *clearing of invasive species are promoted to allow reinstatement of natural vegetation.*

Clearing of invasive species is something that the owners are already doing on the property. Hardly any invasive species were spotted during site visits.

d) *landowners are encouraged to adopt a conservation related zoning, conversion from "Agriculture I or II" in the priority area, to "Open Space Zone III" to be implemented as a rectification (Zoning Bylaw), with consents to be applied for with development footprints.*

This application is fully in support of this policy guideline.

e) *conditions relating to fencing may apply.*

It is not the owners' intention to fence the property.

In the support of the MSDF, the municipality also compiled and accepted a local SDF (Wilderness/Lakes/Hoekwil LSDF) for the area where the

property is situated. This document will be discussed in the next paragraph. **See para 5.3.4.2 below.**

#### 5.3.4.2 Applicable Structure Plan/LSDF

The Wilderness/Hoekwil/Lakes LSDF was adopted by the Municipality a number of years ago and forms an integral part of the MSDF. The main focus of this LSDF is to ensure that the landscape character of the area that it covers, be protected against undesirable developments and infrastructure that could harm this special character especially the portions thereof that is visible from the tourist routes traversing the area. Land use changes including large scale infrastructure that may have an impact on the sensitive landscape and visual resources should be avoided as far as possible. It is specifically mentioned that, if development has to occur in these sensitive landscapes or along scenic routes due to existing rights or other circumstances, it must be sensitive to the landscape and natural visual resources. A number of items are mentioned that should be taken into account when such developments occur in a sensitive area. It is mentioned that the layout, buildings, density, landscape treatment and infrastructure should:

**a) Be visually unobtrusive and utilise materials and colours that originate from or blend into the surrounding landscape.**

Comment: it was already mentioned in the report that the structures that are envisaged to add to the existing ones, will be visually unobtrusive if the recommendations made in the visual impact statement are followed, which will be the case. Materials that will be used are similar to the ones that were used to build the 2 existing units which blend in very well in the natural environment. **See photos 5, 6 & 7 below.**



***Photo 5 The photo was taken from the N2 directly in the direction of the 2 existing units on the property at normal exposure. The 2 units are barely visible compared to the unit to the east thereof.***



***Photo 6 The photo was taken from the same position on the N2 directly in the direction of the 2 existing units on the property, but zoomed in this time. It shows how the 2 units blend into the natural vegetation.***



***Photo 7*** The photo was taken from the same position on the N2 directly in the direction of the existing unit on the property east of the application property. Note how the material used in the erection of this unit makes it visually much more visible than the 2 units on the application site.

**b) Be grouped in clusters with open spaces between clusters.**

Comment: It was already mentioned before in the report that in this application it was found not advisable to group the units together. The building platforms were specifically chosen in areas where the least damage will be caused to the removal of larger indigenous trees.

**c) Not interfere with the skyline, landmarks, major views and vistas.**

Comment: Below is ***photo 8*** that was taken from the N2 in the direction of the property, some 650m away. From this point, it is clear that the existing units do not break the skyline, compared to the units on the property east thereof. The new proposed units will be erected in line with these existing ones and will also not break the skyline. Also note that the units are not visually intrusive in the landscape due to its small size and finishing (colour). In the attached visual statement, this aspect is further high-lighted.



**Photo 8** *The photo was taken from the N2 showing that the existing units are barely visible from the N2 and do not break the sky-line. Note that the 2 proposed new units will even be less visible as a result of the recommendations in the visual statement that the owners will follow. On the right side of the photo, the existing worker houses of SANParks can be seen. This property adjoins the application property.*

In comparison to the proposed 2 tourist accommodation units, **photo 9 below** was taken from the N2 directly opposite the existing worker houses of SANParks. The photo was taken to illustrate the minimal degree of impact of the proposed units on the skyline, landmarks, major views and vistas in comparison with the worker houses of SANParks. From this location the 2 units on the subject property will not even be visible.



**Photo 9** *The photo was taken from the N2 opposite the existing worker houses of SANParks. This property adjoins the application property. The existing units on the subject property cannot be seen from this location.*

**d) Not result in light, noise or effluent pollution.**

Comment: The owners envisage to limit lighting to a minimum – no spot-lights and all lights outside buildings will be directed downwards. There will not be any noise or effluent pollution.

**e) Not result in excessive water consumption, and should incorporate a requirement for rainwater collection as part of the building.**

Comment: Water consumption will be limited to a minimum, as the area is totally dependant on rainwater. No municipality water is available in this area.

**f) Respond to the historical, architectural and landscape style of surrounding layout and buildings.**

Comment: The owners do not intend to follow the style of surrounding buildings as in their opinion, the style/colour that they are using (*existing buildings on the property*) is better suited to the area than surrounding buildings.

**g) Incorporate existing man-made or natural landmarks and movement patterns.**

Comment: The proposed lay-out plan conforms with this statement.

**h) Keep and protect a visual buffer along the N2 National Road as far as possible.**

Comment: The existing vegetation in conjunction with the style, size and colour of the units, will have the effect that the units will barely be visible from the N2. Also see the attached visual statement in this respect.

**5.3.4.3 Principles of Chapter 6 of LUPA**

The land use planning principles mentioned in LUPA as set out in Chapter 6 (Section 59), are in essence the same as the 5 development principles of SPLUMA that are applicable to spatial planning, land use development and land use management. These principles were already dealt with in para 5.3.3.1 above and will not be addressed again.

**5.3.4.4 Desirability**

The desirability of the application will be dealt with in paragraph 5.3.5.1.

#### 5.3.4.5 Guidelines by Provincial Minister

As far as can be ascertained, there are no guide lines in this regard from the Provincial Minister.

### 5.3.5 **Land Use Planning By – Law for George Municipality, 2015 (By – Law)**

In Chapter 5 (Regulation 65) of the By – Law a number of general criteria are listed that must be taken into account when an application for land development is considered inter alia:

- Desirability
- Impact on municipal services
- Spatial Development Frameworks
- Local structure plans
- Relevant planning policies
- SPLUMA – Section 42
- LUPA – Chapter 6
- Zoning scheme

#### 5.3.5.1 Desirability

Desirability is mentioned in the Land Use Planning By-Law as one of the criteria that must be taken into account when applications are considered by the Municipality. The whole of Para 5 of this report is considered as the desirability of the proposal – see pre-amble para 5. Desirability will not be dealt with separately in this paragraph.

#### 5.3.5.2 Impact on Municipal Services

No municipal services are available in this area.

#### 5.3.5.3 Local Structure Plans

The SDF for George (MSDF) was already dealt with in para 5.3.4.1 above. A structure plan in the form of a Local SDF is applicable for this specific area and was dealt with in para 5.3.4.2 above.

#### 5.3.5.4 Relevant Planning Policies

The policies of the municipality in respect of developments are included in the municipal SDF that has already been dealt with.

#### 5.3.5.5 SPLUMA and LUPA

See paragraph 5.3.3 and 5.3.4.

#### 5.3.5.6 Zoning Scheme

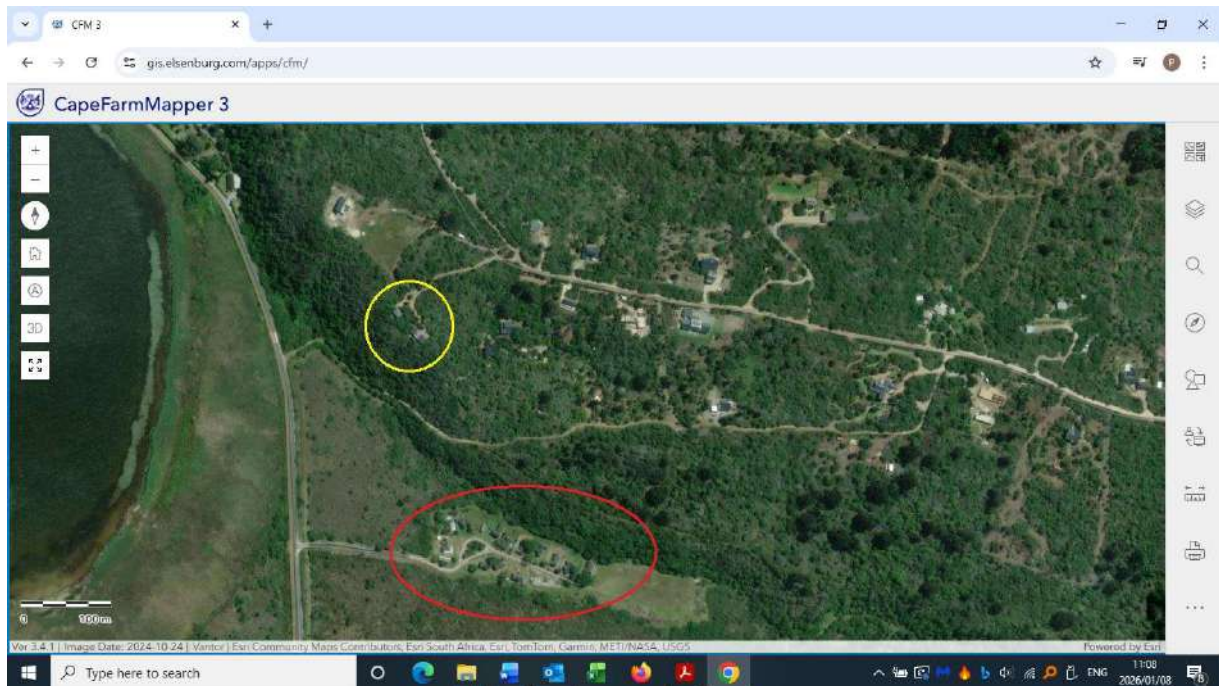
The property is zoned Agricultural Zone II. This zoning does not make provision for the proposed development. The Land Use Planning By-Law however, makes provision for a land owner to apply for the rezoning of a property and also for a consent use as in this application.

#### 5.3.6 Subdivision of Agricultural Land Act 70 of 1970

The property is zoned as Agricultural Zone II and as a result, does not influence agricultural land. The portion of the property where the facility will take place, is not being used for agricultural purposes and probably never was.

### 5.4 Consistency with the Character of the Area

As already mentioned before, the addition of 2 further tourist accommodation units and a lapa (*recreation*), will not have a negative effect on the area where it is proposed. The proposed rezoning and consent use application will be advertised to give any aggrieved neighbour the opportunity to object against the proposal should he/she so wish. Due to the scale and low impact of the development, we are of opinion that none of the neighbours will have an objection the application. The area is characterized by the appearance of residential buildings on the majority of properties in the area. On many of these properties, there are multiple buildings and the total sizes of the structures on many properties are comparable with the size of the buildings, including the proposed additions, on the subject property. On some of these properties, large areas have been cleared for different purposes in contrast with the subject property where no clearing of vegetation took place except for the building platforms and the narrow access road. **See the Cape Farm Mapper image of the area below.** It should be noted that the property directly to the east of the application, Ptn 248 of Farm 192, is already zoned Open Space Zone III according to the GIS of the municipality, the same as what is applied for on Ptn 249. It is further noted that on Ptn 64 of Farm 192, to the south and directly adjacent to the application property, 13 dwellings were erected which are the worker houses of SANParks, therefore in the same area where the application property is situated. **Also see photos 8 and 9 above in this respect.**



***Cape Farm Mapper image of area where the development is proposed. The existing 2 units on the subject property is shown in yellow and the worker houses of SANParks in red. Also note other developments in the area where land clearing has taken place to a much higher degree than the subject property.***

We are of opinion that the 2 additional small units as proposed, will not have a negative influence on the character of the area or surrounding properties or the environment, as the structures will hardly be visible due to the vegetation surrounding it and the proposals included in the visual statement report.

## **5.5 Accessibility**

Access to the property takes place from the existing access road (servitude road) from the existing access from the N2.

## 6. CONCLUSION

Mr Terblanche Botes of Terheyste Trading PTY LTD, the registered owner of the property, bought the property in 2020 and erected a main dwelling and a second dwelling thereon. Approved building plans for both these dwellings are attached hereto. Mr Botes also placed 2 containers on the property which is currently being used as accommodation for his worker. The 2 containers encroach the 20m building line applicable to the property that is currently zoned Agricultural Zone II.

Mr Botes now intends to add another 2 small dwelling units (cottages) on the property that he wishes to use as tourist accommodation. He also wishes to legalize the 2 existing containers and add another one as worker accommodation so that the existing ones can be used as workshop/storeroom.

In the report above, it was indicated that the addition of the 2 small tourist accommodation units will not have a negative impact on either the environment or adjacent land owners. The environmental consultant confirmed that the environment will not be affected negatively and the visual statement made recommendations that should be followed to limit visual impact specifically as seen from the N2 to a minimum. We are of opinion that this application can therefore be recommended for approval by the municipality.

**APPLICATION  
FORM**



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

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

**PARTA: APPLICANT DETAILS**

<i>First name(s)</i>	<b>PHILLIPUS CORNELIUS JOHANNES</b>		
<i>Surname</i>	<b>THERON</b>		
<i>SACPLAN Reg No. (if applicable)</i>	<b>A/025/1985</b>		
<i>Company name (if applicable)</i>	<b>FORMAPLAN</b>		
<i>Postal Address</i>	<b>PO BOX 9824</b>		
	<b>GEORGE</b>	<i>Postal Code</i>	<b>6530</b>
<i>Email</i>	<b>philip@formaplan.co.za</b>		
<i>Tel</i>	<b>044 – 873 0305</b>	<i>Fax</i>	<b>044 – 874 5632</b>
		<i>Cell</i>	<b>082 770 9006</b>

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

<i>Registered owner</i>	<b>TERHEYTE TRADING PROPRIETARY LIMITED</b>		
<i>Address</i>	<i>Formaplan</i>		
	<b>PO Box 9824, George</b>	<i>Postal code</i>	<b>6530</b>

E-mail		philip@formaplan.co.za			
Tel	044 873 0305	Fax		Cell	082 770 9006

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	<b>Ptn 249 of Farm Klein Krantz No 192, George</b>				
Physical Address	<b>More or less in the south-western corner of the area known as Langvlei Dunes.</b>				
GPS Coordinates		Town/City	George		
Current Zoning	Agricultural Zone II	Extent	2.2740 ha	Are there existing buildings?	Y N
Current Land Use	<b>Residential (2 units &amp; 2 outbuildings)</b>				
Title Deed number & date	32320/2020				
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	<b>F Vava/N Swanepoel</b>	Reference number	<b>3515215</b>	Date of consultation	<b>12 December 2024</b>	

**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 application for **Rezoning, Consent Use & DEPARTURE** entails the following:

**This application is for rezoning from Agric. Zone II to Open Space Zone III, a consent use for tourist accommodation and a departure for the relaxation of building lines as described in the motivational report.**

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

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

Is the following compulsory information attached?

Y	N		Y	N	Pre-application Checklist (where applicable)
		Completed application form			
		Power of Attorney / Owner's consent if applicant is not owner			Bondholder's consent
		Motivation report / letter			Proof of payment of fees
		Full copy of the Title Deed			S.G. noting sheet extract / Erf diagram / General Plan
		Locality Plan			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	<del>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)</del> <del>(strikethrough irrelevant)</del>	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 <b>2 copies</b>
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	

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

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



**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:	<b>24 March 2026</b>
Full name:	<b>PCJ Theron</b>		
Professional capacity:	<b>Town Planner</b>		
SACPLAN Reg. Nr:	<b>A/025/1985</b>		

**PRE – APPLICATION  
FEEDBACK**



Planning and Development  
 E-mail: [town.planning.application@george.gov.za](mailto:town.planning.application@george.gov.za)  
 Tel: +27 (0)44 801 9477

**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: **3515215**

Purpose of consultation: **To discuss application**

Brief proposal: **Proposed Rezoning**

Property(ies) description: **Ptn 249 of Farm Klein Krantz No 192, George.**

Date: **11 December 2024**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Naudica Swanepoel	George Muni.	044 801 9138	<a href="mailto:nswanepoel@george.gov.za">nswanepoel@george.gov.za</a>
Official	Fakazile Vava	George Muni.	044 801 9477	<a href="mailto:fvava@george.gov.za">fvava@george.gov.za</a>
Pre-applicant	PCJ Theron	FORMAPLAN	082 770 9006	<a href="mailto:philip@formaplan.co.za">philip@formaplan.co.za</a>

**Documentation provided for discussion:**

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

- DEED OF TRANSFER NO T 32320/2020
- SITE PLAN
- LOCALITY PLAN
- Approved building plan for main dwelling
- Approved building plan for second dwelling
- Previous OSCAE permit for existing 2 dwellings.
- SG Diagram

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

YES	<input checked="" type="checkbox"/>
NO	<input type="checkbox"/>

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

**Comprehensive overview of proposal:**

Mr Terblanche Botes of Terheyste Trading PTY LTD, the registered owner of the property, bought the property in 2020 and erected a main dwelling and a second dwelling thereon. Approved building plans for both these dwellings are attached hereto. Mr Botes also placed 2 containers on the property which is currently being used as accommodation for his worker. The 2 containers encroach the 20m building line applicable to the property that is currently zoned Agricultural Zone II.

Mr Botes now intends to add another 2 small dwelling units (cottages) on the property that could be used as tourist accommodation. He also wishes to legalize the 2 existing containers and add another one so that one of the existing ones can be used as a workshop/storeroom.

This application will therefore be for a rezoning of the property to Open Space Zone III, a consent use for tourist accommodation in 3 cottages (1 existing and 2 new ones), a lapa for sole use of the residents and a container to be used as accommodation by the worker on the property (maintenance/cleaning. *Note that the definition of tourist accommodation, makes provision for as staff accommodation and ancillary uses (lapa).* The application will be discussed in detail in the land use application that will follow the feed-back to this Pre-app.

The existing building lines for the property (agricultural zone II) are 20m on all boundaries. Should the property however be rezoned to Open Space Zone III, no specific building lines are prescribed in the zoning scheme. It is mentioned that the municipality must lay down development parameters for the property based on the objectives of this zoning. In this respect, it will be the purpose of the land use application, inter alia, to request the municipality to determine the building lines for the buildings on the property as indicated on the site plan attached to this application. The building lines for the containers are currently not shown on the site plan, but will be shown on the final plan. The distance of the container closest to the western boundary, is 4,5m.

The application was also discussed with an environmental practitioner who will deal with the OSCAE permit application simultaneously with the planning application.

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

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

**SECTION B:**

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

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	<b>X</b>			
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)]		<b>X</b>		
Any other Municipal by-law that may be relevant to application? (If yes, specify)		<b>X</b>		
<p><b>Zoning Scheme Regulation considerations:</b></p> <p>Which zoning scheme regulations apply to this site?</p> <p><b>George Integrated Zoning Scheme</b></p> <p>What is the current zoning of the property?</p> <p><b>Agricultural Zone II</b></p> <p>What is the proposed zoning of the property?</p> <p><b>Open Space Zone III</b></p> <p>Does the proposal fall within the provisions/parameters of the zoning scheme?</p> <p><b>YES</b></p> <p>Are additional applications required to deviate from the zoning scheme? (if yes, specify)</p> <p><b>NO</b></p>				
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?	<b>X</b>			
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?		<b>X</b>		

**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?		<b>X</b>		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?			<b>X</b>	National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?			<b>X</b>	Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) <del>(strikethrough irrelevant)</del>			<b>X</b>	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)?		<b>X</b>		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)?		<b>X</b>		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		<b>X</b>		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		<b>X</b>		National Department of Labour (DL)

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

**SECTION D:  
SERVICE REQUIREMENTS**

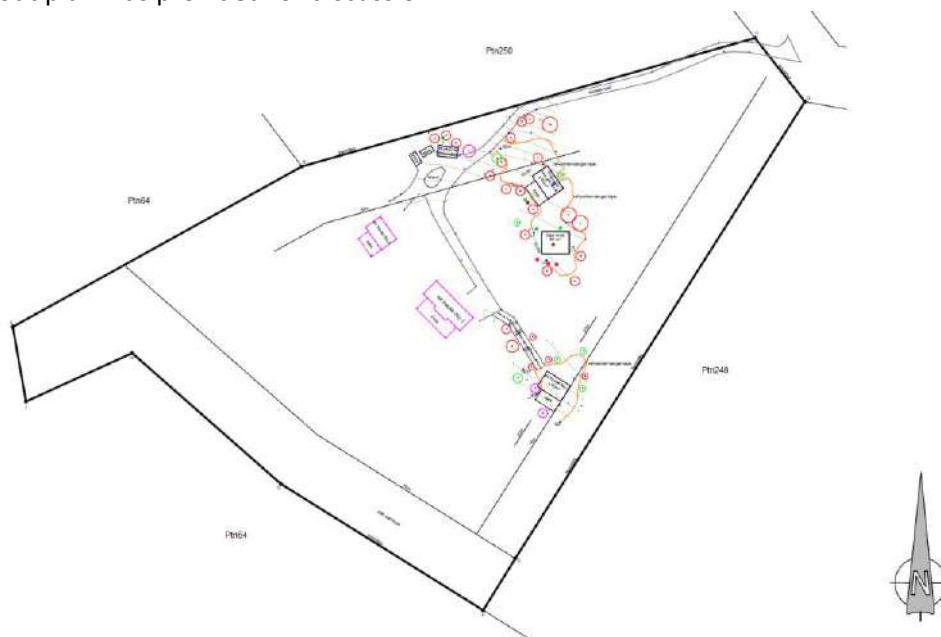
DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:			X	Directorate: Electro-technical Services
Water supply:			X	Directorate: Civil Engineering Services
Sewerage and wastewater:			X	Directorate: Civil Engineering Services
Stormwater:			X	Directorate: Civil Engineering Services
Road network:			X	Directorate: Civil Engineering Services
Telecommunication services:			X	
Other services required? Please specify.			X	
Development charges:			X	

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

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

**PART E: DISCUSSION**

A pre-application was discussed on 11 December 2024 for the rezoning of Farm 192 Portion 249, Division George from Agriculture Zone II to Open Space Zone III in order to allow for the development of a *Nature Conservation Area* with a main dwelling house and consent for tourism accommodation (three units plus ancillary facilities). The following site layout plan was provided for discussion.



### Town Planning comments

- Applicant to take note that visual impact as seen from the SANParks property and the N2 highway is a serious concern. It is advised that the applicant shows a visual representation from the mentioned locations and ensure that the proposal does not affect the existing natural skyline, ridgeline and viewsheds. Refer to image below showing views as seen from the N2 highway:



- Placement of accommodation units on the ridge line must be avoided. Rather accommodate future development behind the buildings which are visible on the above image.
- Consider screening in the design process and limit clearing of vegetation.
- The municipality is in principle not opposed to the rezoning to Open Space Zone III; however, the applicant is advised to cluster the proposed tourist accommodation units closer to each other, and in an area that is already disturbed to minimize degradation of the natural environment.
- Upon consideration of the extent of the proposed accommodation units as well as their location, the applicant is advised to justify the proposal with an environmental statement which shows placement in the least harmful location.
- Clearing of indigenous vegetation must be minimised as intended in the objective of the proposed zoning.
- The subject property falls within an OSCAE boundary. The applicant to also note that the site is incumbered by natural forest and the Wilderness Lakes area – applicant to note that these features form part of a larger environmental network and need to be taken into consideration.
- All environmental buffer areas (i.e. slope of 1:4, natural forest, etc) to be identified and indicated on the proposed site layout plan.
- Applicant to get comments from SANParks as the property falls within the SANParks management buffer area. Their comments should be considered in the design process and should therefore be obtained prior to the submission of the land use application. Comment from Cape Nature will also be required.
- All indigenous trees to be marked and indicated on the site layout plan. Comments from DFFE will be required.

- Applicant to take note, the proposed units will be limited to the accommodation of transient guests only (as per the land use description of tourist accommodation).
- Correct wording to be used on the final site layout plan (i.e. tourist accommodation unit 1, 2, etc).
- An environmental management plan will need to be established on contemplation of the nature conservation.
- It should be indicated how the proposed development will blend in with the natural environment and add to the conservation status, and not the contrary. The design of the structures should be eco-friendly and respectful to the natural elements (i.e. build into / with the elements and not remove them).
- The intended land use for the Lapa, including all other ancillary uses, must be elaborated in the formal submission.
- Motivate tourist accommodation (and not permanent accommodation) as per the Zoning Scheme.
- Access from the south-western corner should be avoided.

#### CES comments

- Access to the property is restricted to Die Vleie Road & Dune Mole servitude road.
- Access is permitted, as per the George Integrated Zoning Scheme (GISZ) 2023 regulations.
- All parking must be provided on-site, in accordance with the parking requirements specified in the GIZS 2023.
- No parking is allowed within the road reserve, and the owner may be held liable for any costs associated with parking in the road reserve.
- Normal Development Charges (DCs) will apply in accordance with the DC policy and the Town Planning By-law.
- No water and sewer services are available to the proposed development, and the developer/owner will be required to provide the applicable services. Should Municipal services be extending to this area, the developer, in terms of the applicable Bylaw's, will be required to connect and pay the applicable Development Charges
- The developer must comply with the relevant Stormwater By-law.

#### **PART F: SUMMARY / WAY FORWARD**

The land use application may be submitted subject to the comments in Part E above.

OFFICIAL: **Fakazile Vava (Town Planner)**

SIGNED:  \_\_\_\_\_

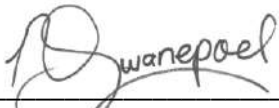
DATE: 12 December 2024

PRE-APPLICANT: **PCJ Theron**

SIGNED:  \_\_\_\_\_

DATE: 9 December 2024

OFFICIAL: **Naudica Swanepoel (Senior Town Planner)**

SIGNED:  \_\_\_\_\_

DATE: 12 December 2024

*\*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.*

# DEED OF TRANSFER

1514  
JOHANN H COETZEE ING.  
CONSTITUTION HOUSE  
KAAPSTAD

TEL: 021 424 6341 CHRISTO MULDER ATTORNEYS  
15 DALE LACE AVE  
RANDPARK RIDGE

Prepared by me



CONVEYANCER  
ABRAHAM CHRISJAN MULDER 14901

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R1600,000,00	R1220,00
Reason for exemption	Category Exemption	Exemption i.t.o. Sec/Reg Act/Proc

DATA / CAPTURE  
28-10-2020  
NOLUVO MTYATYAMBA

T 000032320 / 2020

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

**LISE COETZEE**

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

**The Trustees for the time being of HORRIDAS TRUST**  
Registration number IT2998/2002

which said Power of Attorney was signed at PRETORIA on 2 SEPTEMBER 2020

DATA / VERIFY  
02-11-2020  
JENNY VAN WYK

Lexis® Convey 17.2.20

And the appearer declared that his/her said principal had, on 30 June 2020, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**TERHEYSSTE TRADING PROPRIETARY LIMITED**  
Registration Number 2018/611421/07

or its Successors in Title or assigns, in full and free property

PORTION 249 OF FARM KLEIN KRANTZ No.192, SITUATED IN THE MUNICIPALITY AND DIVISION GEORGE, PROVINCE WESTERN CAPE  
IN EXTENT 2,2740 (TWO COMMA TWO SEVEN FOUR ZERO) Hectares

FIRST TRANSFERRED by Deed of Transfer Number T 2139/1986 with Diagram No. 11185/1985 relating thereto and held by Deed of Transfer Number T69105/2007

- A. SUBJECT to the conditions contained in Certificate of Uniform Title dated 2 August 1904 (George Freeholds Volume 14 no. 15), Deeds of Transfer no. T2224/1911, T3198/1925, T5001/1947, T7228/1911, T4145/1917, T4716/1916, T7376/1920, T638/1957, T10192/1916, T10998/1961 and T9518/1911.
- B. ENTITLED to the terms of the Endorsement dated 22 January 1980 on Deeds of Transfer no. T7222/1911, T7223/1911, T7225/1911, T7231/1911, T3198/1925, T14179/1943, T2386/1948, T1811/1952, T6142/1952, T17041/1953, T3020/1956, T639/1957, T1873/1961, T16144/1961, T10853/1962, T12623/1962, T8713/1964, T22939/1966, T22940/1966, T26868/1967, T9860/1968, T36262/1969, T12544/1971, T11472/1974, T9698/1978 and T32145/1975, held by Transferor, which reads as follows :

**\*RESTANT**

Kragtens Transportakte nr. T854/1980 hede gedateer is die restant van die binnegemelde eiendom groot 310,6506 ha.

1. geregtig op 'n serwitoutpad 20 meter wyd; die noord-oostelike grens van die serwitoutpad aangetoon deur die lyne 06 P6, P6 Q6 en Q6 R6 op Kaart 7115/78 geheg aan bogemelde Transportakte;
2. geregtig op 'n serwitoutpad 20 meter wyd; die noord-oostelike grens van die serwitoutpad aangetoon deur die lyne A1 S6 en S6 T6 op Kaart 7115/78 geheg aan bogemelde Transportakte, oor gedeelte 68 van die Plaas Klein Krantz nr. 192 groot 488,9102 ha gehou kragtens bogemelde Transportakte.

Soos meer volledig blyk uit gesegde Transportakte\*

- C. SUBJECT FURTHER as contained in Deed of Transfer no. T2139/1986 to a Servitude Right of Way in favour of the General Public, as indicated by the figure A x y E F G H J on Diagram no. 11185/1984.

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

**The Trustees for the time being of HORRIDAS TRUST**  
Registration number IT2998/2002

heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

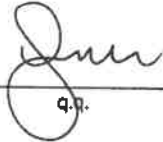
**TERHEYSSTE TRADING PROPRIETARY LIMITED**  
Registration Number 2018/611421/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R1 600 000,00 (ONE MILLION SIX HUNDRED THOUSAND RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on

2020-10-14

  
\_\_\_\_\_

In my presence

  
\_\_\_\_\_  
REGISTRAR OF DEEDS

**CONVEYANCER  
CERTIFICATE**

## CONVEYANCER CERTIFICATE

I, the undersigned,

**STEPHANUS ABRAHAM ROUX**

hereby confirm that a search was conducted in the Deeds Registry Cape Town regarding the following property (including current and earlier title deeds / pivot deeds / deeds of transfer):

**PORTION 249 OF FARM KLEIN KRANTZ NO. 192,  
SITUATED IN THE MUNICIPALITY AND DIVISION GEORGE  
PROVINCE OF THE WESTERN CAPE**

**IN EXTEND 2,2740 (TWO COMMA TWO SEVEN FOUR ZERO) HECTARES**

**HELD BY DEED OF TRANSFER NUMBER T32320/2020**  
(the Property)

Application is made:

1. in terms of Section 15(2)(a) of the George Land Use Planning By-Law, 2023 for rezoning of the property from Agricultural Zone II to Open Space Zone III (*nature conservation area that includes one dwelling as a primary right*).
2. in terms of Section 15(2)(o) of the George Land Use Planning By-Law 2023, for a consent use for 3 tourist accommodation units (*1 unit already existing as approved before as a second dwelling*) including a recreational facility in the form of a lapa.
3. in terms of Section 15(2)(b) of the George Land Use Planning By-Law, 2023 for a departure for the relaxation of building lines as follows:
  - 3.1 eastern boundary building line from 20m to 15m iro new tourist unit no. 3.
  - 3.2 western boundary building line.



- 3.2.1 from 20m to 5m iro container store no. 1.
- 3.2.2 from 20m to 4.5m iro container store no. 2.
- 3.2.3 from 20m to 5m iro container staff accommodation.

In respect of the above I hereby certify that no restrictive condition/s exist in the said deeds that prohibit the subject matter in par 1 to 3 of the application.

DATED at GEORGE on this 23rd day of March 2026.



SA ROUX  
CONVEYANCER

**POWER OF  
ATTORNEY & CIPC**

## POWER OF ATTORNEY

to

### FORMAPLAN (TOWN AND REGIONAL PLANNERS)

I, **S.P.T. Botes**, the undersigned, and only director of **TERHEYTE TRADING (PTY) LTD**, the registered owner of **Ptn 249 of Farm Klein Krantz no 192, George**, hereby appoint Philip Theron of *Formaplan Town Planners*, to be my sole agent to apply to the George Municipality:

1. in terms of Section 15(2)(a) of the George Land Use Planning By-Law, 2023 for rezoning of the property from Agricultural Zone II to Open Space Zone III (*nature conservation area that includes one dwelling as a primary right*).
2. in terms of Section 15(2)(o) of the George Land Use Planning By-Law, 2023 for a consent use for 3 tourist accommodation units (*of which 1 unit exists as approved before as a second dwelling*) including a recreational facility in the form of a lapa.
3. in terms of Section 15(2)(b) of the George Land Use Planning By-Law, 2023 for a departure for the relaxation of building lines as follows:
  - 3.1 eastern boundary building line from 20m to 15m iro new tourist unit no. 3.
  - 3.2 western boundary building line
    - 3.2.1 from 20m to 5m iro container store no. 1.
    - 3.2.2 from 20m to 4.5m iro container store no. 2.
    - 3.2.3 from 20m to 5m iro container staff accommodation.



---

S.P.T. Botes

20/03/2026

Date



**COMPANIES AND INTELLECTUAL PROPERTY COMMISSION  
REPUBLIC OF SOUTH AFRICA**

**FORM COR 14.3 - REGISTRATION CERTIFICATE**

Issue date: 27/11/2018  
Print date: 27/11/2018  
Customer code: AUSTEN  
Tracking number: 9151284508

**Concerning:**

**TERHEYTE TRADING (Pty) Ltd 2018/611421/07**

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

In accordance with the Notice of Incorporation, the registration of the company takes effect on 27/11/2018.

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

**Commissioner: CIPC**

**About this Notice**

This Notice is issued in terms of section 14 of the Companies Act, 2008, and Regulation 14 of the Companies Regulations, 2011. If the Commission has altered the name of the company, in terms of section 14 (2) (b), the company may file an amended Notice of Incorporation to change the name.

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

The Companies and Intellectual Property Commission of South Africa  
P.O. Box 429, Pretoria, 0001, Republic of South Africa  
Docex 256, Pretoria  
Contact centre 066 100 2472  
[www.cipc.co.za](http://www.cipc.co.za)



**Certificate issued by the Companies and Intellectual Property Commission  
on Tuesday, November 27, 2018 04:30  
Registration Certificate**



Registration number	2018 / 611421 / 07
Enterprise name	TERHEYSSTE TRADING (PTY) LTD
Enterprise shortened name	NOT APPLICABLE
Enterprise translated name	NOT APPLICABLE
Registration date	27/11/2018
Business start date	27/11/2018
Enterprise type	PRIVATE COMPANY
Enterprise status	IN BUSINESS
Financial year end	FEBRUARY
Type of MOI	STANDARD (COR15.1A)
Main business/main object	BUSINESS ACTIVITIES NOT RESTRICTED.
Postal address	18 JOCHEM VAN BRUGGEN STREET GHOLFSIG MIDDELBURG MPUMALANGA 1055
Address of registered office	24 AG VISSER STREET GHOLFSIG MIDDELBURG MPUMALANGA 1055

The Companies and Intellectual Property Commission of South Africa  
P.O. Box 429, Pretoria, 0001, Republic of South Africa  
Docex 256, Pretoria  
Contact centre 066 100 2472  
[www.cipc.co.za](http://www.cipc.co.za)



**Certificate issued by the Companies and Intellectual Property Commission  
on Tuesday, November 27, 2018  
Registration Certificate**



**Registration number** 2018/611421/07  
**Enterprise name** TERHEYSSTE TRADING (PTY) LTD

**Auditors**

**Directors**

Surname and first names	Status	ID number or date of birth	Director type	Appointment date	Addresses
BOTES, STEPHANUS PETRUS TERBLANCHES	ACTIVE	8501115082082	DIRECTOR	27/11/2018	<b>Postal</b> 24 AG VISSER STREET, GHOLFSIG, MIDDELBURG, MPUMALANGA, 1055 <b>Residential</b> 24 AG VISSER STREET, GHOLFSIG, MIDDELBURG, MPUMALANGA, 1055

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





**COR 14.1**

Registration Number: K2018611421  
Enterprise Name: TERHEYSSTE TRADING



Tracking Number: 9151284508



Customer Code: AUSTEN

**INCORPORATOR DETAILS**

Full Name: **BOTES STEPHANUS PETRUS TERBLANCHES**  
Identity / Registration No: **8501115082082**  
Postal Address: **24 AG VISSER STREET, GHOLFSIG, MIDDELBURG, MPUMALANGA, 1055**

1. The incorporators have incorporated a juristic person to be registered as a:

**Private Company**

2. The incorporation of the company is to take effect on:

**27 November 2018**

3. The company's first financial year will end on:

**February**

4. The company's registered office address is:

Postal Address  
**18 JOCHEM VAN BRUGGEN  
STREET, GHOLFSIG, MIDDELBURG,  
MPUMALANGA, 1055**

Physical Address  
**24 AG VISSER STREET, GHOLFSIG,  
MIDDELBURG, MPUMALANGA, 1055**

5. Number of initial director(s) of the company as listed in Annexure A

**1**

6. The company name is:

**TERHEYSSTE TRADING**

7. The company's Memorandum of Incorporation, attached in form CoR 14.1  
has no provisions of the type contemplated in section 15(2)(b) or (c).

I declare that the information in this application is true. If I am not the Applicant, I declare  
that the Applicant has authorised me to make this application.

Signature

Date

**Certificate issued by the Commissioner of Companies & Intellectual  
Property Commission on Wednesday, November 28, 2018 at 18:54**



Companies and Intellectual  
Property Commission  
a member of the dti group

**Notice of Incorporation**

**COR 14.1A**

Registration Number: K2018611421  
Enterprise Name: TERHEYTE TRADING



**Tracking Number: 9151284508**



**Customer Code: AUSTEN**

**INITIAL DIRECTOR DETAILS**

Full Name	Occupation	ID Number / Date of Birth & Country	Appoint. Date	Cellphone Number	Address
BOTES, STEPHANUS PETRUS TERBLANCHES		8501115082082 South Africa	27/11/2018	0609632717	Postal: 24 AG VISSER STREET, GHOLFSIG, MIDDELBURG, MPUMALANGA, 1065  Residential: 24 AG VISSER STREET, GHOLFSIG, MIDDELBURG, MPUMALANGA, 1055

*The incorporators confirm that each person named above has consented to being appointed in terms of section 66(7)(b) as a director of the company, whose Memorandum of Incorporation is attached.*



**Certificate issued by the Commissioner of Companies & Intellectual Property Commission on Wednesday, November 28, 2018 at 18:54**



Companies and Intellectual Property Commission

a member of the dti group

**COR14.3: Registration Certificate**

Registration Number: 2018 / 611421 / 07  
Enterprise Name: TERHEYSSTE TRADING

**ENTERPRISE INFORMATION**

Registration Number: 2018 / 611421 / 07  
Enterprise Name: TERHEYSSTE TRADING  
Registration Date: 27/11/2018  
Business Start Date: 27/11/2018  
Enterprise Type: Private Company  
Enterprise Status: In Business  
Financial Year End: February

Addresses	<u>POSTAL ADDRESS</u>	<u>ADDRESS OF REGISTERED OFFICE</u>
	18 JOCHEM VAN BRUGGEN STREET GHOLFSIG MIDDELBURG MPUMALANGA 1055	24 AG VISSER STREET GHOLFSIG MIDDELBURG MPUMALANGA 1055

**ACTIVE MEMBERS / DIRECTORS**

Surname and First Names	Type	ID Number / Date of Birth	Appointment Date	Addresses
BOTES, STEPHANUS PETRUS TERBLANCHES	Director	8501115082082	27/11/2018	Postal: 24 AG VISSER STREET, GHOLFSIG, MIDDELBURG, MPUMALANGA, 1055 Residential: 24 AG VISSER STREET, GHOLFSIG, MIDDELBURG, MPUMALANGA, 1055



Certificate issued by the Commissioner of Companies & Intellectual Property Commission on Wednesday, November 28, 2018 at 18:54



Companies and Intellectual Property Commission  
a member of the dli group

Memorandum of Incorporation

**COR 15.1A**

Registration Number: K2018611421  
Enterprise Name: TERHEYTE TRADING



Tracking Number: 9151284508



Customer Code: AUSTEN

MEMORANDUM OF INCORPORATION  
OF  
TERHEYTE TRADING

which is a private company, has at least 1 directors(s), 1 incorporators and 0 alternate director(s), is authorised to issue no more than 1 000.00 share(s) of a single class of shares as described in Article 2, and is referred to in the rest of this Memorandum of Incorporation as "the Company".

In this Memorandum of Incorporation -

- a) a reference to a section by number refers to the corresponding section of the Companies Act 2008;
- b) words that are defined in the Companies Act, 2008 bear the same meaning in this Memorandum as in that Act.

**Adoption of Memorandum of Incorporation**

This Memorandum of Incorporation was adopted by the incorporators of the Company, in accordance with section 13 (1), as evidenced by the following signatures made by each of them, or on their behalf.

Full Name of Incorporator	ID or Passport Number	Cellphone Number	Email Address	Address
BOTES, STEPHANUS PETRUS TERBLANCHES	8501115082082	0609632717	SPT.BOTES@GMAIL.COM	Postal: 24 AG VISSER STREET, GHOLFSIG, MIDDELBURG, MPUMALANGA, 1055  Residential: 24 AG VISSER STREET, GHOLFSIG, MIDDELBURG, MPUMALANGA, 1055
				
				
Signature				Date





**Memorandum of Incorporation**

**COR 15.1A**

Registration Number: K2018611421  
Enterprise Name: TERHEYSSTE TRADING



**Tracking Number: 9151284508**



**Customer Code: AUSTEN**

**Article 1 - Incorporation and Nature of the Company**

**1.1 Incorporation**

- (1) The Company is incorporated as a private company, as defined in the Companies Act, 2008
- (2) The Company is incorporated in accordance with, and governed by -
  - (a) the provisions of the Companies Act, 2008 without any limitations, extension, variation or substitution; and
  - (b) the provisions of this Memorandum of Incorporation.

**1.2 Powers of the Company**

- (1) The Company is not subject to any provision contemplated in section 15 (2) (b) or (c).
- (2) The purposes and powers of the Company are not subject to any restriction, limitation or qualification, as contemplated in section 19 (1) (b) (ii).

**1.3 Memorandum of Incorporation and Company Rules**

- (1) This Memorandum of Incorporation of the Company may be altered or amended only in the manner set out in section 16, 17 or 152 (6) (b).
- (2) The authority of the Company's Board of Directors to make rules for the Company, as contemplated in section 15 (3) to (5), is not limited or restricted in any manner by this Memorandum of Incorporation.
- (3) The Board must publish any rules made in terms of section 15 (3) to (5) by delivering a copy of those rules to each shareholder by ordinary mail
- (4) The Company must publish a notice of any alteration of the Memorandum of Incorporation or the Rules, made in terms of section 17 (1), by delivering a copy of the notices to each shareholder by ordinary mail.

**1.4 Optional provisions of Companies Act, 2008 do not apply**

- (1) The Company does not elect, in terms of section 34 (2), to comply voluntarily with the provisions of Chapter 3 of the Companies Act, 2008.
- (2) The Company does not elect, in terms of section 118 (1) (c) (ii), to submit voluntarily to the provisions of Parts B and C of Chapter 5 of the Companies Act, 2008, and to the Takeover Regulations provided for in that Act.

**Articles 2 - Securities of the Company**

**2.1 Securities**

- (1) The Company is authorised to issue no more than the number of shares of a single class of shares with no nominal or par value as shown on the cover sheet, and each such issued share entitles the holder to -
  - (a) vote on any matter to be decided by a vote of shareholders of the company;
  - (b) participate in any distribution of profit to the shareholders; and
  - (c) participate in the distribution of the residual value of the company upon its dissolution.
- (2) The Company must not make an offer to the public of any of its securities and an issued share must not be transferred to any person other than-
  - (a) the company, or a related person;
  - (b) a shareholder of the company, or a person related to a shareholder of the company;
  - (c) a personal representative of the shareholder or the shareholder's estate;
  - (d) a beneficiary of the shareholder's estate; or
  - (e) another person approved by the company before the transfer is affected.
- (3) The pre-emptive right of the Company's shareholders to be offered and to subscribe for additional shares, as set



**Certificate issued by the Commissioner of Companies & Intellectual  
Property Commission on Wednesday, November 28, 2018 at 18:54**



Companies and Intellectual  
Property Commission  
a member of the dti group

**Memorandum of Incorporation**

**COR 15.1A**

Registration Number: K2018811421  
Enterprise Name: TERHEYSSTE TRADING



Tracking Number: 9151284508



Customer Code: AUSTEN

- (a) out in section 39, is not limited, negated or restricted in any manner contemplated in section 39 (3), or subject to any conditions contemplated in that section.
- (4) This memorandum of incorporation does not limit or restrict the authority of the Company's Board of Directors to -
- (a) authorise the company to issue secured or unsecured debt instruments, as set out in section 43 (2); or
  - (b) grant special privileges associated with any debt instruments to be issued by the company, as set out in section 43 (3);
  - (c) authorise the Company to provide financial assistance to any person in relation to the subscription of any option or securities of the Company or a related or inter-related company, as set out in section 44;
  - (d) approve the issuing of any authorised shares of the Company as capitalisation shares, as set out in section 47 (1); or
  - (e) resolve to permit shareholders to elect to receive a cash payment in lieu of the capitalisation share, as set out in section 47 (1).

**2.2 Registration of beneficial interests**

The authority of the Company's Board of Directors to allow the Company's issued securities to be held by and registered in the name of one person for the beneficial interest of another person, as set out in section 56 (1), is not limited or restricted by this Memorandum of Incorporation.

**Article 3 - Shareholders and Meetings**

**3.1 Shareholders' right to information**

Every person who has a beneficial interest in any of the Company's securities has the rights to access information set out in section 26 (1).

**3.2 Shareholders' authority to act**

- (1) If, at any time, there is only one shareholder of the company, the authority of that shareholder to act without notice or compliance with any other internal formalities, as set out in Section 57 (2), is not limited or restricted by this Memorandum of Incorporation.
- (2) If, at anytime, every shareholder of the Company is also a director of the Company, as contemplated in section 57 (4), the authority of the shareholders to act without notice or compliance with any other internal formalities, as set out in that section is not limited or restricted by this Memorandum of Incorporation.

**3.3 Shareholder representation by proxies**

- (1) This Memorandum of incorporation does not limit, restrict or vary the right of a shareholder of the Company -
  - (a) to appoint 2 or more persons concurrently as proxies, as set out in section 58 (3) (a); or
  - (b) to delegate the proxy's powers to another person, as set out in section 58 (3) (b).
- (2) The requirement that a shareholder must deliver to the Company a copy of the instrument appointing a proxy before that proxy may exercise the shareholder's rights at a shareholders meeting, as set out in section 58 (3) (c) is not varied by this Memorandum of Incorporation.
- (3) The authority of a shareholder's proxy to decide without direction from the shareholder whether to exercise, or abstain from exercising, any voting right of the shareholder, as set out in section 58 (7) is not limited or restricted by this Memorandum of Incorporation.

**3.4 Record date for exercise of shareholder rights**

If, at any time, the Company's Board of Directors fails to determine a record date, as contemplated in section 59, the record date for the relevant matter is as determined in accordance with section 59 (3).





**Memorandum of Incorporation**

**COR 15.1A**

Registration Number: K2018611421  
Enterprise Name: TERHEYS TE TRADING



**Tracking Number: 9151284508**



**Customer Code: AUSTEN**

**3.5 Shareholders meetings**

- (1) The Company is not required to hold any shareholders meetings other than those specifically required by the Companies Act, 2008.
- (2) The right of the shareholders to requisition a meeting, as set out in section 61 (3), may be exercised by the holders of at least 10% of the voting rights entitled to be exercised in relation to the matter to be considered at the meeting.
- (3) The authority of the Company's Board of Directors to determine the location of any shareholders meeting, and the authority of the Company to hold any such meeting in the Republic or in any foreign country, as set out in section 61 (9) is not limited or restricted by this Memorandum of Incorporation.
- (4) The minimum number of days for the Company to deliver a notice of a shareholders meeting to the shareholders, is as provided for in section 62 (1).
- (5) The authority of the Company to conduct a meeting entirely by electronic communication, or to provide for participation in a meeting by electronic communication, as set out in section 63 is not limited or restricted by this Memorandum of Incorporation.
- (6) The quorum requirement for a shareholders meeting to begin, or for a matter to be considered is as set out in section 64 (1) without variation.
- (7) The time periods allowed in section 64 (4) and (5) apply to the Company without variation.
- (8) The authority of a meeting to continue to consider a matter, as set out in section 64 (9) is not limited or restricted by this Memorandum of Incorporation.
- (9) The maximum period allowable for an adjournment of a shareholders meeting is as set out in section 64 (13), without variation.

**3.6 Shareholders resolutions**

- (1) For an ordinary resolution to be adopted at a shareholders meeting, it must be supported by the holders of more than 50% of the voting rights exercised on the resolution, as provided in section 65 (7).
- (2) For a special resolution to be adopted at a shareholders meeting, it must be supported by the holders of at least 75% of the voting rights exercised on the resolution, as provided in section 65 (9).
- (3) A special resolution adopted at a shareholders meeting is not required for a matter to be determined by the Company, except those matters set out in section 65 (11), or elsewhere in the Act.

**Article 4 - Directors and Officers**

**4.1 Composition of the Board of Directors**

- (1) The Board of Directors of the Company comprises at least the number of directors, and alternate directors shown on the cover sheet, each of whom is to be elected by the holders of the company's securities as contemplated in section 68.
- (2) The manner of electing directors of the Company is as set out in section 68 (2), and each elected director of the Company serves for an indefinite term, as contemplated in section 68 (1).

**4.2 Authority of the Board of Directors**

- (1) The authority of the Company's Board of Directors to manage and direct the business and affairs of the Company, as set out in section 68 (1) is not limited or restricted by this Memorandum of Incorporation.
- (2) If, at anytime, the Company has only one director, as contemplated in section 57 (3), the authority of that director to act without notice or compliance with any other internal formalities, as set out in that section is not limited or restricted by this Memorandum of Incorporation.
- (3) The Company's Board of Directors must not register the transfer of any shares unless the conditions for the





**Memorandum of Incorporation**

**COR 15.1A**

Registration Number: K2018611421  
Enterprise Name: TERHEYSSTE TRADING



Tracking Number: 9151284508



Customer Code: AUSTEN

transfer contemplated in article 2.1 (2) have been met.

**4.3 Directors' Meetings**

- (1) The right of the Company's directors to requisition a meeting of the Board, as set out in section 73 (1), may be exercised by at least 25% of the directors, if the board has 12 or more members, or by 2 (two) directors, in any case.
- (2) This memorandum of incorporation does not limit or restrict the authority of the Company's Board of Directors to -
  - (a) conduct a meeting entirely by electronic communication, or to provide for participation in a meeting by electronic communication, as set out in section 73 (3); or
  - (b) determine the manner and form of providing notice of its meetings, as set out in section 73 (4); or
  - (c) proceed with a meeting despite a failure or defect in giving notice of the meeting, as set out in section 73 (5), or
  - (d) consider a matter other than at a meeting, as set out in section 74.

**4.4 Directors compensation and financial assistance**

This Memorandum of Incorporation does not limit the authority of the Company to -

- (a) pay remuneration of the Company's directors, in accordance with a special resolution approved by the Company's shareholders within the previous two years, as set out in section 68 (9) and (10);
- (b) advance expenses to a director, or indemnify a director, in respect of the defence of legal proceedings, as set out in section 78 (4);
- (c) indemnify a director in respect of liability, as set out in section 78 (5); or
- (d) purchase insurance to protect the Company, or a director, as set out in section 78 (7).



ORIGINAL ALLOTMENT

## SHARE CERTIFICATE

### TERHEYTE TRADING (PTY) LTD

(Incorporated in the Republic of South Africa)

Registration No. 2018/611421/07

This is to certify that the undermentioned is the registered proprietor of fully paid up shares as shown below in the capital of the above company, subject to the Memorandum of Incorporation of the company

NAME AND ADDRESS	CLASS OF SHARES	NOMINAL AMOUNT	REF. NO.	DATE	CERT. NO.	NUMBER OF SHARES
STEPHANUS PETRUS TERBLANCHE BOTES (ID No 850111 5082 08 2) 24 AG VISSEER STREET GHOLFSIG MIDDELBURG 1055	ORDINARY NO PAR VALUE	0.00	A1	27/11/2018	1	100



SECRETARY



DIRECTOR

DIRECTOR

## TERHEYTE TRADING (PTY) LTD

### MINUTES OF A MEETING OF THE INCORPORATORS OF THE MEMORANDUM OF INCORPORATION OF THE COMPANY HELD AT JOHANNESBURG ON 27 NOVEMBER 2018

**PRESENT :** STEPHANUS PETRUS TERBLANCHE BOTES

**CHAIRPERSON :** STEPHANUS PETRUS TERBLANCHE BOTES  
was elected chairperson of the meeting.

**NOTICE OF MEETING :** Notice of the Meeting was waived as all incorporators were present.

**MEMORANDUM OF INCORPORATION :** The Chairperson reported that the company was registered on the 27 NOVEMBER 2018 , per registration number 2018/611421/07 The original Memorandum of Incorporation was tabled and adopted.

**AUTHORISED SHARE CAPITAL :** It was noted that the authorised share capital of the company was 1000 (One Thousand) Ordinary No Par Value Shares

**ALLOTMENT OF SHARES :** It was noted that the following shares had been subscribed for and issued :  
100 Shares Issued = 100% shareholding issued as follows:  
100 Shares Issued to STEPHANUS PETRUS TERBLANCHE BOTES, per Certificate #1

**SHARE CERTIFICATES :** That on the allotment and issue of any shares in the company any two directors, signing jointly, unless there is only one director, then such director, be hereby authorised to issue, sign and deliver the required share certificates.

**DIRECTORS :** It was noted that the first director/s of the company that have been appointed on incorporation is / are  
STEPHANUS PETRUS TERBLANCHE BOTES

**AUDITORS :** It was noted that the first appointed auditors of the company are NO AUDIT REQUIRED - no auditor appointed

**PUBLIC OFFICER :** It was noted that the appointed public officer of the company would be  
STEPHANUS PETRUS TERBLANCHE BOTES

**REGISTERED OFFICE :** It was noted that the registered office of the company was situated at :  
24 AG VISSER STREET  
GHOLFSIG  
MIDDELBURG, 1055

**FINANCIAL YEAR END :** It was noted that the year end of the company was registered as being the end FEBRUARY

**CLOSURE :** There being no further business, the meeting was closed at 10H30

CONFIRMED - A TRUE RECORD :



STEPHANUS PETRUS TERBLANCHE BOTES  
CHAIRPERSON

## SG DIAGRAM

SYE METERS		RIGTINGS-HOEKE	KOÖRDINATE (alles plus) Stelsel Lo 23° X	
		Konstantes	Y	X
			± 0, 00	+ 3700 000, 00
AB	108,53	240.58.43	A 32 245,04	63 051,92
BC	154,62	254.10.24	B 32 150,14	62 999,27
CD	26,56	321.54.33	C 32 001,38	62 957,10
DE	177,54	32.22.37	D 31 985,00	62 978,00
EF	20,00	31.48.30	E 32 080,07	63 127,94
FG	78,33	121.59.01	F 32 090,61	63 144,94
GH	65,00	131.18.49	G 32 157,05	63 103,45
HJ	38,29	65.29.48	H 32 205,87	63 060,54
JA	24,88	169.58.38	J 32 240,71	63 076,42
		228 Knys 31	△ 31 442,81	61 120,07
		229 Knys 32	△ 33 944,40	63 411,29

11185-84

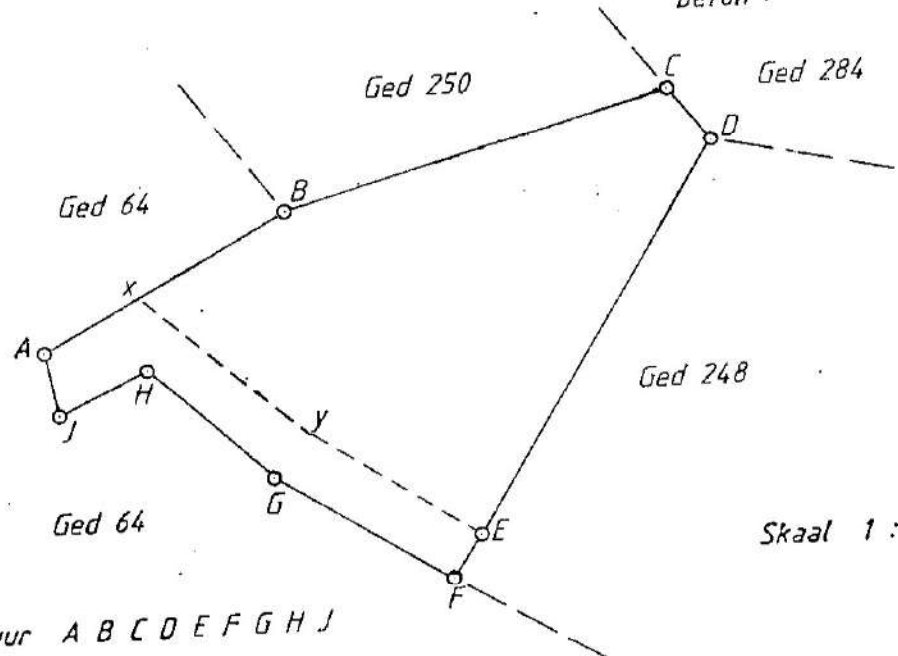
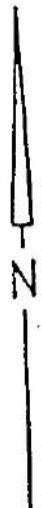
Goedgakeur  
*[Signature]*  
Landmeter-generaal  
1985-01-18

Serwituutnota

Die figuur A x y E F G H J  
stel voor 'n Serwituut Reg-van-weg  
volgens Algemene Plan No.

Bakenbeskrywing

A B F G H J - 12mm ysterpen in  
150 x 150mm beton baken wat  
200mm uitsteek  
C D E - 20 x 900mm ysterpen in  
beton.



Die figuur A B C D E F G H J  
stel voor 2,2740 hektaar grond, synde

**GEDEELTE 249**  
**van die Plaas KLEIN KRANTZ No. 192**

geleë in die Administratiewe Distrik George  
Provinsie Kaap die Goeie Hoop  
Opgemeet in Julie en Augustus 1984  
deur ons

*[Signature]* Bvd Walt  
Landmeters

Hierdie kaart is geheg aan  
Transportkorte  
No.  
gedateer T. 2139/1986  
t.g.v.

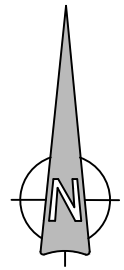
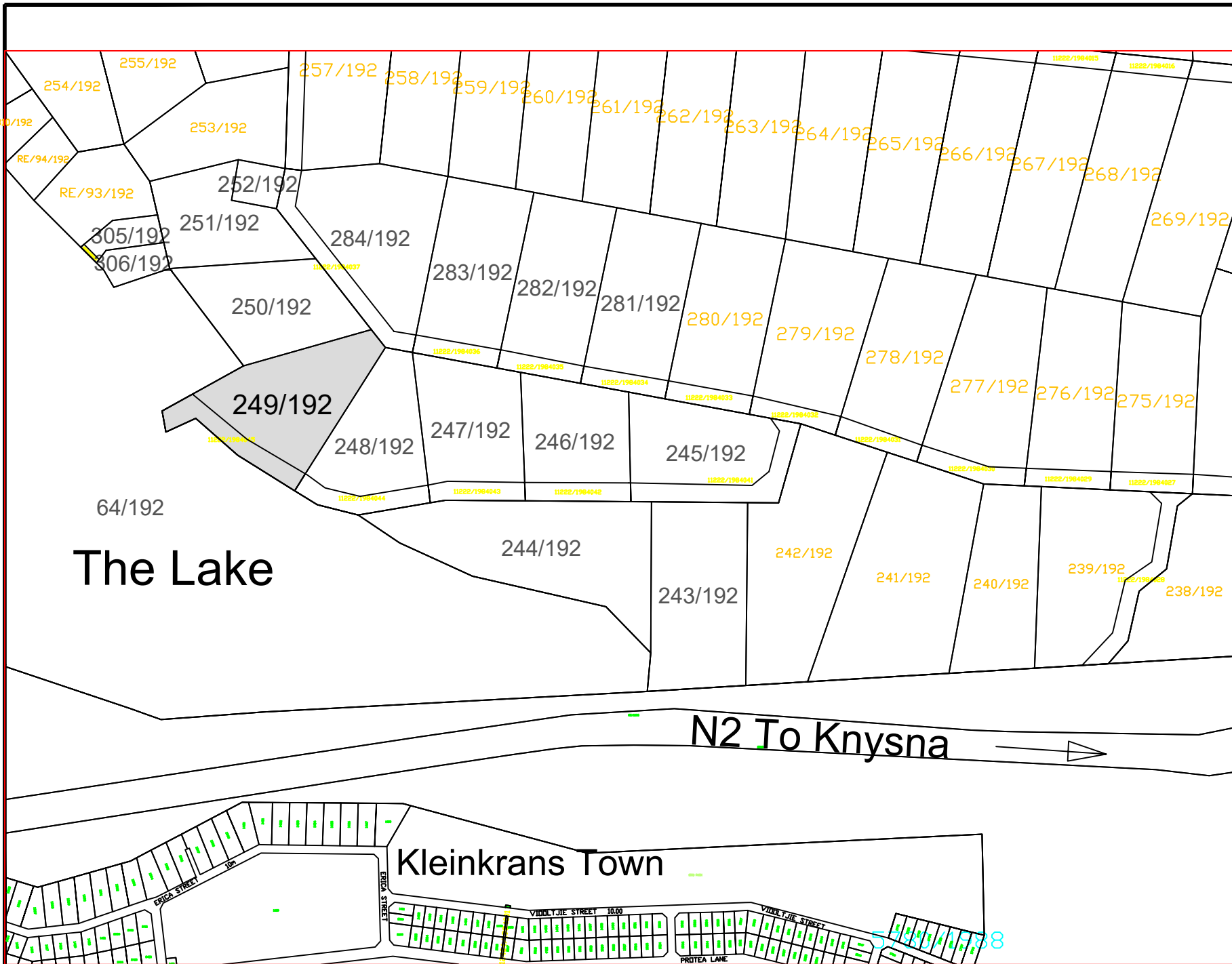
Die oorspronklike kaart is  
No. 11221/84 geheg aan  
Transport/Grondbrief  
No. Geo. 2. 14 - 15

Laer No. Geor 192  
M.S. No. E 3158/84  
Komp. BL-8CDC (4142)  
Alg. Plan Nr. 10830

BvdW

C

## **LOCALITY PLAN**



NOTE / NOTA  
 Alle mates op die plan is by benadering en moet deur 'n landmeter bevestig word.  
 All measurements on this plan are approximate and must be verified by a landsurveyor.

Kopiereg Voorbehou Copyright Reserved

Klient: Mr Terblanche Botes  
 Client: Mr Terblanche Botes

**FORMAPLAN** cc  
 STAIRS- & STREEKSBEPLANNERS  
 TOWN- & REGIONAL PLANNERS  
 P.O. Box 9824, George 6530 / 8 St. John St  
 Tel: (044) 873-6365 Fax: (044) 874-5632

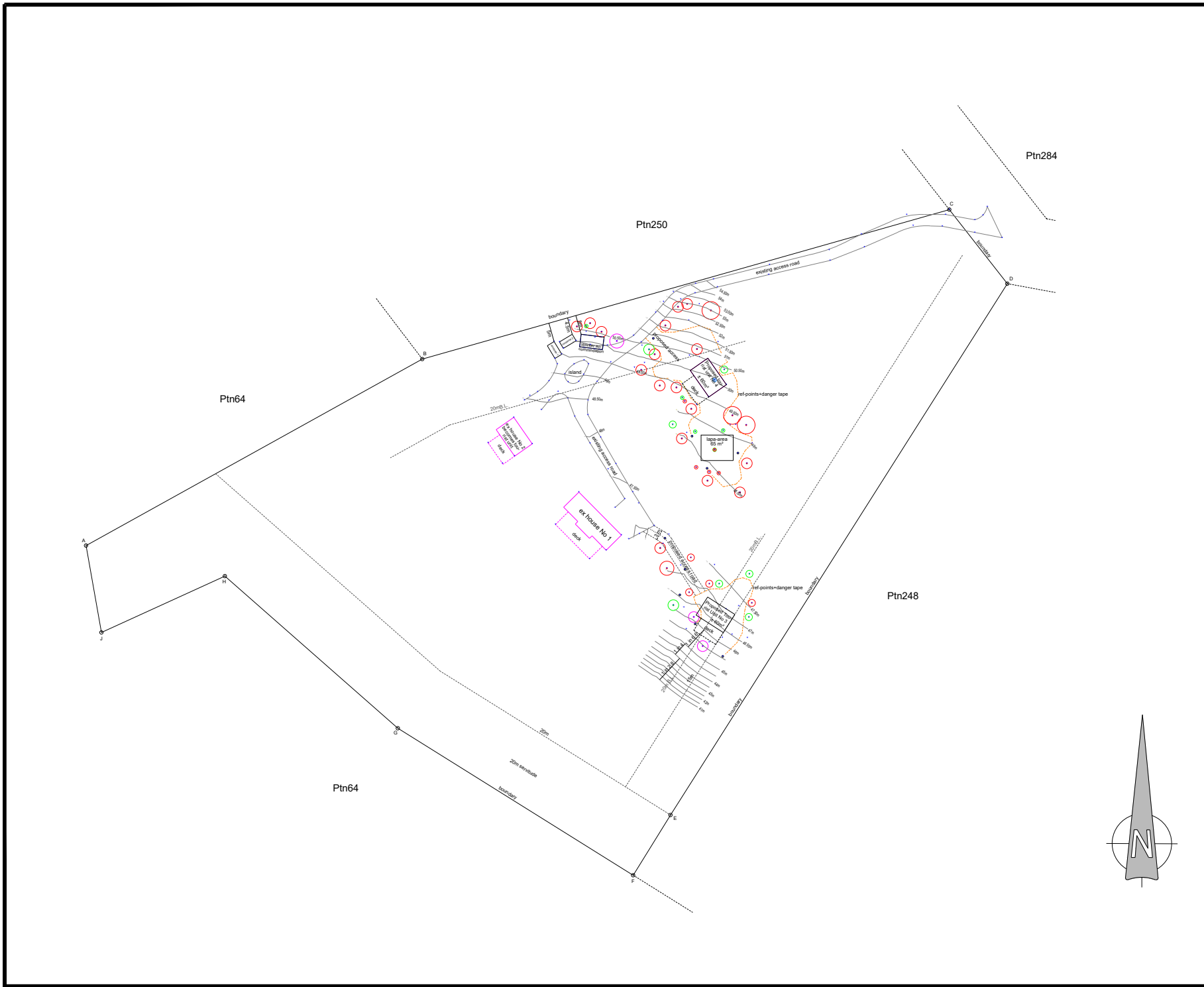
Projek: REZONING & CONSENT USE  
 Project: REZONING & CONSENT USE

Titel: LOCALITY PLAN  
 Title: LOCALITY PLAN

Eiendom: Ptn 249 of Farm Klein Krantz 192.  
 Property: Ptn 249 of Farm Klein Krantz 192.

Skaal: NTS Scales: NTS  
 Tekening Nummer: 1:1  
 Drawing Number: 1:1  
 Datum: December 2024 Date: 249 2.1

# SITE PLAN



# LEGEND

It is proposed to rezone the property to Open Space Zone III to permit 1 primary dwelling (blg no. 1 on plan - exist.) and 3 tourist accommodation units (blg no. 2 exist. plus blgs nos. 3 & 4) as well as a recreational lapa and 3 containers to be used as staff housing (one new unit) & storage (2 exist.)

Names of trees surveyed under supervision of environmental consultant.

- Cheesewood (red circle)
- Milkwood (green circle)
- Unknown (pink circle)
- Candlewood (blue circle)

## NOTE / NOTA

Alle mates op die plan is by benadering en moet deur 'n landmeter bevestig word.

All measurements on this plan are approximate and must be verified by a landsurveyor.

Kopiereg Voorbehou Copyright Reserved

Klient: **Mr Terblanche Botes (Terheyste)** Client:



Projek: **Rezoning, Consent Use & Departure** Project:

Titel: **Site Plan** Title:

Eiendom: **Ptn 249 of Farm 192, Kleinkrantz** Property:

Skaal: <b>1:1000 on A3 Plot</b>	Scale: <b>1:1000 on A3 Plot</b>	Tekening Nommer: <b>249/192 1.1</b>
Datum: <b>April 2026</b>	Date: <b>April 2026</b>	Drawing Number: <b>249/192 1.1</b>

**PREVIOUS OSCAE  
PERMIT**

Collab Ref. No: 17186442

Date: 27 January 2021

T Botes  
24 AG Visser Avenue  
Golfsig  
**MIDDELBURG**  
1050

**EMAIL**

**APPLICATION FOR AN OSCA PERMIT: EARTHWORKS AND VEGETATION CLEARING ON FARM KLEINKRANTZ 192/249, DIVISION GEORGE.**

The above application for an OSCAE permit refers.

**A. DESCRIPTION OF THE ACTIVITY**

The proposed activity entails the construction of a primary dwelling unit, second dwelling unit and driveway on Kleinkrantz 192/249, Division George.

These activities will trigger activities related to:

1. Earthworks, through excavation, moving of soil, sand or rock;
2. Disturbance of vegetation, by cutting and the removal of vegetation.

*Note: A separate DAFF license must be obtained for the removal of indigenous forest or the pruning or felling of protected trees.*

**B. LOCATION**

The property is located on the plateau between the Garden Route National Park and the Lower and Higher Langvelei lakes to the north and the N2 to the south. It is accessed via a private servitude right of way off the N2.

**C. APPLICANT**

T Botes  
24 AG Visser Avenue  
Golfsig  
**MIDDELBURG**  
1050

Tel: 060 963 2717  
Email: [spt.botes@gmail.com](mailto:spt.botes@gmail.com)

**D. ENVIRONMENTAL CONSULTANT**

Andrew West Consulting  
P.O. Box 9187  
**GEORGE**  
6530

## E. SITE VISIT (S)

The property falls in a CBA area characterised by the presence of least threatened coastal forest thicket. The vegetation where the proposed new structures will be built consists of indigenous forest thicket with patches of coastal fynbos, with some individual protected tree species. Sporadic alien shrubs and alien trees (pine) are also found there. Most of the development footprint will be on a part of the property where it will have the lowest possible impact on the sensitive and protected natural environment.

The design, materials, positioning and construction of the proposed structures considers the sensitivity of the site. The dwelling houses will have a light environmental footprint with the owners opting for raised timber structures on poles. Disturbance will be kept to the minimum with the existing access path on the site being used for access.

## F. PUBLIC PARTICIPATION PROCESS

Due to the localised nature of the activity and as the owners are exercising their primary rights, it was not deemed necessary to advertise the proposal. Comments were obtained from the relevant commenting bodies and state institutions.

Both WALEAF and DAFF requested that the access path be designed to meander around the mature indigenous trees to avoid the unnecessary removal thereof. WALEAF also requested that the units are moved slightly to have minimal impact on the forest. DAFF indicated that they are satisfied that the position of the units as shown on the site plan is the optimum position for these units from an environmental perspective.

The comments and recommendations received are incorporated in the decision below.

## G. DECISION




As authorised thereto by Council Delegation No. V. 1.88 of 30 November 2016 and in terms of Section 21 the Environmental Conservation Act, 1989 (Act 73 of 1989) regarding identified activities concerning the Outeniqua Sensitive Coastal Area Extension, the George Municipality (as defined in terms of Government Notice No R. 1526 of 27 November 1998), hereby issue a **permit with conditions** for the execution of the activities as described above on Kleinkrantz 192/249, Division George.

## H. KEY FACTORS AFFECTING THE DECISION

1. The subject property has an Agriculture Zone II zoning. The buildings are being erected in accordance with the property's primary rights. The proposed construction of a primary dwelling unit, second dwelling unit and driveway is not opposed.
2. The applicant has considered the sensitivity and development limitations of the property. The proposed activities will have a limited impact on the natural environment.
3. The comments and recommendations received from commenting bodies and departments are incorporated into the OSCAE permit conditions.

## I. CONDITIONS OF THE PERMIT

The owner/s must adhere to but is not limited to the following conditions:

1. This permit is only applicable to the proposed activities as per the OSCAE application and as in accordance with the Site Development Plan drawn by Thompson and Van Blerk, attached as **Annexure "A"**, and shall not be construed to comply with any other requirement or legal provision.
2. All recommendations contained in Andrew West's Environmental Report (Ref. GEO20/239/03) dated September 2020, attached as **Annexure "B"** are to be adhered to;
3. The applicant shall be responsible for ensuring compliance with the conditions of the permit by any person acting on his/her behalf, including employees, the consultant, the contractor and any person rendering a service to the applicant in relation to the activity.
4. **Municipal officials shall be given access to the property/ site referred to above to assess and monitor compliance with the conditions of this permit at all reasonable times.**
5. No deviations from this OSCAE permit may take place prior to a revised OSCAE application being submitted to the George Municipality for consideration and approval.
6. Any other or new activities on the site are subjected to the OSCAE Regulations in terms of Government Notice No. R1526 of November 1998 and is it the owner/s responsibility to ensure compliance with these regulations.
7. **The applicant must appoint an Environmental Control Officer (ECO), who must be a registered environmental practitioner must for the duration the clearing, construction and post construction rehabilitation of the site.** 
8. It is suggested that Andrew West is appointed as ECO. The applicant must provide the George Municipality with an appointment letter prior to any activities commencing on site.
9. **The ECO shall monitor compliance with the OSCAE permit conditions and report any contraventions to the applicant and the responsible enforcement authority.** 
10. The ECO shall provide the municipality with a post construction report confirming compliance with the OSCAE permit to the George Municipality prior to any occupation certificate for the proposed structures being issued.
11. No solid boundary walls or impenetrable fencing will be allowed on the property. All fencing or walls erected must allow for the free flow of wildlife across the property to the adjoining wildlife corridors to the satisfaction of the George Municipality.
12. **Any pruning or removal of indigenous trees or tree clumps of coastal forest thicket must first carry the approval / granting of a license by the Department of Forestry.** 
13. The owner must remove all invasive alien plants listed as a category 1b plant invader from the property using acceptable methods.
14. All moribund material and potential ignition sources must be removed during the construction of the dwelling and disposed of at a licensed waste disposal facility.
15. The owner, if not registered, should register and apply for membership with the Southern Cape Fire Protection Association.
16. Heavy machine operation must be kept to a minimum to avoid unnecessary soil compaction and erosion.

17. During the clearing of vegetation, the applicant shall ensure that his/her contractor protect areas susceptible to erosion by installing all the necessary temporary and permanent drainage works as soon as possible.
18. The applicant must appoint a suitably qualified structural engineer to oversee all excavations, earthworks and construction on site. All cuts and fills must be effectively stabilised by engineer designed retaining structures.
19. Stormwater off roofs and paved areas must be managed, diverted and dispersed onto stable structures to ensure that erosion problems are not transferred onto adjacent properties or the servitude road. It is suggested that the stormwater is as far as possible controlled by capturing it in rainwater tanks or dissipating it into landscape features and surrounding vegetation.
20. The driveway or access path should not be unnecessarily broad and should be demarcated with temporary fencing during construction. The use of the driveway or access path must not cause stormwater problems or cause mud and debris to wash into the servitude road.
21. The driveway or access path must be designed to meander around the mature indigenous trees as far as possible to avoid the unnecessary removal of such trees.
22. An area must be provided on site for the stockpiling of building materials. A turning and parking area for construction vehicles must be identified in advance and the disturbance limited to this area.
23. The top soil removed during construction must be stockpiled and re-used in the rehabilitation and landscaping of the property.
24. Any building rubble or waste generated during the construction process must be placed in receptacles with a secure designated area to prevent illegal dumping and waste materials being blown or scattered into the natural area or other ecologically sensitive area.
25. Waste materials and general refuse must be removed frequently and disposed of at a recognized municipal waste disposal facility.
26. The contractor shall provide suitable chemical toilet facilities or any other approved toilet facilities to be sited on site in such a way that it does not cause water or other environmental pollutions. Toilets shall be of a neat construction and shall have doors and locks and shall be secured to prevent them from blowing over. The toilet must be removed, and night soils disposed of on completion of the construction activities.
27. On completion of the proposed activities, all waste material of any description, including receptacles, rubble, etc. must be removed entirely from the site and disposed of at a recognised landfill facility. No waste will be allowed to be buried or burned on site.
28. In the event of non-compliance and resultant damage to the environment, the Municipality reserves the right to halt construction activities and require that appropriate remedial measures be undertaken to its satisfaction, at the cost of the applicant.
29. The applicant must make use of natural materials and dark paint tones that blend in with the surrounding forest in the design of all exterior elevations, walls and retaining structures. All roofs shall be dark tones, preferably dark greens, greys or black that blends with the surrounding tree canopy.
30. The applicant must make all attempts to prevent light pollution on the property. The use of spray or spot lights is not permitted. All external lighting must be designed to point



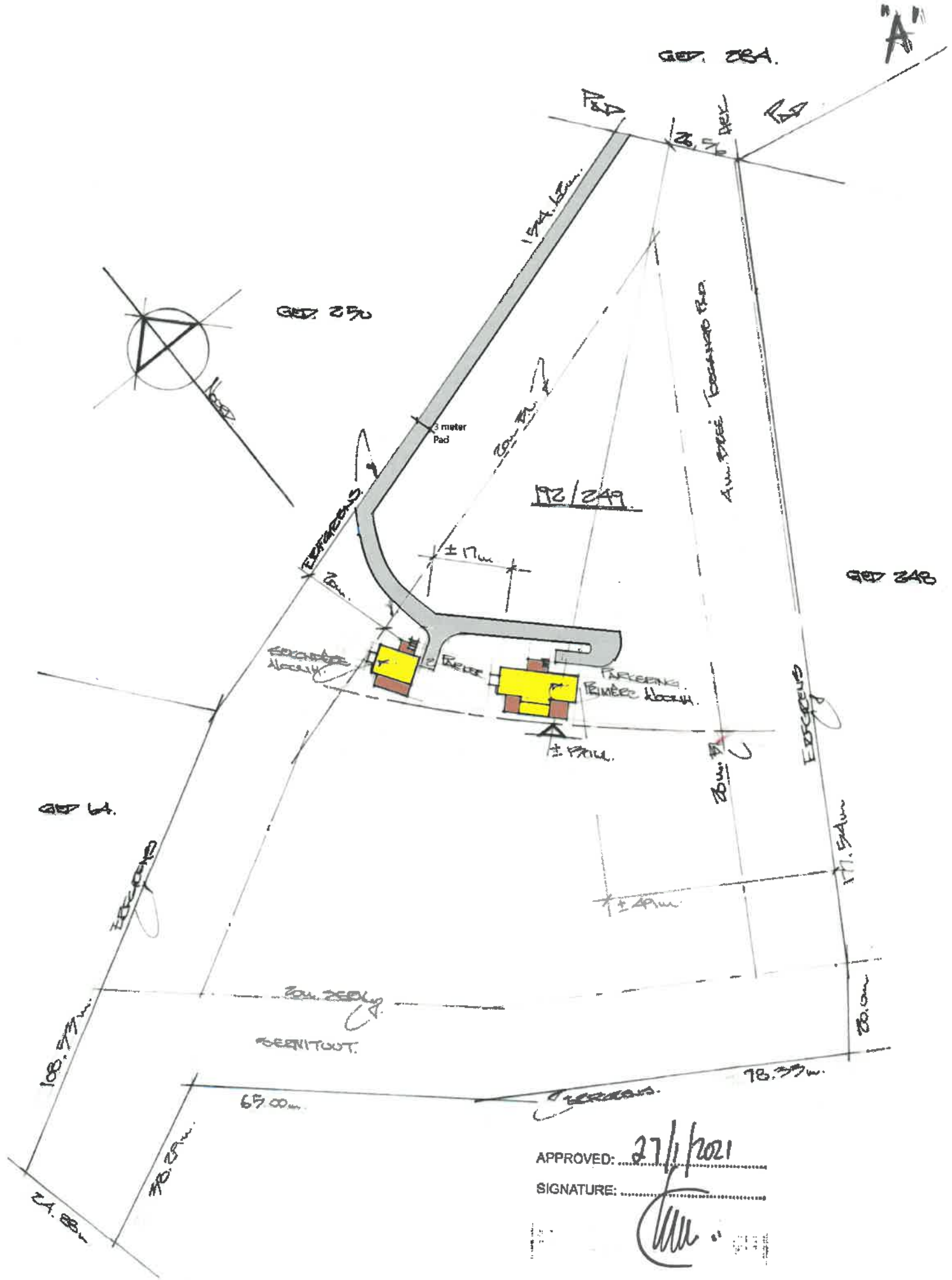
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GEZ. 281.

GEZ. 250

GEZ. 248

GEZ. 4.



APPROVED: 27/1/2021

SIGNATURE: \_\_\_\_\_

*[Handwritten Signature]*

TOWN PLANNING SECTION

Pimêre Woonhuis Oppervlaktes

Woonhuis: 108.40m<sup>2</sup>

Bedekte Houtdek: 18m<sup>2</sup>

Onbedekte Houtdekke:- Ingang: 8.40m<sup>2</sup>

Buite Stort: 5.00m<sup>2</sup>

Hoofhoutdek: 29.60m<sup>2</sup>

Totale Voetspoor: 169.40m<sup>2</sup>

Boma: 9.87m<sup>2</sup>

Sekondêre Woonhuis Oppervlaktes:

Woonhuis: 54.40m<sup>2</sup>


Onbedekte Houtdekke:- Ingang: 6.12m<sup>2</sup>

Buite Stort: 5.00m<sup>2</sup>

Hoofhoutdek: 22.50m<sup>2</sup>

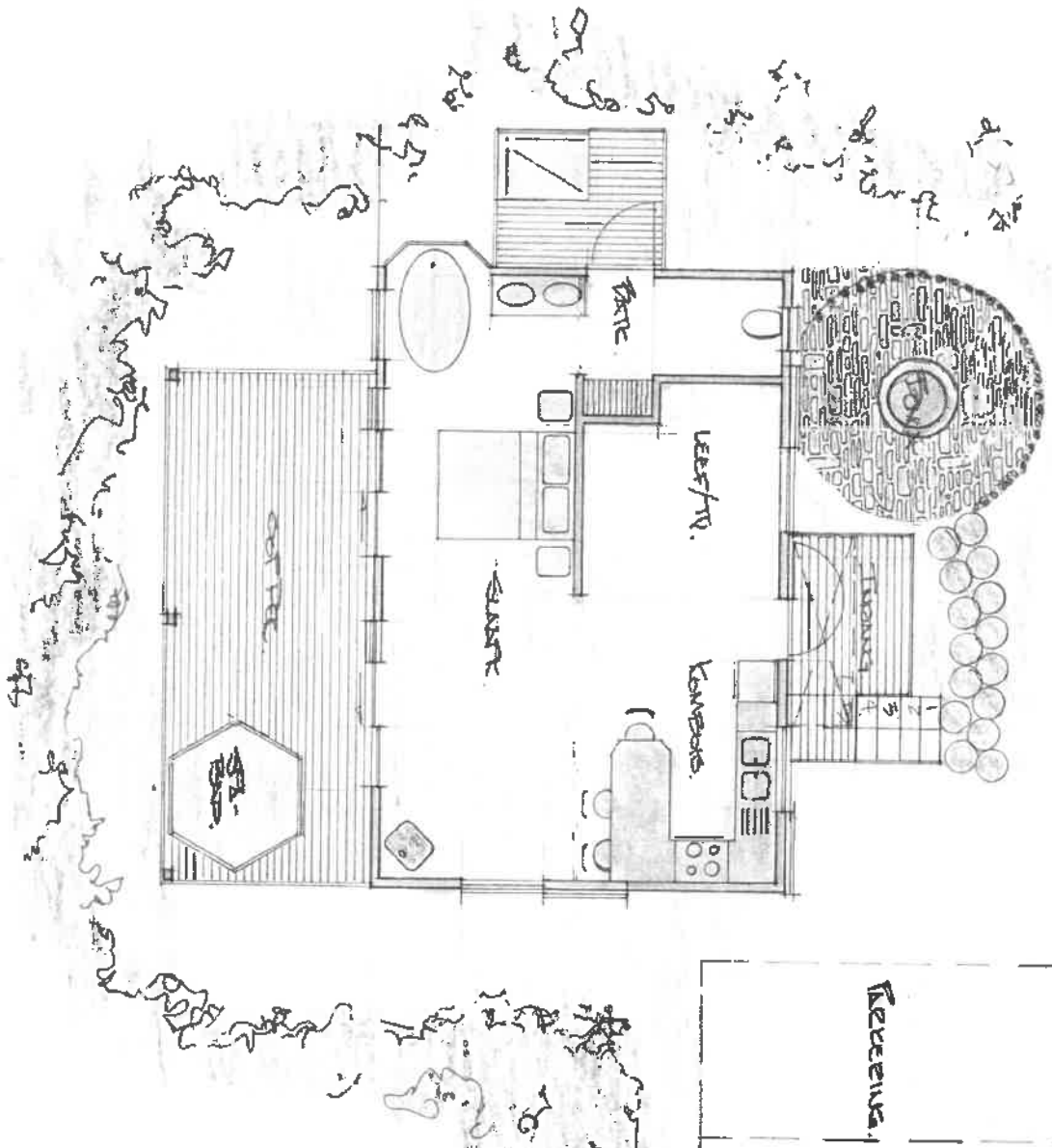
Totale Voetspoor: 88.02m<sup>2</sup>

Boma: 9.87m<sup>2</sup>

APPROVED: 27/1/2021  
SIGNATURE: 

**TOWN PLANNING SECTION**

O Grondvloerplan  
Skaal 1:100



APPROVED: 27/1/2019

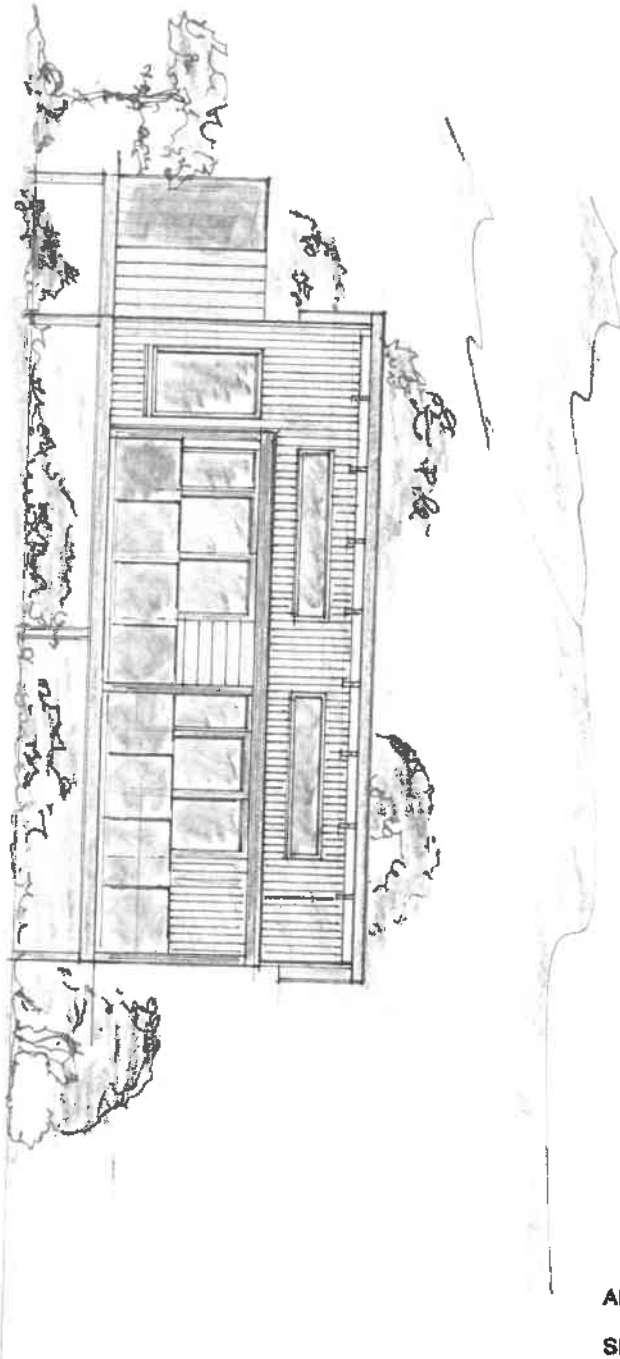
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TOWN PLANNING SECTION

Huis Botes (Cottage)  
Langvleidiune 192/249 KleinKrantz  
Grondvloerplan Skaal 1:100

thompson & van blerk  
architectural design & planning  
Valerie 044-8501984

O Wesaansig  
Skaal 1:100



APPROVED: 27/1/2024

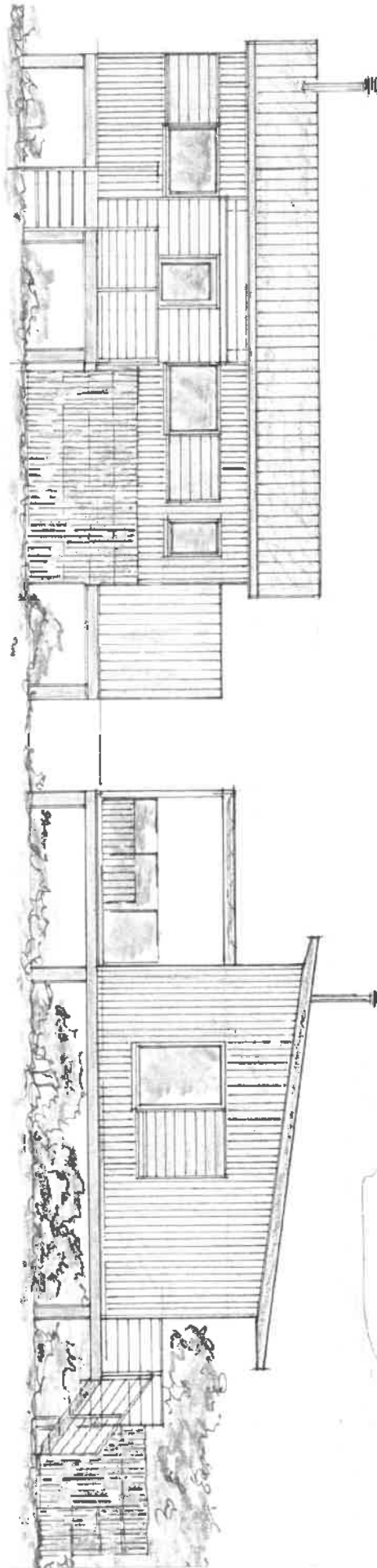
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TOWN PLANNING SECTION

Huis Botes (Cottage)  
Langvleidiene 192/249 KleinKrantz  
Wesaansig Skaal 1:100

thompson & van blerk  
architectural design & planning  
Valerie 044-8501984

2



O Oosaansig  
Skaal 1:100

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Skaal 1:100

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TOWN PLANNING SECTION

# Huis Botes (Cottage)

Langvleidiune 192/249 KleinKrantz

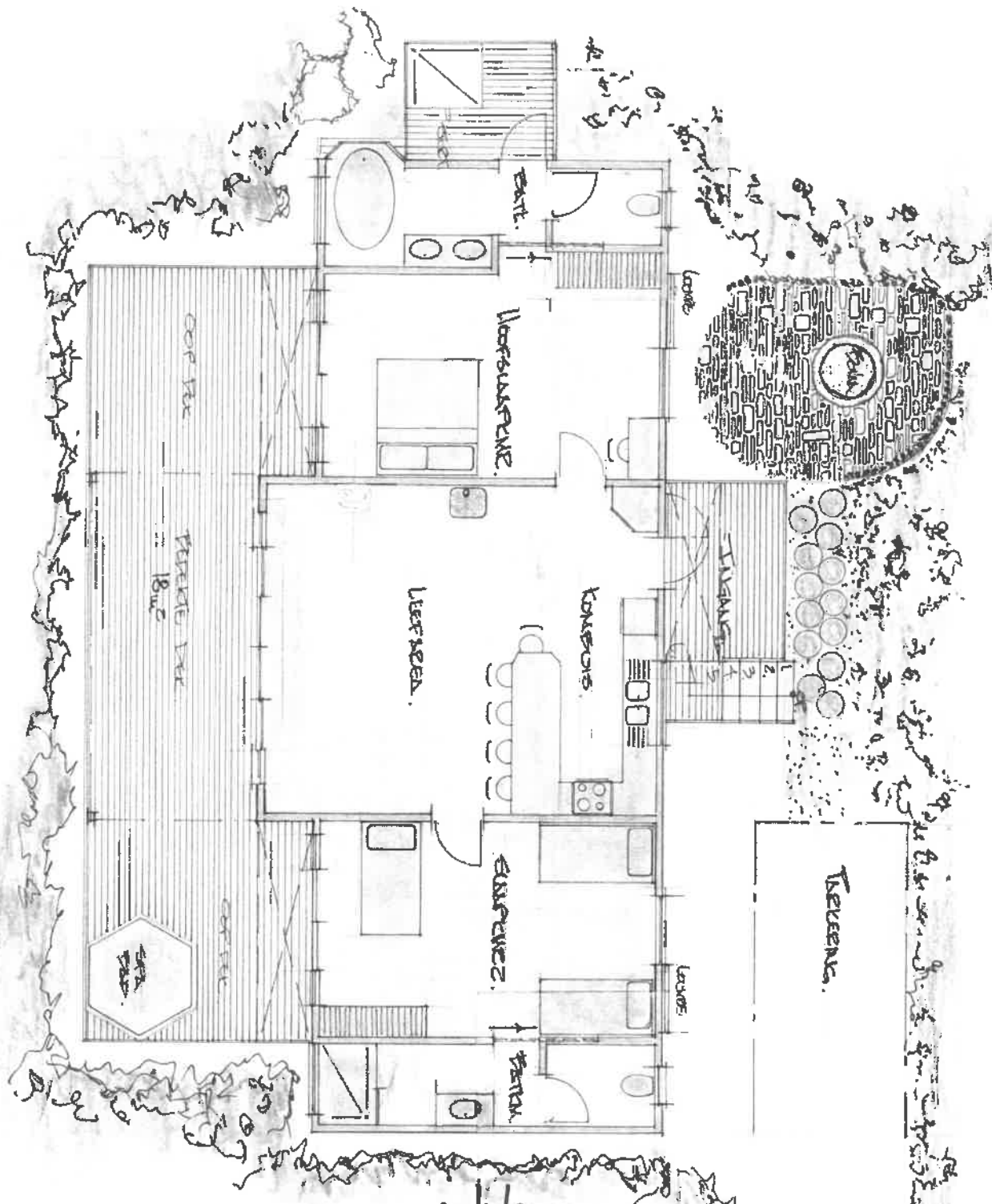
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architectural design & planning

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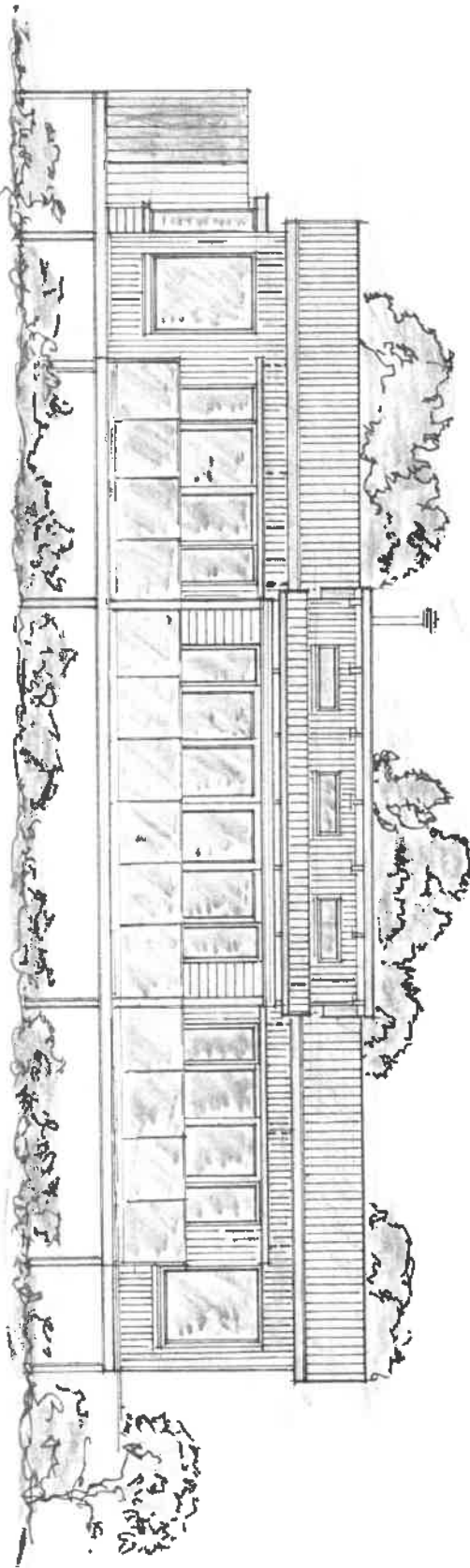
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Huis Botes

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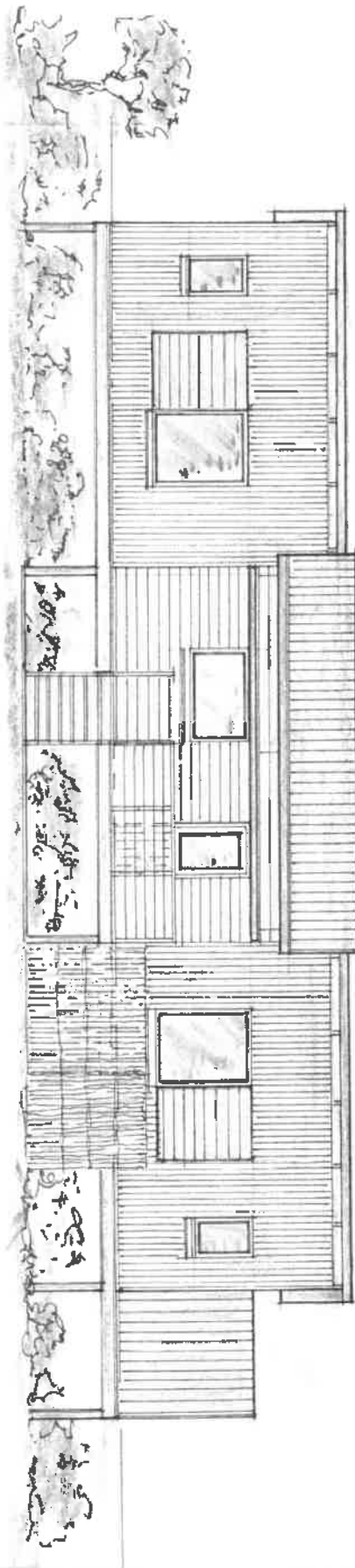
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Huis Botes

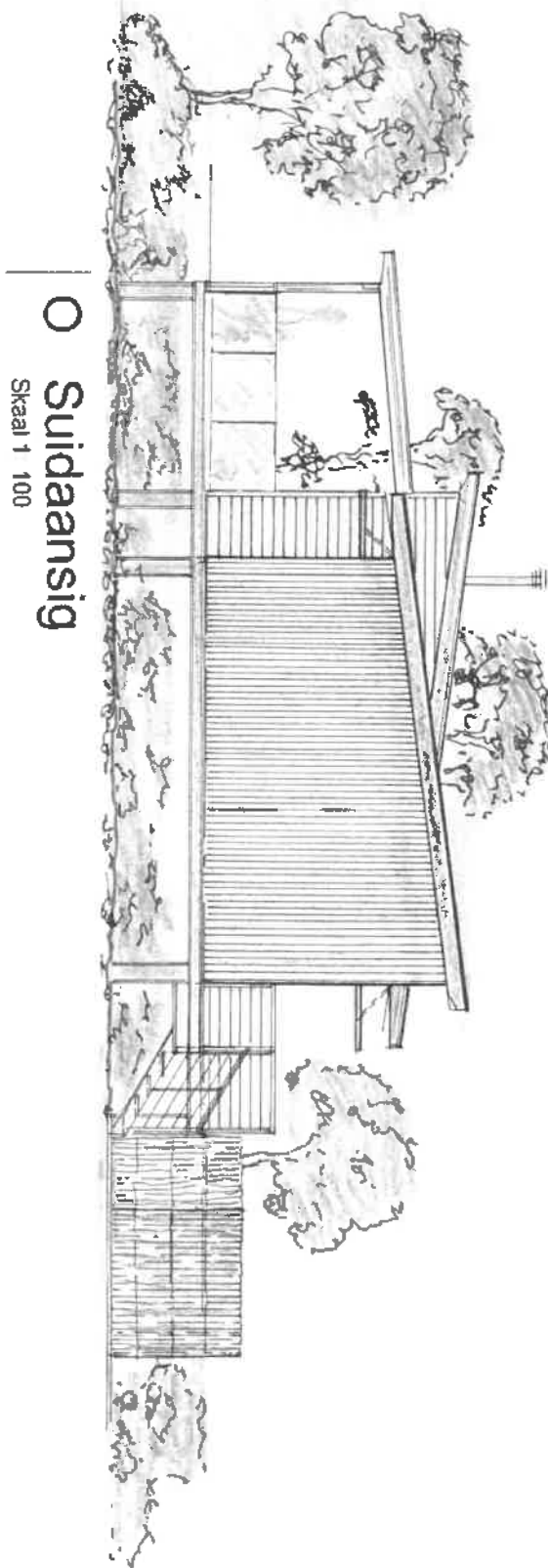
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architectural design &  
planning  
Valerie 044-8501984



# ANDREW WEST

BSc.(FORESTRY/NATURE CONSERVATION) Pr.Sci.Nat  
ENVIRONMENTAL CONSULTANCY

## **SENSITIVE COASTAL AREAS PERMIT APPLICATION**

For

**PORTION 249 OF KLEINKRANTZ 192, WILDERNESS**

**GEORGE DISTRICT**

Prepared for: Terblanche Botes

Date: September 2020

Reference: GEO20/239/03

REF: GEO20/239/03  
22 September 2020

REPORT PRODUCED BY:  
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## **SENSITIVE COASTAL AREAS PERMIT**

in terms of SECTION 21 of the ENVIRONMENT CONSERVATION ACT, 73 of 1989,  
Government Notice No. R1526

for the

### **PROPOSED NEW DWELLING WITH 2<sup>ND</sup> DWELLING AND CLEARING OF VEGETATION ON PORTION 249 OF 192 KLEINKRANTZ, WILDERNESS**

Submitted to:  
Ms Nonelela Gqaleni  
Planning Department  
George Municipality  
George

For Client:  
Terblanche Botes  
24 AG Visser Street  
Gholfsig  
Middelburg  
1050

Cell: 0609632717  
Fax: 0866580998  
Email: spt.botes@gmail.com

in fulfilment of the requirements of the Section 21 (1) list of activities which *may* have a substantial detrimental effect on the environment.

## 1. INTRODUCTION

This consultancy was appointed by the owner of the property *Terblanche Botes* to compile and submit a Sensitive Coastal Application in terms of the *Environment Conservation Act, 1989 (Act No. 73 of 1989)*, Section 21 listed activities, for the proposed new cottages and removal of certain vegetation on the site.

The property, known as Portion 249 of 192 Kleinkrantz is 2,27ha in extent with a gentle gradient sloping from the north east towards the south west. The extent of the area that will be disturbed for the proposed new primary dwelling (footprint 169,4m<sup>2</sup>) and additional secondary dwelling (88,02m<sup>2</sup>) will be 257,42m<sup>2</sup> of the total erf size. The particular activity will involve minimal disturbance to existing vegetation on the property and compaction of soil associated with any building operation of this nature. The indigenous vegetation on the site consists of pioneer coastal fynbos with remnants of coastal forest and mitigatory measures during construction activities will be required. There is some invasive alien vegetation on the property which will be systematically removed.

This report consists of an explanation of the various physical aspects of the site and evaluation of the disturbance, as well as supporting maps and graphics in the attached *Appendix*.

## 2. DESCRIPTION OF THE SITE

The property for which application is made is presently zoned as agricultural with the rights for the construction of a primary dwelling and secondary building; it is situated in the area known as the Langvlei Dunes, surrounded by similar such primary dwellings built on large erven in the vicinity of 1,5 to 3ha. The indigenous vegetation on site is mainly pioneer coastal fynbos with a few invasive alien pines and Wattle species. There are valuable patches of indigenous coastal forest which need to be conserved. It is situated approximately 23km south east of George and is accessed by taking the Langvlei Dunes north of the N2 National Road and then travelling a further 1,3km on a dirt road to the site. An aerial photograph is attached in the *Appendix* and shows the location of the site in relation to the coastline.

## 3. DETAILS OF THE ACTIVITY

The activity will involve a minimal amount of disturbance to existing vegetation on the property and compaction of soil associated with building activities of this nature. However, disturbance will be kept to the minimum; any sensitivity of this particular site, particularly towards the south has already been taken into consideration in the design and positioning of the structure. The two units will be constructed on wooden poles / support stilts and the natural exterior and deck area will be wooden. The overall finish and design will be such that it blends with the natural environment and

surroundings. This will all result in an absolute minimal footprint disturbance and visual impact.

The extent of the area that will be disturbed for the proposed new primary dwelling (footprint 169,4m<sup>2</sup>) and additional secondary dwelling (88,02m<sup>2</sup>) will be 257,42m<sup>2</sup> with a further area required for the 4 meter wide access from the Langvlei road. This is estimated to take up an area of 400m<sup>2</sup> (see attached Architectural sketch plans).

## **4. SITE EVALUATION**

### **4.1 Geology and Soils**

The site is underlain by granitic schist and the soils developing from this substrate are loamy; there are no rocky outcrops or dune fossil areas near to the proposed site of construction. Soils are of the loamy type and there are at present no indications of soil erosion on the site. The site is stable. The broad Soils Classification according to the *Cape Farm Mapper* site is '*Grey Regic Sands*'. The Geology Classification is the *Bredasdorp Group*.

### **4.2 Slope Analysis**

The area of the property under application has some slopes in excess of 1:4, but the "footprint" of the proposed building with associated infrastructure will be positioned in such a way that it will be on the flatter portion of the property where disturbance will be minimilised, as indicated on the site plan.

### **4.3 Hydrology**

Because of the elevation of the site, there is good water drainage and effect on the water table is considered insignificant.

### **4.4 Vegetation**

The vegetation on site in the area where minimal clearing will take place for the proposed new structure consists mainly of pioneer coastal fynbos with coastal scrub forest. There is also evidence of invasive pines and acacias. The predominant species noted on site include *Buddleja salvifolia* (Sagewood), *Buddleja saligna* (False Olive/Forest Elder), *Chrysanthemoides monilifera* (Bitou) *Helichrysum crispum* (Everlasting / kooigoed) and *Pittosporum viridiflorum* (Cheesewood). Smaller shrub species include *Searsia* or *Rhus lucida* (Glossy currant/Blinktaaibos) and *Searsia undulata* (Kuni-bush/taaibos).

The Cape Farm Mapper *VegMap 2018* classifies the vegetation as *Goukamma Dune Thicket*.

Invasive alien vegetation consists of *Acacia Cyclops* (Rooikrans), *Acacia melanoxylon* (Blackwood) and *Pinus radiata* (Insignis Pine).

The attached *Appendix* contains pictures, broadly showing the vegetation occurring on the property, in the vicinity of the proposed dwelling.

#### **4.5 Fauna**

During a site inspection, no animals of significance were observed. The density of development in this particular area is low and the wildlife corridors for faunal movement occur naturally on the slopes on various gradients in both south-northerly directions and east-westerly directions across adjacent properties. Various reptiles and birds may occur, but the impact of the activity on these is considered to be of no significance, given the minimal amount of disturbance during the construction phase.

#### **4.6 Adjacent Land Use**

The surrounding land use can be described as low density residential interspersed with well-conserved areas of natural vegetation.

### **5. POTENTIAL ENVIRONMENTAL IMPACT**

The indigenous vegetation on the property, as described, consists of pioneer coastal fynbos species with indigenous tree species which have significant conservation-worthiness. The construction activities for the proposed dwellings and related infrastructure will have a minimum impact on the indigenous vegetation and property as a whole during site activities, given the fact that the units are relatively small in size with use being made of wooden poles as support structures. The placement of the proposed dwelling and the architectural style / design is such that the visual impact will be minimal.

It is noted that the positioning will be on the flatter areas of the property with an easier access and no disturbance to the steeper portions towards the south west of the site.

Excessive work with earth removal machinery can cause erosion problems should there be flooding events and this should be avoided; care must be taken when any site preparation or when other clearing is done, but this is not seen to be a major threat / potential impact because of the flatter gradient where the units are positioned. This can also be mitigated by means of the regular presence of a suitably qualified and appointed *Environmental Control Officer (ECO)*.

There are no special geological, cultural or historic features on the site, nor are there any water table constraints. The proposed activity will have no significant effect on any rare and endangered fauna of the area.

The visual impact of the activities must obviously be borne in mind and the architectural style has, as mentioned, already taken this into account.

## 6. ALIEN VEGETATION REMOVAL

Any alien invasive vegetation on site must be systematically removed. Any branches must be stacked in a control area and not pose a fire hazard. In this case, the cut material must **not** be burned as the risk of uncontrolled fire in this area is high. All regeneration growth must be hand-pulled at the base of the stem, ensuring that the root stock is removed from the soil.

Unwanted Pine on the property can be systematically removed by means of ring-baking of the stems to a width of 30cm around the circumference at the base of the tree. Some of the pines may be left for screening purposes ie. visual impact mitigation

Because of the risk of the occurrence of uncontrolled fires, the landowner is legally obliged under the *National Veld and Forest Act 1998 (Act 101 of 1998) Section 12(1) and 2(a)* to maintain an adequate firebreak around his property in order to reasonably prevent the spread of unwanted fires in the area.

## 7. DISCUSSION AND RECOMMENDATIONS

From a biophysical point of view, the proposed activity will not have a highly significant impact on the surrounding area. The proposed dwellings will be constructed on the flatter, north-eastern portion of the property where there is an opening in the vegetation. Nevertheless, the actual footprint of development must be properly demarcated to ensure the minimal disturbance to other valuable indigenous vegetation growing on the property.

The existing access (Langvlei road) to the property will allow for the movement of any vehicles associated with the construction activities and any disturbance to the environs is therefore considered to be minimal, provided that all contractors involved adhere to acceptable and approved construction working hours and ethical conduct.

The architectural design of the dwelling is such that the visual impact will be minimal, provided that non-reflective colours and natural finishes are utilized, as has been indicated; the building units on the adjacent *Portion 248* are an example of how sensitively built structures can blend with the natural environment.

Despite the relatively the low impact envisaged for the construction phase, it is considered *necessary* to appoint an *Environmental Control Officer (ECO)* during site construction works.

The issue of a permit under the *Sensitive Coastal Area* regulations is therefore recommended with the following as conditions of approval:

- All building operations must be confined to the construction area and clearly demarcated using appropriate methods.
- Diligence and care must be practised with respect to storage areas for equipment, building materials and vehicles - demarcation of "no-go" areas is recommended. Construction activities must be limited to acceptable working hours ie. 07h00 to 18h00 weekdays and 07h00 to 13h00 on Saturdays.
- Any builders rubble or pollution generated during building operations must be frequently and appropriately removed in order to avoid unnecessary impact on any ecologically sensitive areas.
- Construction activity with heavy machinery should be avoided and, where at all possible, hand machinery / implements utilised - this will assist in preventing unnecessary damage to any sensitive indigenous vegetation.
- The contractor must be made aware of the impacts caused by erosion and this must be minimised, especially *if* and *when* the area is experiencing very wet conditions.
- Storm water generated on the site must be adequately managed and not allowed to flow uncontrolled towards adjacent properties.
- No unnecessary disturbance to the existing indigenous vegetation on the site, even though some may be considered to be pioneer fynbos.
- The exotic vegetation on site must be systematically removed. Regeneration of exotic vegetation growth can be followed up on a regular basis.
- Rehabilitation, re-seeding and landscaping of disturbance areas, following construction, must be done with the suitable indigenous plant species, endemic to the area and that occur on site. The assistance of a Landscape Architect is recommended.
- Any **pruning or removal** of indigenous vegetation, where there is *any* doubt, must first be discussed with the relevant authority and a permit be obtained from the *Department of Agriculture Forestry & Fisheries (Knysna)*.

\*\*\*\*\*

**APPROVED  
BUILDING PLANS**





# **VISUAL STATEMENT**

# TERHEYTE TRADING DWELLING, KLEINKRANTZ, GEORGE MUNICIPALITY, WESTERN CAPE PROVINCE, SOUTH AFRICA

## Visual Statement

**Final V1**

DATE: 19 May 2025

Document prepared for Formaplan (Pty) Ltd

On behalf of Mr Terblanche Botes of Terheyste Trading (Pty) Ltd



Visual Resource Management Africa cc  
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## LIST OF ACRONYMS

<i>APHP</i>	Association of Professional Heritage Practitioners
<i>BLM</i>	Bureau of Land Management (United States)

<i>BPEO</i>	Best Practicable Environmental Option
<i>CALP</i>	Collaborative for Advanced Landscape Planning
<i>DEM</i>	Digital Elevation Model
<i>DoC</i>	Degree of Contrast
<i>EIA</i>	Environmental Impact Assessment
<i>EMPr</i>	Environmental Management Plan
<i>GIS</i>	Geographic Information System
<i>GPS</i>	Global Positioning System
<i>IDP</i>	Integrated Development Plan
<i>IEMA</i>	Institute of Environmental Management and Assessment (United Kingdom)
<i>KOP</i>	Key Observation Point
<i>LVIA</i>	Landscape and Visual Impact Assessment
<i>MAMSL</i>	Metres above mean sea level
<i>NELPAG</i>	New England Light Pollution Advisory Group
<i>PNR</i>	Private Nature Reserve
<i>SDF</i>	Spatial Development Framework
<i>SEA</i>	Strategic Environmental Assessment
<i>VAC</i>	Visual Absorption Capacity
<i>VIA</i>	Visual Impact Assessment
<i>VRM</i>	Visual Resource Management
<i>VRMA</i>	Visual Resource Management Africa
<i>ZVI</i>	Zone of Visual Influence

### **GLOSSARY OF TECHNICAL TERMS**

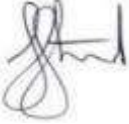
<b>Technical Terms</b>	<b>Definition (Oberholzer, 2005)</b>
Degree of Contrast	The measure in terms of the form, line, colour and texture of the existing landscape in relation to the proposed landscape modification in relation to the defined visual resource management objectives.
Visual intrusion	Issues are concerns related to the proposed development, generally phrased as questions, taking the form of “what will the impact of some activity be on some element of the visual, aesthetic or scenic environment”.
Receptors	Individuals, groups or communities who would be subject to the visual influence of a particular project.
Sense of place	The unique quality or character of a place, whether natural, rural or urban.
Scenic corridor	A linear geographic area that contains scenic resources, usually, but not necessarily, defined by a route.
Viewshed	The outer boundary defining a view catchment area, usually along crests and ridgelines. Similar to a watershed. This reflects the area, or the extent thereof, where the landscape modification would probably be seen.
Visual Absorption Capacity	The potential of the landscape to conceal the proposed project.

<b>Technical Term</b>	<b>Definition (USDI., 2004)</b>
Key Observation Point	Receptors refer to the people located in the most critical locations, or key observation points, surrounding the landscape modification, who make consistent use of the views associated with the site where the landscape modifications are proposed. KOPs can either be a single point of view that an observer/evaluator uses to rate an area or panorama, or a linear view along a roadway, trail, or river corridor.
Visual Resource Management	A map-based landscape and visual impact assessment method development by the Bureau of Land Management (USA).
Zone of Visual Influence	The ZVI is defined as ‘the area within which a proposed development may have an influence or effect on visual amenity.’

## **1 DFFE SPECIALIST REPORTING REQUIREMENTS**

### **1.1 Specialist declaration of independence**

Table 1. Specialist declaration of independence

<p>All intellectual property rights and copyright associated with VRM Africa’s services are reserved, and project deliverables, including electronic copies of reports, maps, data, shape files and photographs, may not be modified or incorporated into subsequent reports in any form, or by any means, without the written consent of the author. Reference must be made to this report, should the results, recommendations or conclusions in this report be used in subsequent documentation. Any comments on the draft copy of the Visual Impact Assessment (VIA) must be put in writing. Any recommendations, statements or conclusions drawn from, or based upon, this report, must make reference to it.</p> <p>This document was completed by Silver Solutions 887 cc trading as VRM Africa, a Visual Impact Study and Mapping organisation located in George, South Africa. VRM Africa cc was appointed as an independent professional visual impact practitioner to facilitate this VIA. I, Stephen Stead, hereby declare that VRM Africa, an independent consulting firm, has no interest or personal gains in this project whatsoever, except receiving fair payment for rendering an independent professional service.</p>  <p>Stephen Stead <i>APHP accredited VIA Specialist</i></p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

## 2 PRELIMINARY FINDINGS

Visual Resource Management Africa CC (VRMA) was appointed by Terheyste Trading (Pty) Ltd. to undertake **Visual Impact Statement and photomontages** from the proposed Cottage 2. This assessment is a Visual Statement and does not include visual impacts.

Mr Terblanche Botes of Terheyste Trading (Pty) Ltd, the registered owner of the property, bought the property in 2020 and erected a main dwelling and a second dwelling thereon. Approved building plans for both these dwellings are attached hereto. Mr Botes also placed 2 containers on the property which are currently being used as accommodation for his worker. The 2 containers encroach the 20m building line applicable to the property that is currently zoned Agricultural Zone II.

Mr Botes now intends to add another 2 small dwelling units (cottages) on the property that could be used as tourist accommodation. He also wishes to legalize the 2 existing containers and add another one so that one of the existing ones can be used as a workshop/storeroom.

This application will therefore be for a rezoning of the property to Open Space Zone III, a consent use for tourist accommodation in 3 cottages (1 existing and 2 new ones), a Lapa for sole use of the residents and a container to be used as accommodation by the worker on the property (maintenance/cleaning). The following specific comments from the George Municipality:

- “Applicant to take note that visual impact as seen from the SANParks property and the N2 highway is a serious concern. It is advised that the applicant shows a visual representation from the mentioned locations and ensures that the proposal does not affect the existing natural skyline, ridgeline and viewsheds.
- Placement of accommodation units on the ridge line must be avoided. Rather accommodate future development behind the buildings which are visible on the above image”.

### **Conclusion**

The finding of this Level 1 Visual Statement is that the proposed additional buildings are unlikely to be visually intrusive **with mitigation**. The following motivations are provided:

- The proposed Cottage 2 is small in size, and as can be seen by the existing Cottage 1 precedent, can be suitably accommodated in the landscape without undue visual intrusion on the skyline. As Cottage 2 is a replication of Cottage 1 (as per the plans provided), the assumption has been made that a similar visual footprint will take place.
- There is sufficient natural vegetation around the proposed Cottage 2 locality such that immediate visual screening will take place if the structure is well placed, excluding the larger trees as per the tree plan provided, and retaining the surrounding vegetation close to the structure (1m removed, 2m clipped back).
- With similar architectural colour scheme and styling, the proposed additional dwellings will read as a cluster of smaller dwellings, within the broader Kleinkrans small holding residential developments. Other than the proposed Cottage 2, they are well set back from the crest of the dune and will not break the skyline as seen from the lower lying western receptors.

- While the combined structures will be visible from the N2 Highway receptors (eastbound only), the skyline intrusion potential is minimal and takes place at a location where the view is adjacent left (i.e.; to the north), and outside of the main views of the receptors which is to the east.

### **Mitigations**

- The site for Cottage 2 should be levelled by cut only so as to reduce the height by 1m. This is to ensure that the structure does not appear to be higher than the surrounding vegetation, and that the pole foundation is not raised to accommodate the slightly higher terrain to the east of the building footprint. The excess soil should be removed from site or be distributed around the property. The structure should not exceed 4m above avg. ground level (Refer to the profile diagram on the following page that makes use of Google Earth Pro to depict the proposed structures as 3D block models in relation to the terrain profile thought the proposed Cottage 2).
- The building site should preferably be located without having to remove any trees taller than 2m (as per the plan provided).
- No PV panels should be located on the roof.
- The roof pitch should replicate that of Cottage 1 and be a single pitch and face to the east so as to not increase visual contrast from light reflecting off the roof sheeting.
- Vegetation in front of the dwelling should not be removed but should be cut back to allow views through/ over the natural vegetation.
- Light spillage at night has the potential to extend the night-time visual influence. Direct light sources should be shielded/ screened such that point light source is not visible (refer to Annexure C for details).

**Should the above mitigations be implemented, the structure will still be visible, but the visual intrusion is likely to be limited and would not dominate the attention of the casual observer. Mitigation should be a condition of authorisation. While visual comment on the other proposed structures are not included in the scope of work, it is recommended that the other proposed dwellings should also be height sensitive, and not be elevated on pole structures.**

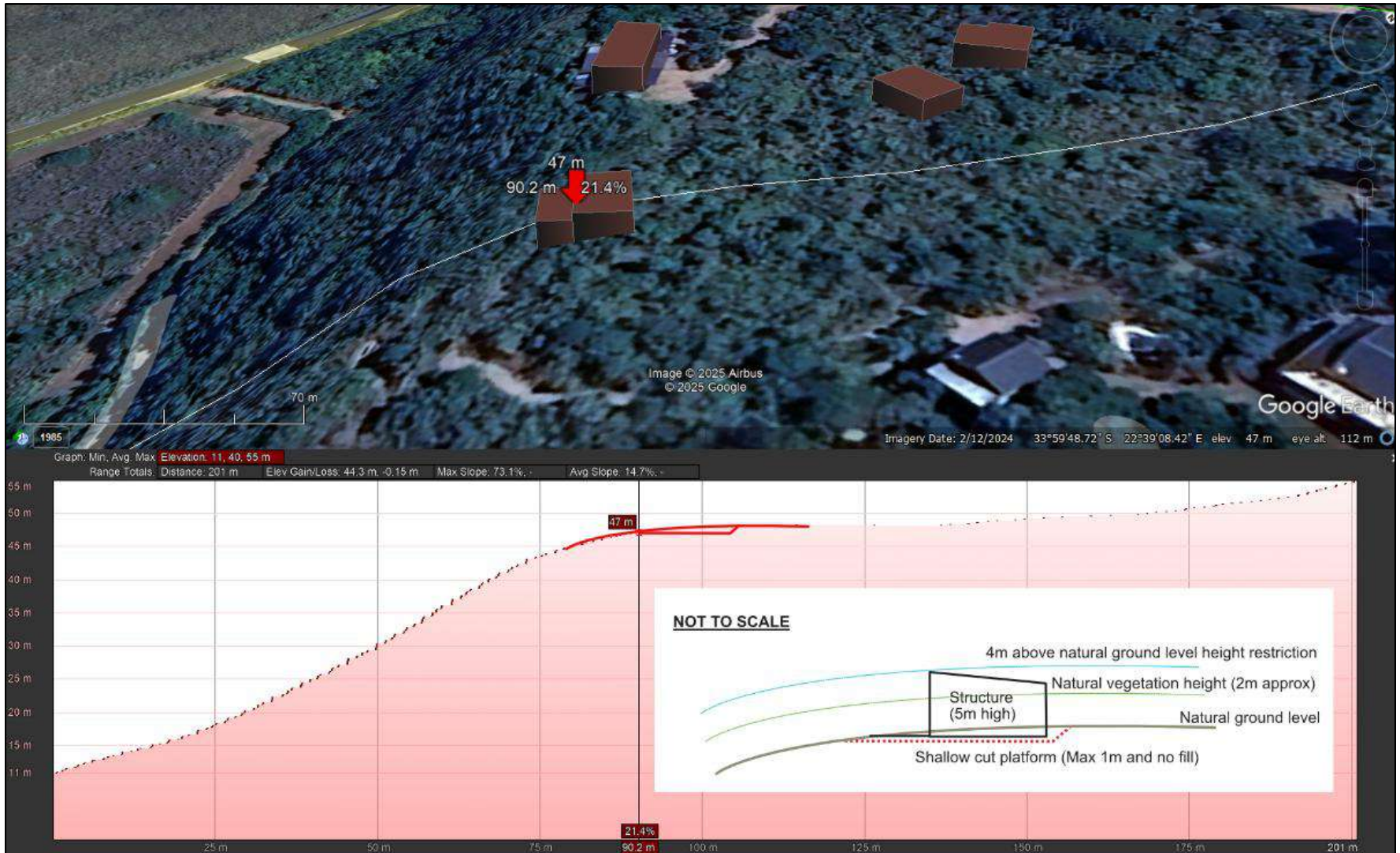


Figure 1: Google Earth based profile drawing depicting proposed height restriction mitigation.



Figure 2: Photomontage: De Vlei Road Northbound.

*Note: The photomontages made used of the existing Cottage 1 visual footprint as this is the same design style and size*

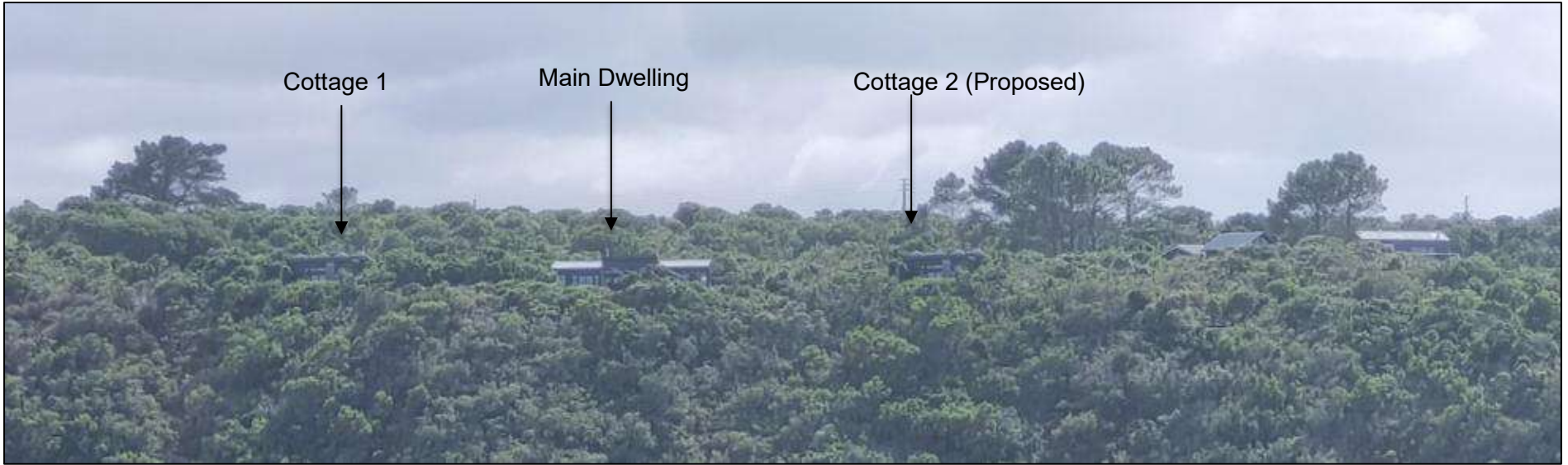


Figure 3: Photomontage: N2 Highway (Additional structures are not included).

## 2.1 Study Team

Contributors to this study are summarised in the table below.

Table 2: Authors and contributors to this report.

Aspect	Person	Organisation / Company	Qualifications
Landscape and Visual Assessment (author of this report)	Stephen Stead MSc Geography, 2023 (UKZN, Pietermaritzburg)	VRMA	<ul style="list-style-type: none"> <li>• 20 years of experience in visual assessments including 230 large scale landscape changes in five sub-Saharan African countries.</li> <li>• Registered with the Association of Professional Heritage Practitioners since 2014.</li> </ul>

## 2.2 Terms of Reference

The following actions informed the visual statement scope of work:

- Planning literature review to assess if any amendments to landscape based planning for the area have taken place subsequent to the previous EIAs.
- Site visit to confirm site sensitivity to landscape change.
- Make preliminary recommendations as to the suitability of the proposed landscape and possible mitigation measures that could be introduced to reduce the visual intrusion if necessary.
- Generate a photomontage of the proposed Cottage 2 as seen from the N2 Highway.

## 2.3 Visual Assessment Approach

The full methodology used in the assessment can be found in Annexure B, with this section outlining the key elements of the assessment process. The process that VRM Africa follows when undertaking a VIA is based on the United States Bureau of Land Management's (BLM) Visual Resource Management method (USDI., 2004). This mapping and GIS-based method of assessing landscape modifications allows for increased objectivity and consistency by using standard assessment criteria.

- *“Different levels of scenic values require different levels of management. For example, management of an area with high scenic value might be focused on preserving the existing character of the landscape, and management of an area with little scenic value might allow for major modifications to the landscape. Determining how an area should be managed first requires an assessment of the area’s scenic values”.*
- *“Assessing scenic values and determining visual impacts can be a subjective process. Objectivity and consistency can be greatly increased by using the basic design elements of form, line, colour, and texture, which have often been used to describe and evaluate landscapes, to also describe proposed projects. Projects that repeat these design elements are usually in harmony with their surroundings; those that don’t create contrast. By adjusting project designs so the elements are repeated, visual impacts can be minimized” (USDI., 2004).*

**Baseline Phase Summary**

The VRM process involves the systematic classification of the broad-brush landscape types within the receiving environment into one of four VRM Classes. Each VRM Class is associated with management objectives that serve to guide the degree of modification of the proposed site. The Classes are derived by means of a simple matrix with the three variables being the scenic quality, the expected receptor sensitivity to landscape change, and the distance of the proposed landscape modification from key receptor points. The Classes are not prescriptive and are utilised as a guideline to determine visual carrying capacity, where they represent the relative value of the visual resources of an area. Classes I and II are the most valued, Class III represents a moderate value; and Class IV is of least value. The VRM Classes are not prescriptive and are used as a guideline to determine the carrying capacity of a visually preferred landscape as a basis for assessing the suitability of the landscape change associated with the proposed project.

Table 3: VRM Class Matrix table

		VISUAL SENSITIVITY LEVELS								
		High			Medium			Low		
SCENIC QUALITY	A (High)	II	II	II	II	II	II	II	II	II
	B (Medium)	II	III	III/ IV*	III	IV	IV	IV	IV	IV
	C (Low)	III	IV	IV	IV	IV	IV	IV	IV	IV
DISTANCE ZONES		Fore/middle ground	Background	Seldom seen	Fore/middle ground	Background	Seldom seen	Fore/middle ground	Background	Seldom seen

\* If adjacent areas are **Class III** or lower, assign **Class III**, if higher, assign **Class IV**

The visual objectives of each of the classes are listed below:

- The Class I objective is to preserve the existing character of the landscape and the level of change to the characteristic landscape should be very low and must not attract attention. Class I is assigned when a decision is made to maintain a natural landscape.
- The Class II objective is to retain the existing character of the landscape and the level of change to the characteristic landscape should be low. The proposed development may be seen but should not attract the attention of the casual observer, and should repeat the basic elements of form, line, colour and texture found in the predominant natural features of the characteristic landscape.
- The Class III objective is to partially retain the existing character of the landscape, where the level of change to the characteristic landscape should be moderate. The proposed development may attract attention, but should not dominate the view of the casual observer, and changes should repeat the basic elements found in the predominant natural features of the characteristic landscape; and
- The Class IV objective is to provide for management activities that require major modifications of the existing character of the landscape. The level of change to the landscape can be high, and the proposed development may dominate the view and be

the major focus of the viewer's (s') attention without significantly degrading the local landscape character.

**Impact Phase Summary**

To determine impacts, a degree of contrast exercise is undertaken. This is an assessment of the expected change to the receiving environment in terms of the form, line, colour and texture, as seen from the surrounding Key Observation Points. This determines if the proposed project meets the visual objectives defined for each of the Classes. If the expected visual contrast is strong, mitigation recommendations are to be made to assist in meeting the visual objectives. To assist in the understanding of the proposed landscape modifications, visual representation, such as photomontages or photos depicting the impacted areas, can be generated. There is an ethical obligation in the visualisation process, as visualisation can be misleading if not undertaken ethically.

**2.4 VIA Process Outline**

The following approach was used in understanding the landscape processes and informing the magnitude of the impacts of the proposed landscape modification. The table below lists a number of standardised procedures recommended as a component of best international practice. The process relevant to this assessment are highlighted red text.

Table 4: Methodology Summary table.

<b>Action</b>	<b>Description</b>
Site Survey and Preliminary Statement	The identification of existing scenic resources and sensitive receptors in and around the study area to understand the context of the proposed development within its surroundings to ensure that the intactness of the landscape and the prevailing sense of place are taken into consideration.
Project Description & Photomontage	Provide a description of the expected project, and the components that will make up the landscape modification.
Reviewing the Legal Framework	The legal, policy and planning framework may have implications for visual aspects of the proposed development. The heritage legislation tends to be pertinent in relation to natural and cultural landscapes, while Strategic Environmental Assessments (SEAs) for renewable energy provide a guideline at the regional scale.
Determining the Zone of Visual Influence	This includes mapping of viewsheds and view corridors in relation to the proposed project elements, in order to assess the zone of visual influence of the proposed project. Based on the topography of the landscape as represented by a Digital Elevation Model, an approximate area is defined which provides an expected area where the landscape modification has the potential to influence landscapes (or landscape processes) or receptor viewpoints.
Identifying Visual Issues and Visual Resources	Visual issues are identified during the public participation process, which is being carried out by others. The visual, social or heritage specialists may also identify visual issues. The significance and proposed mitigation of the visual issues are addressed as part of the visual assessment.

<b>Action</b>	<b>Description</b>
Assessing Potential Visual Impacts	An assessment is made of the significance of potential visual impacts resulting from the proposed project for the construction, operational and decommissioning phases of the project. The rating of visual significance is based on the methodology provided by the Environmental Assessment Practitioner (EAP).
Formulating Mitigation Measures	Possible mitigation measures are identified to avoid or minimise negative visual impacts of the proposed project. The intention is that these would be included in the project design, the Environmental Management Programme report (EMPr) and the authorisation conditions.

## 2.5 Assumptions and Uncertainties

- Digital Elevation Models (DEM) and viewsheds were generated using ASTER elevation data (NASA, 2009). Although every effort to maintain accuracy was undertaken, as a result of the DEM being generated from satellite imagery and not being a true representation of the earth's surface, the viewshed mapping is approximate and may not represent an exact visibility incidence. Thus, specific features identified from the DEM and derive contours (such as peaks and conical hills) would need to be verified once a detailed survey of the project area has taken place.
- The use of open-source satellite imagery was utilised for base maps in the report.
- Some of the mapping in this document was created using Bing Maps, Open-Source Map, ArcGIS Online and Google Earth Satellite imagery.
- The project deliverables, including electronic copies of reports, maps, data, shape files and photographs are based on the author's professional knowledge, as well as available information.
- VRM Africa reserves the right to modify aspects of the project deliverables if and when new/additional information may become available from research or further work in the applicable field of practice or pertaining to this study.
- As access to farms and private property is often limited due to security reasons, limiting access to private property in order that photographs from specific locations are taken. 3D modelling is used to reflect the expected landscape change area where applicable.
- Mapping makes use of the SANBI BGIS webmap (SANBI, 2018).

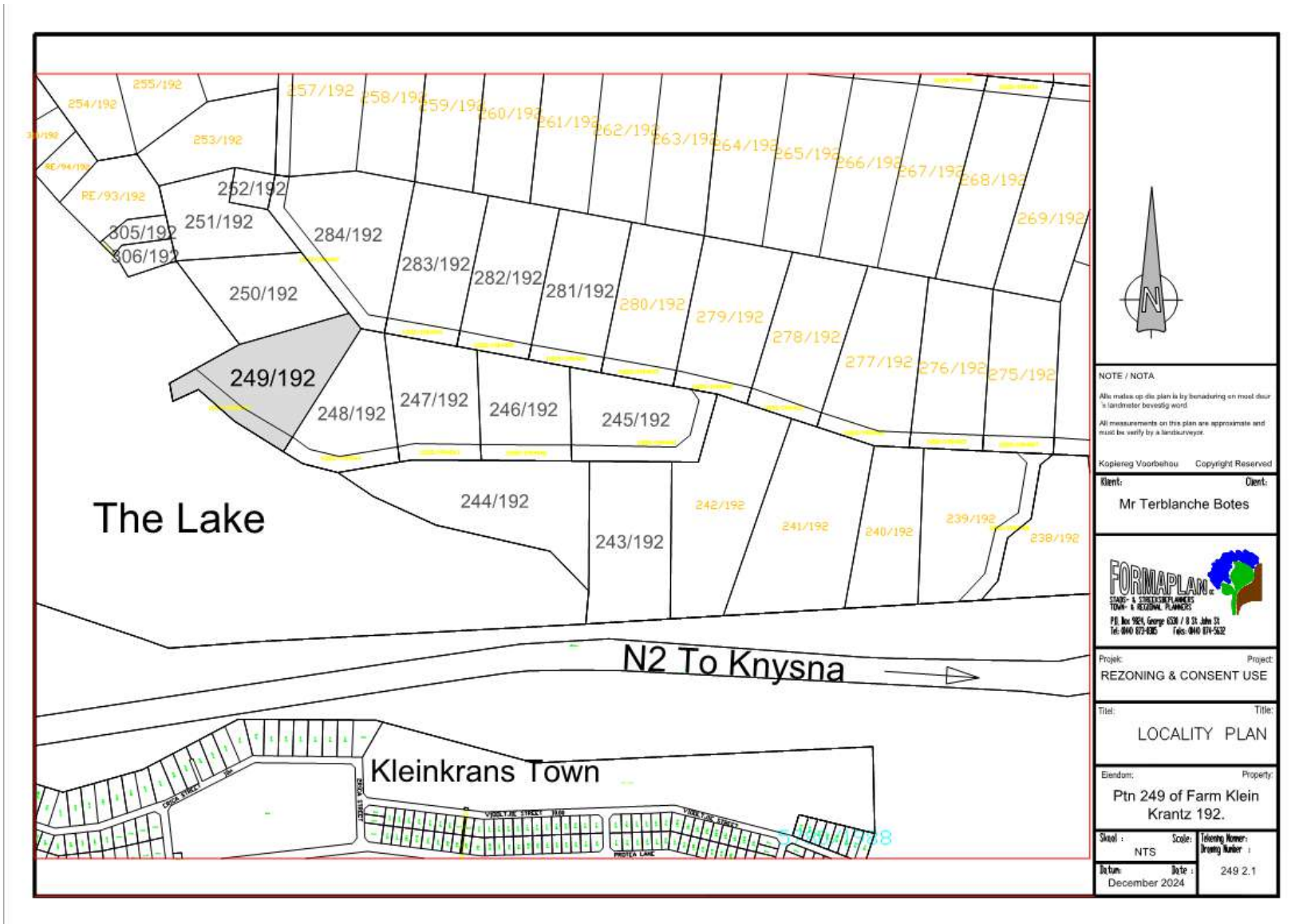


Figure 4: Proposed Locality Map

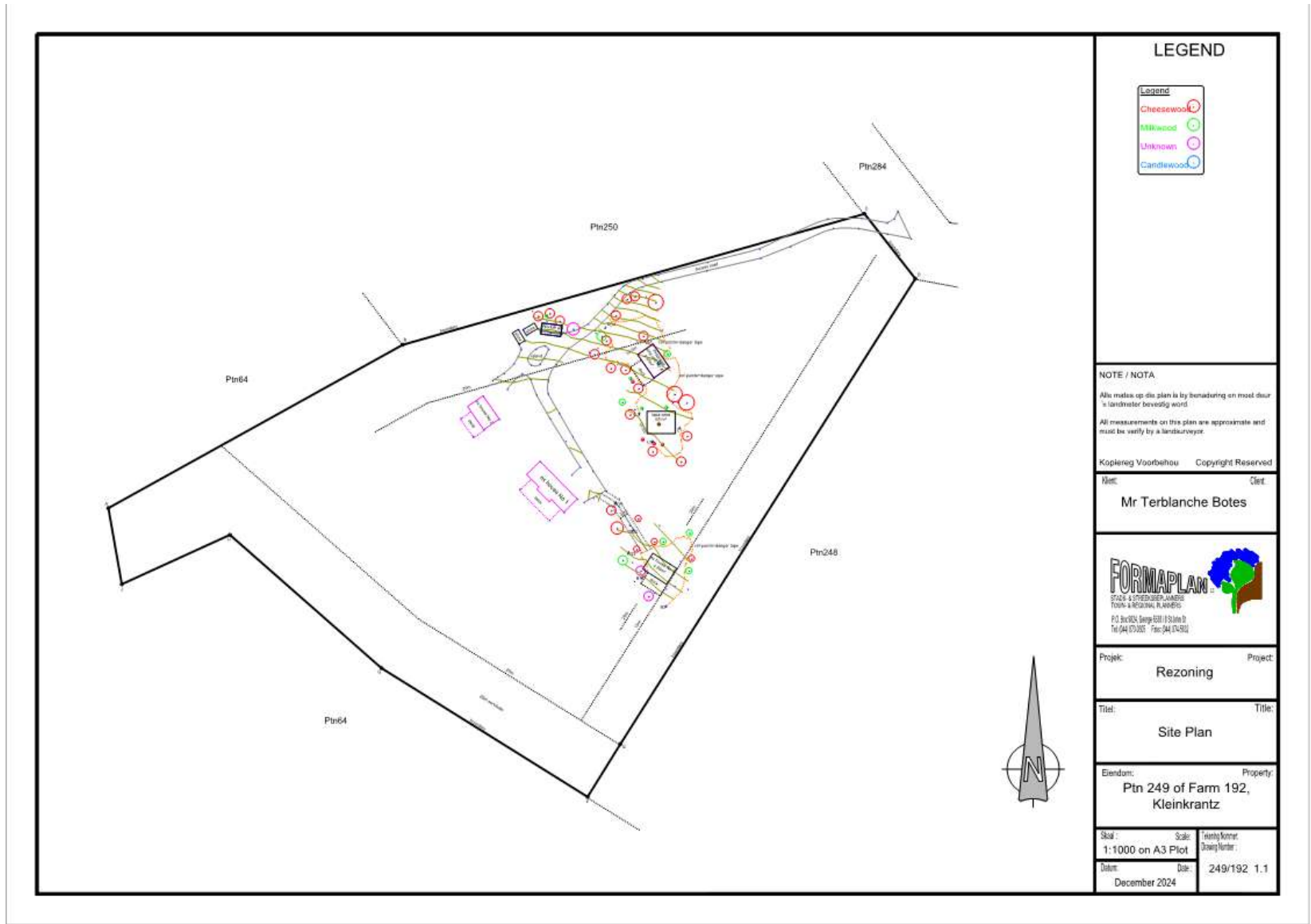


Figure 5: Site Plan

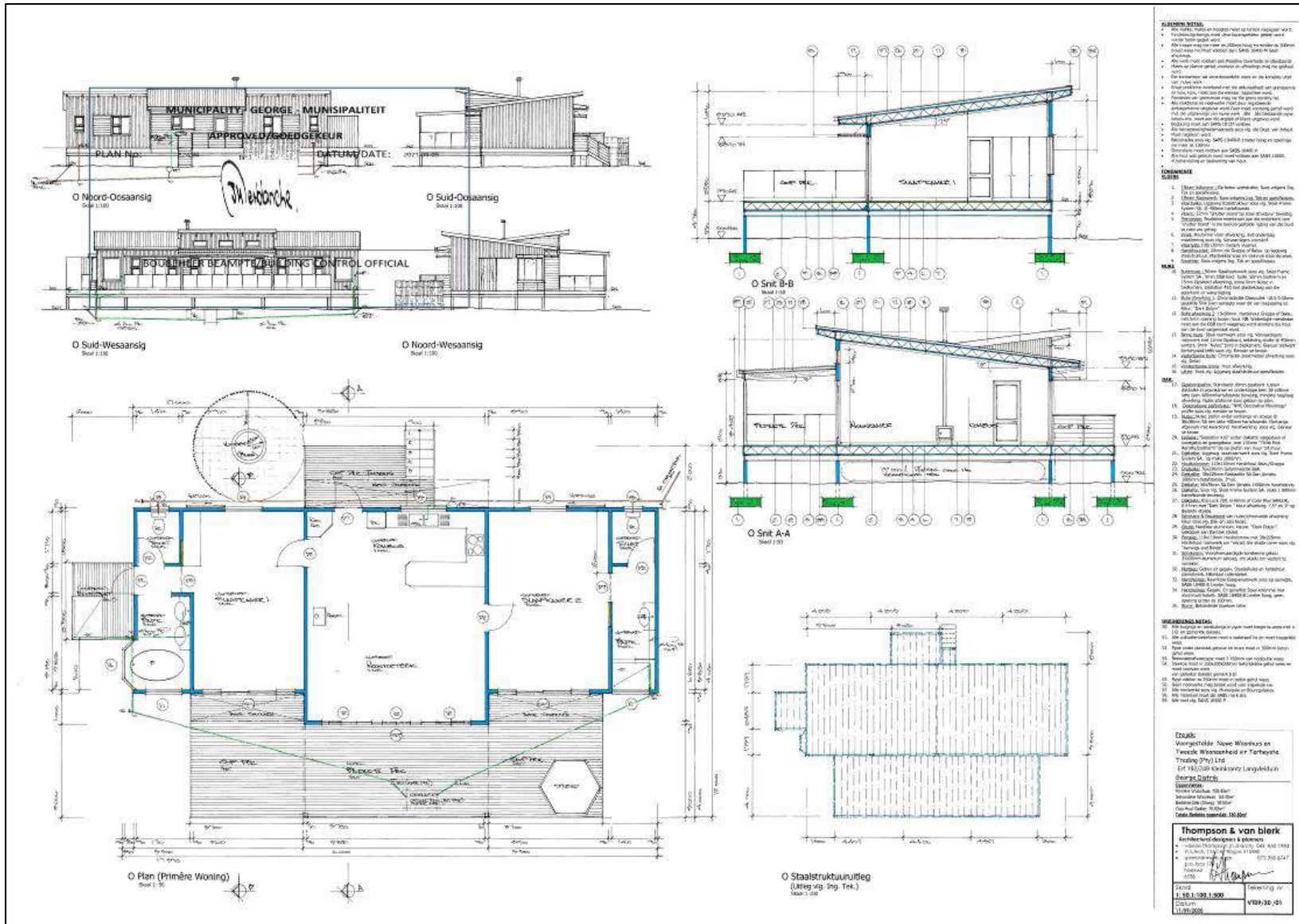


Figure 6: Approved Building Plan Main dwelling



### 3 BIBLIOGRAPHY

- NASA, A. G. (2009). *Advanced Spaceborne Thermal Emission and Reflection Radiometer (ASTER) Global Digital Elevation Model Version 2 (GDEM V2 2011)*. Ministry of Economy, Trade, and Industry (METI) of Japan and United States National Aeronauti.
- NELPAG. (n.d.). *New England Light Pollution Advisory Group (NELPAG)* <http://cfa/www.harvard.edu/cfa/ps/nelpag.html>) and Sky & Telescope <http://SkyandTelescope.com/>). NELPAG and Sky & Telescope support the International Dark-Sky Association (IDA) (<http://www.darksky.o>).
- SANBI. (2018). [www.sanbi.org](http://www.sanbi.org). Retrieved from 2018 National Biodiversity Assessment (NBA): <https://www.sanbi.org/link/bgis-biodiversity-gis/>
- Sheppard, D. S. (2000). *Guidance for crystal ball gazers: Developing a code of ethics for landscape visualization*. Department of Forest Resources Management and Landscape Architecture Program, University of British Columbia, Vancouver, Canada
- USDI., B. (2004). *Bureau of Land Management, U.S. Department of Interior. 2004. Visual Resource Management Manual 8400.*

#### **4 ANNEXURE A: SITE VISIT PHOTOGRAPHS AND COMMENTS**

The following photographs were taken during the field survey as mapped below. The text below the photograph describes the landscape and visual issues of the locality, if applicable.

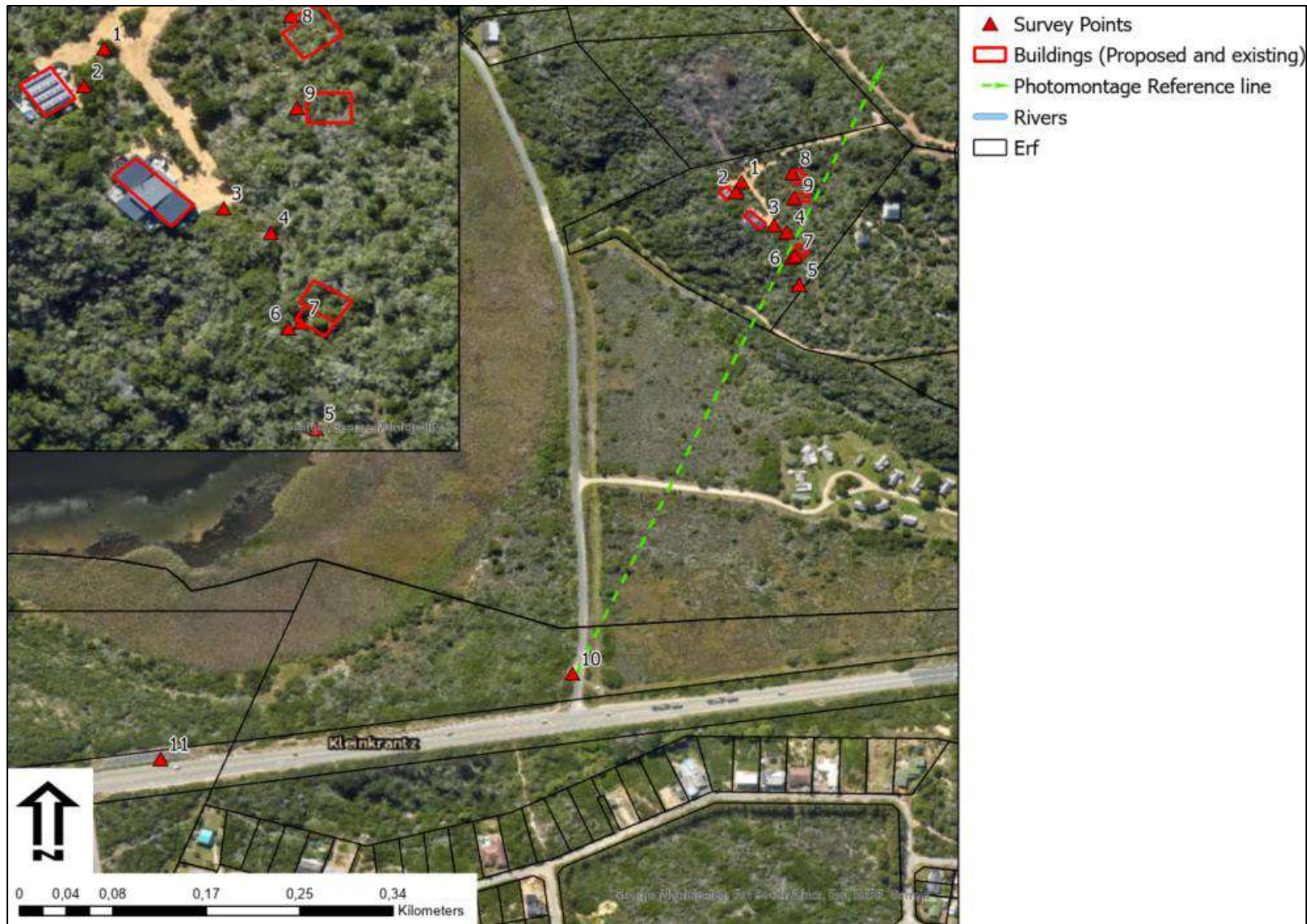
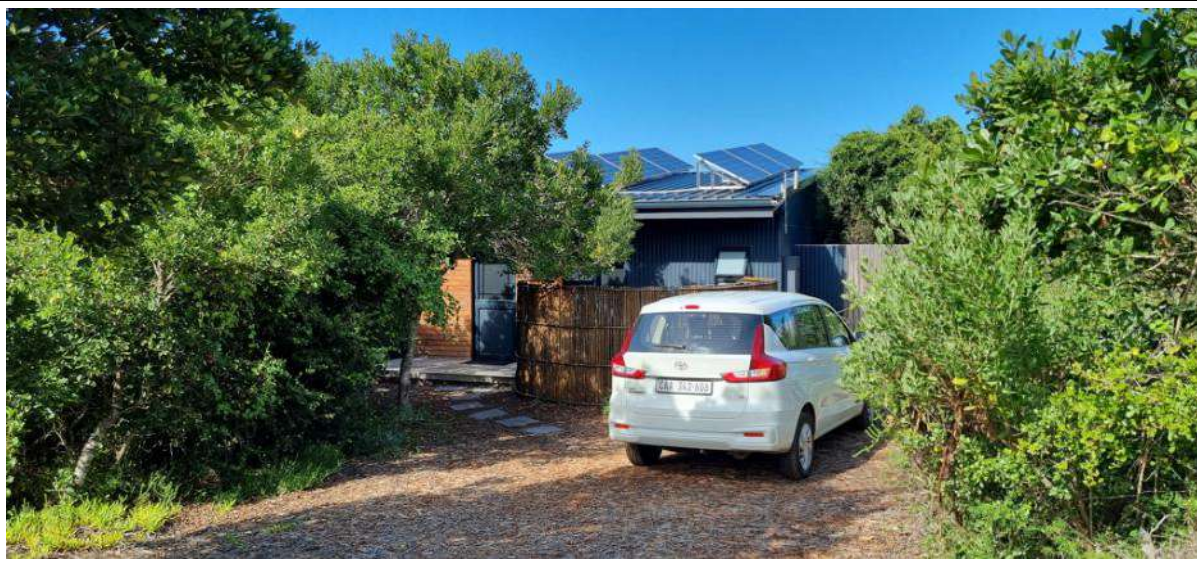


Figure 8: Survey point and project locality map.

<b>ID</b>	1
<b>REMARKS</b>	Storage units
<b>REC_TIME</b>	02/14/2025 09:04:06.000 GMT+02:00
<b>Geometry</b>	POINT Z (22,651901850 -33,996300400 84,400)
<b>Risk</b>	Low
<b>Motivation</b>	Small scale and not visible to outside due to vegetation screening.
<b>PhotoDir</b>	North



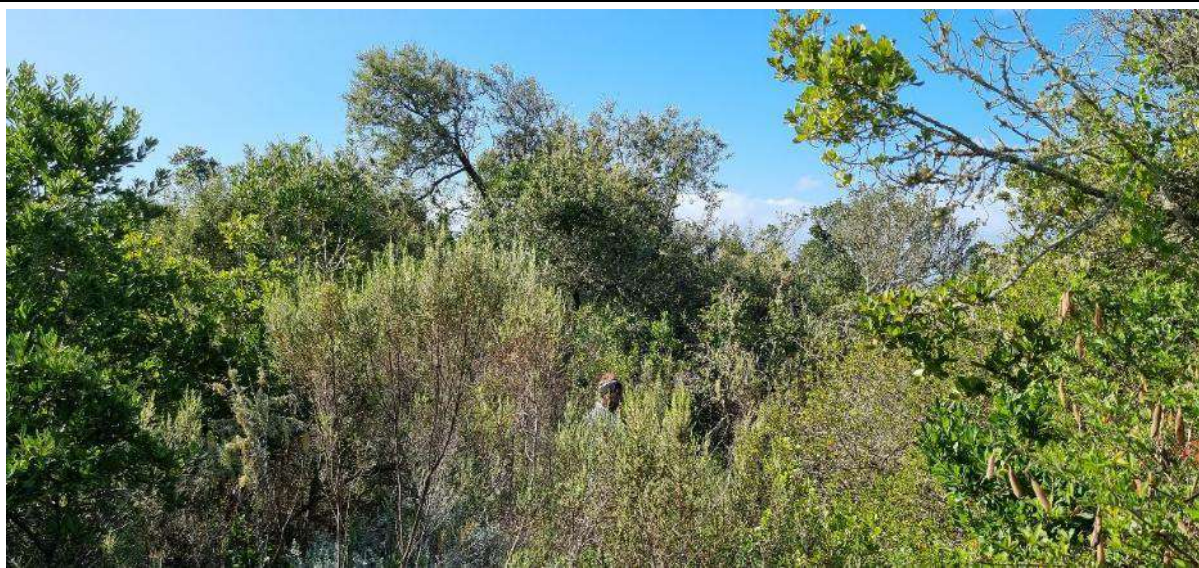
<b>ID</b>	2
<b>REMARKS</b>	Existing milkweed cottage
<b>REC_TIME</b>	02/14/2025 09:05:03.348 GMT+02:00
<b>Geometry</b>	POINT Z (22,651857957 -33,996382540 0,000)
<b>Risk</b>	Medium
<b>Motivation</b>	Small scale and set back from edge and well embedded in the thicket vegetation. The angle of the PV panels is the only visually distracting element (as seen from the western lower lying areas)
<b>PhotoDir</b>	West



<b>ID</b>	3
<b>REMARKS</b>	Main dwelling
<b>REC_TIME</b>	02/14/2025 09:07:04.000 GMT+02:00
<b>Geometry</b>	POINT Z (22,652163850 -33,996649833 82,700)
<b>Risk</b>	Medium
<b>Motivation</b>	Some intrusion due to increased height and scale. Colour too much blue and set forward in the edge.
<b>PhotoDir</b>	North West
<b>Photo</b>	Kleinkrantz_20250214_090817657.jpg



<b>ID</b>	4
<b>REMARKS</b>	Proposed road extension
<b>REC_TIME</b>	02/14/2025 09:09:19.000 GMT+02:00
<b>Risk</b>	Low
<b>Motivation</b>	Small road and following existing precedent would be low visual intrusion if the existing landscape precedent is retained.
<b>PhotoDir</b>	South
<b>Photo</b>	Kleinkrantz_20250214_090954382.jpg



<b>ID</b>	5
<b>REMARKS</b>	Viewpoint
<b>REC_TIME</b>	02/14/2025 09:13:08.000 GMT+02:00
<b>Geometry</b>	POINT Z (22,652366417 -33,997132833 76,100)
<b>Risk</b>	Medium
<b>Motivation</b>	The photographs depicts a <b>similar</b> location along the crest of the dune where the proposed second cottage would be located. Care would need to be taken to ensure that the views from the De Vlei Rd and the N2 Highway eastbound are not compromised.
<b>PhotoDir</b>	West
<b>Photo</b>	Kleinkrantz_20250214_091334729.jpg



<b>ID</b>	6
<b>REMARKS</b>	Proposed cottage
<b>REC_TIME</b>	02/14/2025 09:17:42.000 GMT+02:00
<b>Geometry</b>	POINT Z (22,652305983 -33,996913167 79,000)
<b>Risk</b>	Medium
<b>Motivation</b>	Potential for visual intrusion but <u>not</u> if the structure is set back from edge and retains some of the existing vegetation in front of structure with views through the trees. Should the structure be located <u>behind</u> the barrier tape below, minimal visual intrusion will take place assuming the same architectural style/ size dwelling remains the same. Trees taller than 2m should be retained.
<b>PhotoDir</b>	South



<b>ID</b>	8
<b>REMARKS</b>	Dwelling 2
<b>REC_TIME</b>	02/14/2025 09:24:29.000 GMT+02:00
<b>Geometry</b>	POINT Z (22,652310817 -33,996228700 81,900)
<b>Risk</b>	Medium
<b>Motivation</b>	Visually, the site is fairly well contained by surrounding vegetation with only roof structure viewed from adjacent property owners. Suitable with colour and height restriction. Recommended a low angle, double pitch roof with the north facing roof section used for PV panels. (Suggestion: The Cottage 1 PV panels should be relocated on the roof structures of the backline dwellings as the angle/ glint of the PV panels is creating visual contrast).
<b>PhotoDir</b>	South



<b>ID</b>	9
<b>REMARKS</b>	Cottage 4
<b>REC_TIME</b>	02/14/2025 09:27:13.000 GMT+02:00
<b>Geometry</b>	POINT Z (22,652324100 -33,996430550 80,300)
<b>Risk</b>	Medium
<b>Motivation</b>	As per previous comment.
<b>PhotoDir</b>	South East



<b>ID</b>	10
<b>REMARKS</b>	KOP De Vleie Road Northbound
<b>REC_TIME</b>	02/14/2025 09:39:03.000 GMT+02:00
<b>Geometry</b>	POINT Z (22,650534933 -34,000271567 32,200)
<b>Risk</b>	Medium
<b>Motivation</b>	The main visual element visible is the reflective edging of the PV panel structures on the existing North East cottage. The main dwelling is partially visible but does not break the skyline, as with the Cottage 1. Other than the PV structure, Cottage 1 offers very little visual contrast. If the same scale and building context is used, the visual intrusion will be negligible. Mitigation includes grey green colour, flat roof with no PV panels, retain adjacent vegetation as per existing example. To ensure no skyline intrusion, cut platform back from low point and remove topsoil for rehabilitation on site.
<b>PhotoDir</b>	North West



<b>ID</b>	11
<b>REMARKS</b>	KOP N2 Eastbound
<b>REC_TIME</b>	02/14/2025 09:52:21.000 GMT+02:00
<b>Geometry</b>	POINT Z (22,647209600 -34,000962300 53,700)
<b>Risk</b>	Low
<b>Comment</b>	The current main visual element from N2 is the reflected shine on the roof from the main dwelling as single pitch roof slants west. Limited view of Cottage 1 as roof slopes east. The other proposed units roof structures would also be visible. Set low with more cut than fill, north or east facing single pitch roof and shade structures on west face. Retain trees adjacent and colour mitigation change to mid grey green. Prefer to move Cottage 1 PV to back structure roofs as they do not break skyline as seen from De Vlei road. Suitable with mitigation (Refer to photomontage for detail).
<b>PhotoDir</b>	North East
<b>Photo</b>	Kleinkrantz_20250214_095725496.jpg



## 5 ANNEXURE B: SPECIALIST INFORMATION

### 5.1 Professional Registration Certificate



Association of Professional Heritage Practitioners

#### MEMBERSHIP CERTIFICATE

THIS CERTIFIES THAT

**STEPHEN STEAD**

**MEMBERSHIP NUMBER: PHP0063**

has been awarded membership as a  
**PROFESSIONAL MEMBER (PHP)**

This membership is subject to the *Standards for Membership and Code of Conduct*, referred to in Sections 2 and 3 of the APHP Constitution respectively. The definition of a Professional may be found at: [www.aphp.org.za/membership](http://www.aphp.org.za/membership)

Please contact us via [info@aphp.org.za](mailto:info@aphp.org.za) should further information be required.

**THIS CERTIFICATE IS VALID FROM 1 JUNE 2025 – 1 JULY 2026**

CHAIRPERSON

[Issued by the Association of Professional Heritage Practitioners Executive Committee]

Watermark image: Lydenburg-Head, circa 600 AD  
Illustration from: *Ritual Space in the Zimbabwe Culture*, [https://www.researchgate.net/publication/319144414-Lydenburg-Head-Headless-from-photograph-courtesy-Iziko-Musikwa\\_Ap7\\_272360317](https://www.researchgate.net/publication/319144414-Lydenburg-Head-Headless-from-photograph-courtesy-Iziko-Musikwa_Ap7_272360317) (accessed 29 Jun 2025)

Association of Professional Heritage Practitioners  
[info@aphp.org.za](mailto:info@aphp.org.za)  
[www.aphp.org.za](http://www.aphp.org.za)

## 5.2 Curriculum Vitae (CV)

1. **Position:** Owner / Director
2. **Name of Firm:** Visual Resource Management Africa cc ([www.vrma.co.za](http://www.vrma.co.za))
3. **Name of Staff:** Stephen Stead
4. **Date of Birth:** 9 June 1967
5. **Nationality:** South African
6. **Contact Details:** Cell: +27 (0) 83 560 9911  
Email: [steve@vrma.co.za](mailto:steve@vrma.co.za)
7. **Educational qualifications:**
  - University of Natal (Pietermaritzburg):
  - Bachelor of Arts: Psychology and Geography
  - Bachelor of Arts (Hons): Human Geography and Geographic Information Management Systems
  - MSc Geography, University of KwaZulu, Natal (2023)
8. **Professional Accreditation**
  - Association of Professional Heritage Practitioners (APHP) Western Cape
    - Accredited VIA practitioner member of the Association (2011)
9. **Association involvement:**
  - International Association of Impact Assessment (IAIA) South African Affiliate
    - Past President (2012 - 2013)
    - President (2012)
    - President-Elect (2011)
    - Conference Co-ordinator (2010)
    - National Executive Committee member (2009)
    - Southern Cape Chairperson (2008)
10. **Conferences Attended:**
  - International Geographical Congress, Lisbon (2017)
  - IAIAAsa 2012
  - IAIAAsa 2011
  - IAIA International 2011 (Mexico)
  - IAIAAsa 2010
  - IAIAAsa 2009
  - IAIAAsa 2007
11. **Continued Professional Development:**
  - Integrating Sustainability with Environment Assessment in South Africa (IAIAAsa Conference, 1 day)
  - Achieving the full potential of SIA (Mexico, IAIA Conference, 2 days 2011)

- Researching and Assessing Heritage Resources Course (University of Cape Town, 5 days, 2009)

## 12. Countries of Work Experience:

- South Africa, Mozambique, Malawi, Lesotho, Kenya and Namibia

## 13. Relevant Experience:

Stephen gained six years of experience in the field of Geographic Information Systems mapping and spatial analysis working as a consultant for the KwaZulu-Natal Department of Health and then with an Environmental Impact Assessment company based in the Western Cape. In 2004 he set up the company Visual Resource Management Africa that specializes in visual resource management and visual impact assessments in Africa. The company makes use of the well-documented Visual Resource Management methodology developed by the Bureau of Land Management (USA) for assessing the suitability of landscape modifications. Stephen has assessed of over 150 major landscape modifications throughout southern and eastern Africa. The business has been operating for eighteen years and has successfully established and retained a large client base throughout Southern Africa which include amongst other, Rio Tinto (Pty) Ltd, Bannerman (Pty) Ltd, Anglo Coal (Pty) Ltd, Eskom (Pty) Ltd, NamSolar and Vale (Pty) Ltd, Ariva (Pty) Ltd, Harmony Gold (Pty) Ltd, Millennium Challenge Account (USA), Pretoria Portland Cement (Pty) Ltd

## 14. Languages:

- English – First Language
- Afrikaans – fair in speaking, reading and writing.

## 15. Projects:

Table 5: VRM Africa Projects Assessments Table

DESCRIPTION	COUNT	DESCRIPTION	COUNT
Dam	1	UISP	8
Mari-culture	1	Structure	8
Port	1	OHPL	12
Railway	1	Industrial	12
Power Station	3	Wind Energy	22
Hydroelectric	4	Battery Storage	14
Resort	4	Mine	20
Golf/Residential	1	Residential	45
Road Infrastructure	5	Solar Energy	62
Substation	5	<b>TOTAL</b>	<b>237</b>

## 6 ANNEXURE C: GENERAL LIGHTS AT NIGHT MITIGATIONS

### Mitigation:

- Effective light management needs to be incorporated into the design of the lighting to ensure that the visual influence is limited to the project, without jeopardising project operational safety and security (See lighting mitigations by The New England Light Pollution Advisory Group (NELPAG) and Sky Publishing Corp in 14.2).
- Utilisation of specific frequency LED lighting with a green hue on perimeter security fencing.
- Directional lighting on the more exposed areas of operation, where point light source is an issue.
- No use of overhead lighting and, if possible, locate the light source closer to the operation.

### Mesopic Lighting

Mesopic vision is a combination of photopic vision and scotopic vision in low, but not quite dark, lighting situations. The traditional method of measuring light assumes photopic vision and is often a poor predictor of how a person sees at night. The light spectrum optimized for mesopic vision contains a relatively high amount of bluish light and is therefore effective for peripheral visual tasks at mesopic light levels. (CIE, 2012)

The Mesopic Street Lighting Demonstration and Evaluation Report by the Lighting Research Centre (LRC) in New York found that the 'replacement of white light sources (induction and ceramic metal halide) were tuned to optimize human vision under low light levels while remaining in the white light spectrum. Therefore, outdoor electric light sources that are tuned to how humans see under mesopic lighting conditions can be used to reduce the luminance of the road surface while providing the same, or better, visibility. Light sources with shorter wavelengths, which produce a "cooler" (bluer and greener) light, are needed to produce better mesopic vision. Based on this understanding, the LRC developed a means of predicting visual performance under low light conditions. This system is called the unified photometry system. Responses to surveys conducted on new installations revealed that area residents perceived higher levels of visibility, safety, security, brightness, and colour rendering with the new lighting systems than with the standard *High-Purity Standards* (HPS) systems. The new lighting systems used 30% to 50% less energy than the HPS systems. These positive results were achieved through tuning the light source to optimize mesopic vision. Using less wattage and photopic luminance also reduces the reflectance of the light off the road surface. Light reflectance is a major contributor to light pollution (sky glow).' (*Lighting Research Centre. New York. 2008*)

### 'Good Neighbour – Outdoor Lighting'

Presented by the New England Light Pollution Advisory Group (NELPAG) (<http://cfa/www.harvard.edu/cfa/ps/nelpag.html>) and Sky & Telescope (<http://SkyandTelescope.com/>). NELPAG and Sky & Telescope support the International Dark-Sky Association (IDA) (<http://www.darksky.org/>). (NELPAG)

**What is good lighting?** Good outdoor lights improve visibility, safety, and a sense of security, while minimizing energy use, operating costs, and ugly, dazzling glare.

**Why should we be concerned?** Many outdoor lights are poorly designed or improperly aimed. Such lights are costly, wasteful, and distractingly glary. They harm the night-time environment and neighbours' property values. Light directed uselessly above the horizon creates murky skyglow — the "light pollution" that washes out our view of the stars.

**Glare** Here's the basic rule of thumb: If you can see the bright bulb from a distance, it's a bad light. With a good light, you see lit ground instead of the dazzling bulb. "Glare" is light that beams directly from a bulb into your eye. It hampers the vision of pedestrians, cyclists, and drivers.

**Light Trespass** Poor outdoor lighting shines onto neighbours' properties and into bedroom windows, reducing privacy, hindering sleep, and giving the area an unattractive, trashy look.

**Energy Waste** Many outdoor lights waste energy by spilling much of their light where it is not needed, such as up into the sky. This waste results in high operating costs. Each year we waste more than a billion dollars in the United States needlessly lighting the night sky.

**Excess Lighting** Some homes and businesses are flooded with much stronger light than is necessary for safety or security.

**How do I switch to good lighting?**

Provide only enough light for the task at hand; don't over-light, and don't spill light off your property. Specifying enough light for a job is sometimes hard to do on paper. Remember that a full Moon can make an area quite bright. Some lighting systems illuminate areas 100 times more brightly than the full Moon! More importantly, by choosing properly shielded lights, you can meet your needs without bothering neighbours or polluting the sky.

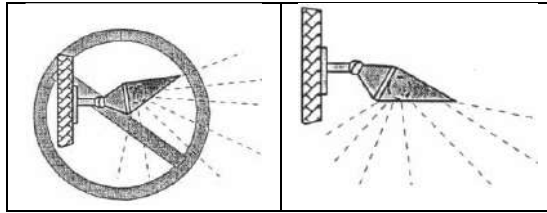
**Good and Bad Light Fixtures**

<p><b>Typical "Wall Pack"</b></p>	<p><b>Typical "Shoe Box" (forward throw)</b></p>
<p><b>BAD</b> Waste light goes up and sideways</p>	<p><b>GOOD</b> Directs all light down</p>
<p><b>Typical "Yard Light"</b></p>	<p><b>Opaque Reflector (lamp inside)</b></p>
<p><b>BAD</b> Waste light goes up and sideways</p>	<p><b>GOOD</b> Directs all light down</p>
<p><b>Area Flood Light</b></p>	<p><b>Area Flood Light with Hood</b></p>
<p><b>BAD</b> Waste light goes up and sideways</p>	<p><b>GOOD</b> Directs all light down</p>

- Aim lights down. Choose “full-cut-off shielded” fixtures that keep light from going uselessly up or sideways. Full-cut-off fixtures produce minimum glare. They create a pleasant-looking environment. They increase safety because you see illuminated people, cars, and terrain, not dazzling bulbs.
- Install fixtures carefully to maximize their effectiveness on the targeted area and minimize their impact elsewhere. Proper aiming of fixtures is crucial. Most are aimed too high. Try to install them at night, when you can see where all the rays actually go. Properly aimed and shielded lights may cost more initially, but they save you far more in the long run. They can illuminate your target with a low-wattage bulb just as well as a wasteful light does with a high-wattage bulb.
- If colour discrimination is not important, choose energy-efficient fixtures utilising yellowish high-pressure sodium (HPS) bulbs. If “white” light is needed, fixtures using compact fluorescent or metal-halide (MH) bulbs are more energy-efficient than those using incandescent, halogen, or mercury-vapour bulbs.
- Where feasible, put lights on timers to turn them off each night after they are no longer needed. Put home security lights on a motion-detector switch, which turns them on only when someone enters the area; this provides a great deterrent effect!

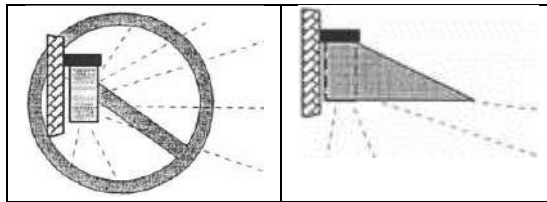
### What You Can Do To Modify Existing Fixtures

Change this . . . to this  
(aim downward)



#### Floodlight:

Change this . . . to this  
(aim downward)

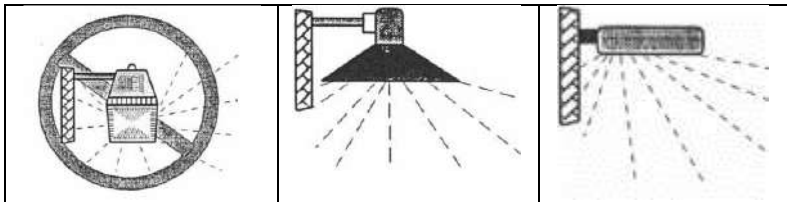


#### Wall Pack

Change this . . .

to this

or this



Yard Light

Opaque Reflector

Show Box

### Replace bad lights with good lights.

You'll save energy and money. You'll be a good neighbour. And you'll help preserve our view of the stars.

## 7 ANNEXURE D: METHODOLOGY DETAIL

### 7.1 Baseline Analysis Stage

In terms of VRM methodology, landscape character is derived from a combination of **scenic quality**, **receptor sensitivity** to landscape change and **distance** from the proposed landscape change. The objective of the analysis is to compile a mapped inventory of the visual resources found in the receiving landscape, and to derive a mapped Visual Resource sensitivity layer from which to evaluate the suitability of the landscape change.

#### 7.1.1 Scenic Quality

The scenic quality is determined making use of the VRM Scenic Quality Checklist that identifies seven scenic quality criteria which are rated with 1 (low) to 5 (high) scale. The scores are totalled and assigned an A (High), B (Moderate) or C (low) based on the following split:

*A = scenic quality rating of  $\geq 19$ ;*

*B = rating of 12 – 18,*

*C = rating of  $\leq 11$*

The seven scenic quality criteria are defined below:

- **Land Form:** Topography becomes more of a factor as it becomes steeper, or more severely sculptured.
- **Vegetation:** Primary consideration given to the variety of patterns, forms, and textures created by plant life.
- **Water:** That ingredient which adds movement or serenity to a scene. The degree to which water dominates the scene is the primary consideration.
- **Colour:** The overall colour(s) of the basic components of the landscape (e.g., soil, rock, vegetation, etc.) are considered as they appear during seasons or periods of high use.
- **Scarcity:** This factor provides an opportunity to give added importance to one, or all, of the scenic features that appear to be relatively unique or rare within one physiographic region.
- **Adjacent Land Use:** Degree to which scenery and distance enhance, or start to influence, the overall impression of the scenery within the rating unit.
- **Cultural Modifications:** Cultural modifications should be considered and may detract from the scenery or complement or improve the scenic quality of an area.

#### 7.1.2 Receptor Sensitivity

Receptor sensitivity to landscape change is determined by rating the following factors in terms of Low to High:

- **Type of Users:** Visual sensitivity will vary with the type of users, e.g. recreational sightseers may be highly sensitive to any changes in visual quality, whereas workers who pass through the area on a regular basis may not be as sensitive to change.
- **Amount of Use:** Areas seen or used by large numbers of people are potentially more sensitive.
- **Public Interest:** The visual quality of an area may be of concern to local, or regional, groups. Indicators of this concern are usually expressed via public controversy created in response to proposed activities.
- **Adjacent Land Uses:** The interrelationship with land uses in adjacent lands. For example, an area within the viewshed of a residential area may be very sensitive, whereas an area surrounded by commercially developed lands may not be as visually sensitive.

- **Special Areas:** Management objectives for special areas such as Natural Areas, Wilderness Areas or Wilderness Study Areas, Wild and Scenic Rivers, Scenic Areas, Scenic Roads or Trails, and Critical Biodiversity Areas frequently require special consideration for the protection of their visual values.
- **Other Factors:** Consider any other information such as research or studies that include indicators of visual sensitivity.

### 7.1.3 Exposure

The area where a landscape modification starts to influence the landscape character is termed the Zone of Visual Influence (ZVI) and is defined by the U.K. Institute of Environmental Management and Assessment's (IEMA) '*Guidelines for Landscape and Visual Impact Assessment*' as 'the area within which a proposed development may have an influence or effect on visual amenity (of the surrounding areas).'

The inverse relationship of distance and visual impact is well recognised in visual analysis literature (*Hull, R.B. and Bishop, I.E., 1988*). According to Hull and Bishop, exposure, or visual impact, tends to diminish exponentially with distance. The areas where most landscape modifications would be visible are located within 2 km from the site of the landscape modification. Thus, the potential visual impact of an object diminishes at an exponential rate as the distance between the observer and the object increases due to atmospheric conditions prevalent at a location, which causes the air to appear greyer, thereby diminishing detail. For example, viewed from 1000 m from a landscape modification, the impact would be 25% of the impact as viewed from 500 m from a landscape modification. At 2000m it would be 10% of the impact at 500 m.

**Distance** from a landscape modification influences the size and clarity of the landscape modification viewing. The Bureau of Land Management defines three distance categories:

- Foreground / Middle ground***, up to approximately 6km, which is where there is potential for the sense of place to change;
- Background areas***, from 6km to 24km, where there is some potential for change in the sense of place, but where change would only occur in the case of very large landscape modifications; and
- Seldom seen areas***, which fall within the Foreground / Middle ground area but, as a result of no receptors, are not viewed or are seldom viewed.

### 7.1.4 Key Observation Points

During the Baseline Inventory Stage, Key Observation Points (KOPs) are identified. KOPs are defined by the Bureau of Land Management as the people (receptors) located in strategic locations surrounding the property that make consistent use of the views associated with the site where the landscape modifications are proposed. These locations are important in terms of the VRM methodology, which requires that the Degree of Contrast (DoC) that the proposed landscape modifications will make to the existing landscape be measured from these most critical locations, or receptors, surrounding the property. To define the KOPs, potential receptor locations were identified in the viewshed analysis, and screened, based on the following criteria:

- Angle of observation.
- Number of viewers.
- Length of time the project is in view.
- Relative project size.

- Season of use.
- Critical viewpoints, e.g., views from communities, road crossings; and
- Distance from property.

## 7.2 Assessment and Impact Stage

The analysis stage involves determining whether the potential visual impacts from proposed surface-disturbing activities or developments will meet the management objectives established for the area, or whether design adjustments will be required. This requires a contrast rating to assess the expected DoC the proposed landscape modifications would generate within the receiving landscape in order to define the Magnitude of the impact.

### 7.2.1 Contrast Rating

The contrast rating is undertaken to determine if the VRM Class Objectives are met. The suitability of landscape modification is assessed by comparing and contrasting existing receiving landscape to the expected contrast that the proposed landscape change will generate. This is done by evaluating the level of change to the existing landscape by assessing the line, colour, texture and form, in relation to the visual objectives defined for the area. The following criteria are utilised in defining the DoC:

- **None:** The element contrast is not visible or perceived.
- **Weak:** The element contrast can be seen but does not attract attention.
- **Moderate:** The element contrast begins to attract attention and begins to dominate the characteristic landscape.
- **Strong:** The element contrast demands attention, will not be overlooked, and is dominant in the landscape.

As an example, in a Class I area, the visual objective is to preserve the existing character of the landscape, and the resultant contrast to the existing landscape should not be notable to the casual observer and cannot attract attention. In a Class IV area example, the objective is to provide for proposed landscape activities that allow for major modifications of the existing character of the landscape. Based on whether the VRM objectives are met, mitigations, if required, are defined to avoid, reduce or mitigate the proposed landscape modifications so that the visual impact does not detract from the surrounding landscape sense of place.

Based on the findings of the contrast rating, the Magnitude of the Landscape and Visual Impact Assessment is determined.

### 7.2.2 Photomontages

As a component in this contrast rating process, visual representation, such as photo montages are vital in large-scale modifications, as this serves to inform Interested & Affected Parties and decision-making authorities of the nature and extent of the impact associated with the proposed project/development. There is an ethical obligation in this process, as visualisation can be misleading if not undertaken ethically. In terms of adhering to standards for ethical representation of landscape modifications, VRMA subscribes to the Proposed Interim Code of Ethics for Landscape Visualisation developed by the Collaborative for Advanced Landscape Planning (CALP) (Sheppard, 2000). This code states that professional presenters of realistic landscape visualisations are responsible for promoting full understanding of proposed landscape changes, providing an honest and neutral visual representation of the expected

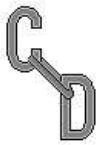
landscape, by seeking to avoid bias in responses and demonstrating the legitimacy of the visualisation process. Presenters of landscape visualisations should adhere to the principles of:

- Access to Information
- Accuracy
- Legitimacy
- Representativeness
- Visual Clarity and Interest

The Code of Ethical Conduct states that the presenter should:

- Demonstrate an appropriate level of qualification and experience.
- Use visualisation tools and media that are appropriate to the purpose.
- Choose the appropriate level of realism.
- Identify, collect and document supporting visual data available for, or used in, the visualisation process.
- Conduct an on-site visual analysis to determine important issues and views.
- Seek community input on viewpoints and landscape issues to address in the visualisations.
- Provide the viewer with a reasonable choice of viewpoints, view directions, view angles, viewing conditions and timeframes appropriate to the area being visualised.
- Estimate and disclose the expected degree of uncertainty, indicating areas and possible visual consequences of the uncertainties.
- Use more than one appropriate presentation mode and means of access for the affected public.
- Present important non-visual information at the same time as the visual presentation, using a neutral delivery.
- Avoid the use, or the appearance of, 'sales' techniques or special effects.
- Avoid seeking a particular response from the audience.
- Provide information describing how the visualisation process was conducted and how key decisions were taken (Sheppard, 2000).

**ENVIRONMENTAL  
STATEMENT**



**CODEV** CC  
**CONSERVATION AND DEVELOPMENT FACILITATION SERVICES**  
**BEWARING EN ONTWIKKELINGSFASILITERINGSDIENSTES**

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Ref: C220pn  
25 November 2025

**PRELIMINARY ENVIRONMENTAL REPORT, PTN 249, KLEINKRANS 192.**  
(Mr Terblanche Botes)

## BACKGROUND

A previous OSCAER application was granted for the construction of 2 dwellings and building plans were approved. These have been built. Application is now being made to rezone the property to Open Space III (Conservation) while consent use will be applied for for the construction of 2 more small cottages and a small 'lapa' for tourist accommodation / recreational use.

Due to the new 'disturbance of earth" and 'clearing of vegetation' this requires that another OSCAER permit will need to be applied for. In this the full prescribed process will be followed and an environmental impact evaluation done.

The planning process for rezoning is presently underway is included in the documentation. This preliminary report informs this.

## SITE DESCRIPTION

The locality plan and proposed site development plan (SDP) are shown in the application it accompanied.

As described by the Municipality's previous environmental specialist, according to Vegmap (2018), the property comprises Goukamma Dune thicket fynbos (status 'least concern'). There are moreover no "Critical Biodiversity Areas" although some fynbos species, such as an abundance of 'riet' (Restionacea) are present but other elements of fynbos do not occur as fynbos ecosystems

The 'thicket' however is particularly well established on this property and in an unusually more-or-less pristine condition. It is thus of exceptional value and well worthy of conservation.

The 'thicket however mainly consists of an 'open canopy' veld type or in forest clumps/thicket communities with more open spaces between them. Specimen protected tree species (mainly cheese wood --- Pittosporum) are common while individual protected white milkwood trees, although mainly smaller specimens, do occur.

See the following figure:

Figure 1 Vegetation on the Site



More-over the property is situated on the most westerly dune ridge, with spectacular views of the Lake System below. This is shown in the following figure. (Figure 2).



The property does however fringe on the 'Garden Route National Park and thus forms a 'support area' for the Park while it also falls within the catchment area of the Touw River (that is within the National Strategic Water Source Area for the Outeniqua Area) so that any water reaching the Park from the property should be managed and protected.

## ENVIRONMENTAL IMPACT OF NEW DEVELOPMENT

Potential Environmental Impact is discussed under the following headings:

1. Site Specific impact;
2. Visual impact;
3. Impact on the greater environment
4. Impact of earth-mowing.
5. Fencing

### 1. Site Specific impact

As described above, although the vegetation on the site is of great conservation value, the site is not regarded in Biosphere Planning as a 'Critical Biodiversity Area. The proposed SDP was suggested by the Environmental Practitioner and is aimed at impacting as little as possible on specifically significant protected specimen trees or protected 'forest communities'. The area that will be impacted by the new development compared to the greater area that will be protected is so small that its impact will be insignificant. (The "Conservation Zoning" applied for will assist in this and the proclamation of the whole site as a private Nature Reserve will formalise this and is recommended)

The removal of any protected trees or 'forest communities, where this is unavoidable is subject to an application for a Forestry License.'

Access for all new development sites should make use of existing roads and trails as is indicated in the following figure:

Figure 3 - Existing access road



### 2. Visual Impact.

As a portion of the site is situated on the skyline as seen from public areas below it could potentially have a negative visual impact. This was specifically investigated in a study commissioned from Visual Resource Management Africa (VRMA). They concluded that the additional buildings "are unlikely to be visually intrusive" provided the various mitigation measures stipulated are complied with.

These include local excavation to reduce the height of the one dwelling so that it 'does not appear to be higher than the surrounding vegetation; no trees higher than 2m meter around the footprint of houses should be removed; they all should have the same styling and colours; roofs should be slanted to on the eastwards side; light 'spillage' should be screened so that the source of the light is not visible.

### 3 Impact on the greater environment.

One of the intentions of the rezoning and reduction of building set-back lines is so that the existing containers on the northern boundary can be retained. The vegetation here is so dense that the containers are not at all visible from the neighbouring property. They are also not damaging to the vegetation.

4. Impact of earth-moving.

Very little moving of earth will be required by the proposed new development which, like the existing cottages, will largely be on supporting pylons where height-issues do not preclude this. No sand must be allowed to spill over slopes and all disturbed areas must be stabilized and revegetated where necessary.

5. Fencing.

No new fencing is intended.

SUMMARY AND RECOMMENDATION.

The proposed rezoning and new development will have very limited environmental impact. The application is thus recommended. (It should be noted that no additional development will be allowed without a new authorization following rigorous investigation).

Chris Gaigher  
Environmental Consultant

**NO BOND**

**philip@formaplan.co.za**

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**From:** Terblanche Botes <spt.botes@gmail.com>  
**Sent:** Thursday, 19 March 2026 08:46  
**To:** philip@formaplan.co.za  
**Subject:** Terheyste Trading t/a EDGE of Eden

Good day Philip

This email serves to confirm that there is no bond registered on the property located at:  
- 249 Dune Mole street, Langvlei Dunes, Wilderness  
- Erf nr: 192/249

Please let me know if you need any further information.

Best regards

Terblanche Botes  
Terheyste Trading  
0609632717