

28 May 2026

Municipal Manager
George Municipality
GEORGE

Att: Ms Ilané Huyser/Mr. Clinton Petersen

PROPOSED REZONING AND DEPARTURE: PTN 62 OF FARM DIEPEKLOOF No 226, GEORGE, EXEMPTED SUBDIVISION & CONSOLIDATION: PTNS 31, 62 & 63 OF FARM DIEPEKLOOF No 226, GEORGE AND REGISTRATION OF SERVITUDE ON PTN 62 IN FAVOUR OF PTN 31 OF FARM 226 FOR COLLECTION OF ROOFWATER (PTN 62) TO WATERTANKS ON PTN 31.

Application is hereby made in terms of Section 15(2)(a) & (b) of the George Land Use Planning By-Law, 2023 for a rezoning of a portion of the property for a resort zone (tourist accommodation) on the property as well as relaxation of building lines and also in terms of Sections 24 (1)(c) and 24 (1)(f) for a minor amendment of property boundaries and registration of a private servitude. The following is attached hereto:

- Memorandum
- Application form
- Pre-app feedback
- Deed of Transfer
- Conveyancer Certificate
- Power of Attorney & Trust documents
- SG Diagrams
- Locality Plan
- Subdivision and consolidation plan & plan showing new boundaries (minor amendment of boundaries)
- Site & Rezoning Plan
- Site sensitivity report from Environmental Consultant
- Services report by Civil Engineer
- Consent: owners Ptns 31 & 63 iro amendment of boundaries
- No bond

I trust that you will find this in order.



P C J Theron Pr. Pln

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62) TO WATERTANKS ON PTN 31.**

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PROPOSED REZONING AND DEPARTURE: PTN 62 OF FARM DIEPEKLOOF No 226, GEORGE, EXEMPTED SUBDIVISION & CONSOLIDATION: PTNS 31, 62 & 63 OF FARM DIEPEKLOOF No 226, GEORGE AND REGISTRATION OF SERVITUDE ON PTN 62 IN FAVOUR OF PTN 31 OF FARM 226 FOR COLLECTION OF ROOFWATER (PTN 62) TO WATERTANKS ON PTN 31.

1. INTRODUCTION AND BACKGROUND

The registered owner of the property, SPUDS TRUST, represented by Messrs. Pieter and Frikkie du Toit, bought Ptn 62 of Farm Diepekloof No 226, George in ±2016 under the name of Tramonto Functions Venue PTY LTD. The farm was later (*in 2023*) transferred in the name of SPUDS TRUST. The Du Toit's bought the property as a farm where horses were kept and bred. They, however, decided to switch the use of the farm from the keeping of horses to a game farm and named the farm BUFF & FELLOW. There are quite a variety of game on the farm like buffalo, spring-buck, water-buck, impala, eland, zebra and even two rhinoceros. The Du Toit's breed game on the farm and sell game when and as stock becomes available. See photos below of some of the game species kept on the farm.



Photo 1 The buffalo herd on the farm.



Photo 2 Some of the springbuck and impala on the farm.



Photo 3 Eland on the farm.

Over a period of time, MSFs Du Toit were approached by people with a request for accommodation as a result of the prime condition the farm was in as well as the attraction that the game offered and the presence of the beautiful dam in the valley that more or less bisects the farm. To subsidize the income of the farm, the Du Toit's decided to erect 2 container units in close vicinity of the dam mentioned above, as this was seen as the obvious location to offer a tourist the most attractive environment during his/her stay on the farm. The undertaking was so successful and there so many requests for this type of accommodation, that more container units were erected next to the dam as shown on the site plan attached to this application. ***See photos 7, 8 & 9 below.*** Note that the owners never applied for approval for the use of the property as tourist accommodation.

However, on 19 March 2026, a notice in terms of Section 86 of the Land Use Planning By-Law, 2023 was served on the owners to either cease the operation or to submit a land use application to rectify the unlawful land use in terms of section 86(1)(a) & (b) of the said legislation. Formaplan was approached by the owners to assist them in this matter.

During the surveying of the property, it was also found that an existing shed in the north-eastern corner of the farm, was erected by a previous owner in a position encroaching both Ptn 31 and Ptn 63 of Diepekloof. ***See photo 4 below.*** The encroachment will be rectified as part of this application.



Photo 4 The farm-shed in the north-eastern corner of the farm that encroaches the property boundaries of Ptns 31 & 63 of Diepe Kloof.

This application will therefore be for a rezoning to use a portion of Ptn 62 of Farm 226 for the provision of tourist accommodation, relaxation of building lines and an exempted subdivision and consolidation for the minor amendment of the common boundary between two or more properties and also for the registration of a servitude so that water collected from the mentioned store on Ptn 62, can be used by the owner of Ptn 31 of Diepekloof.

2. THE PROPERTY

2.1 Description

The main subject-property is described as Ptn 62 of Farm Diepekloof No. 226, George.
The secondary properties (*amendment of common boundaries*) are described as Ptns 31 and 63 of Farm Diepekloof No 226, George.

2.2 Ownership

In terms of deed of transfer No. 5366/2025, Ptn 62 is registered in the name of SPUDS TRUST.
Ptn 31 is registered in the name of SALLY'S TRUST and Ptn 63 in the name of Christelle van Schalkwyk.

2.3 Size

Ptn 62 is 27.9087 ha in size according to the deed of transfer. Ptn 31 is 13.76 ha and Ptn 63 is 40.8652ha in size.

2.4 Zoning

All three properties are zoned Agricultural Zone I .

2.5 Locality

Ptn 62 is located on the southern side of TR6860 between George and Great Brak River approximately 0.5 Km south-west of the T-junction of the road from Glentana, MR348.
Farm 31/226 is situated to the west of MR348 appr 900m north of the Glentana/N2 Intersection and Ptn 63 is situated on both sides of TR348 appr 1Km from the intersection. See attached Locality Plan.

2.6 Present Land Use

Ptn 62 are used for game farming and tourist accommodation including a resort shop. ***See photos 1, 2 & 3 above and 5, 6, 7, 8, 9 & 10 below*** of the buildings on the farm. The other 2 properties (Ptns 31 & 63) are used for farming (grazing) with dwellings and outbuildings thereon.



Photo 5 The main dwelling and garage on the farm as seen from a south-westerly direction.



Photo 6 The manager house and stores on the farm as seen from a south-westerly direction.



Photo 7 The photo shows some of the tourist accommodation units on the farm next to the southern end of the dam and the 2 exclusive units higher up the slope. The 2 buffalo on the farm can also be seen on the left side of the photo.



Photo 8 The photo shows some of the 2 exclusive tourist accommodation units from close by.



Photo 9 The photo shows more tourist accommodation units next to and at northern end of the dam.



Photo 10 The photo shows the resort shop on the property.

2.7 Surrounding Land Use

The area where the properties are located is a general farming area and all the surrounding properties are used for agricultural purposes (mainly grazing) with dwellings and outbuildings thereon. Very few dwelling units on neighbouring properties are visible close to the tourist accommodation units. ***See photos 11, 12, 13, 14 & 15 below.***



Photo 11 The photo was taken in a southern direction from the southern boundary of Farm 62/226 showing the grazing on the neighbouring farm.



Photo 12 Cattle grazing on the farm adjacent to and to the north of Farm 62/226.



Photo 13 Grazing on the farm to the east of Farm 62/226. The dwelling house on the farm is in the center of the photo. Buildings on the right side of photo



Photo 14 Cattle grazing on the farm to the south-east of Farm 62/226.



Photo 15 A farm shed on the farm to the west of Farm 62/226 opposite side of the R102.

3. APPLICATION

Application is made

3.1 in terms of Sections 24 (1)(c) and 24 (1)(f) respectively of the George Land Use Planning By-law, 2023 for:

3.1.1 a minor amendment of the common boundaries between Ptn 62, Ptn 31 and Ptn 63 of Diepe Kloof No 226 as indicated on the subdivision and consolidation plan No 62-226 2.1 dated May 2026 attached hereto. *(Note – the amendments are in all cases less than 10% of the areas of the affected properties).*

3.1.2 registration of a servitude over Farm 62/226 in favour of Farm 31/226 for the collection of rainwater from the existing store in the north-eastern corner of Farm 62/226 to 2 existing water tanks on Farm 31/226

3.2 in terms of Section 15(2)(a) of the George Land Use Planning By-Law, 2023 for spot rezoning of portions of Ptn 62 of Farm Diepekloof No 226, George as shown on the attached site and proposed zoning plan from Agricultural Zone I to Resort Zone for 12 holiday units and a resort shop.

3.3 in terms of Section 15(2)(b) of the George Land Use Planning By-Law, 2023 for relaxation of

3.3.1 the northern and eastern side boundaries of Ptn 62 *(after amendment of common boundaries as per para 3.1 above)*, from 30m to 1m to retain an existing shed

3.3.2 the eastern side boundary from 30m to 15m to retain 2 existing tourist units

3.3.3 the southern boundary from 30m to 9m to retain 1 tourist unit

3.3.4 the southern boundary from 30m to 20m for the stables converted to 2nd dwelling unit

3.3.5 the southern boundary from 30m to 1m to retain solar panels for personal use

4. PRE-APPLICATION CONSULTATION

A pre-application consultation i.r.o. the application was submitted to the Planning Department of the George Municipality.

In the feedback, certain points were raised that should be addressed in the formal application. These points are the following:

4.1 Town Planning

4.1.1 Applicant to take note that there is a land use contravention case opened on this property and it must be addressed timeously before the matter is referred to the municipality's legal services/compliance department. Arrangements for when the application will be submitted must be confirmed and communicated to that department.

The necessary arrangements were as referred to were attended to.

4.1.2 Applicant to confirm if the rezoning will be a spot zone and submit a clear site layout plan indicating the proposed spot zones. If the whole farm will be rezoned, this must also be addressed by applicant in terms of the respective uses and how it will align with the development descriptions. Spot zoning may be required as the property is also partly used for farming purposes. Applicant need to address.

The application will be for a "spot" zone in respect of affected areas only. The to be rezoned areas, are indicated on the site plan. Other areas will remain as Agricultural Zone I, as the farm will still be used for agriculture as before.

4.1.3 Applicant is advised to motivate the proposal at this location (site specific motivation).

The application will be motivated as requested.

4.1.4 Compliance with rural development guidelines will need to be motivated as part of the land use application.

The rural guidelines will be addressed in para 5.3.3.2 below.

4.1.5 A detailed site layout plan, together with a land use plan is required – applicant to show all proposed tourist accommodation units, resort shop etc. All the uses must align with the zoning scheme.

A site plan surveyed by a surveyor showing all structures on the farm, is attached to the application.

4.1.6 The resort shop must be named accordingly and in line with the proposed rezoning/land use description.

Request is adhered to.

4.1.7 Notification to the National Department of Agriculture, WC departments of Agriculture and DRE will be required.

All affected departments will be notified of the proposed application during the public participation process.

4.1.8 All illegal structures on the property must form part of the application and addressed.

This is the whole purpose of this application.

4.1.9 Need to address the Municipal Spatial Development Framework, 2023 with specific reference to the proposed land uses, natural areas etc.

The municipal SDF is addressed in Para 5.3.3.1 below.

4.1.10 The building line departure and applications for exemptions are noted and may be included with the rezoning application.

Noted.

4.2 Environmental Comments

4.2.1 The property is encumbered by CBA, a natural stream and other environmental attributes. All mapped environmental sensitivities in published environmental spatial data for exp. Biodiversity Spatial Plan, 2023 and any other water resource layers such as wetlands and rivers published by Department of Water and Sanitation should be confirmed by the appropriate specialists, and a short report should be provided with the application.

A Site Sensitivity Verification Report as prepared by the Environmental Consultant, is attached to this application.

4.2.2 Comments will be required from DEADP region 3 regarding on the applicability of NEMA.

DEA&DP will be notified of the proposed application during the public participation process.

4.2.3 Comments should be provided/obtained from the Breede Olifants Catchment Management Agency on the applicability on the National Water Act.

This Agency will be notified of the proposed application during the public participation process.

4.3 CES Comments

4.3.1 Access is proposed via a servitude and a provincial road. The developer will be required to consult with the relevant Road's Authority regarding any amendments, additions, or the provision of any new access. Proof of formal access approval from the relevant Road's Authority must be submitted prior to implementation.

The access to this property is from the R102. There is no servitude applicable in respect of access to the property. Like all other external departments, the application will also be referred to the relevant roads-authority.

4.3.2 For all new applications, all parking, including vehicle movement, must be fully accommodated on-site.

The proposal adheres to this condition.

4.3.3 No parking will be allowed within the road reserve.

No parking is proposed in the street reserve.

4.3.4 No municipal services are currently available on site. The developer shall therefore be required to provide all necessary services on site, at their own cost.

No additional services are required from the municipality. The current refuse removal service will hopefully be retained as currently applicable.

4.3.5 The developer is further advised that should municipal services be extended to this area in the future, the developer will, in terms of the applicable by-law, be required to connect to such services. Applicable development charges will be payable at the rates in effect on the date of connection.

The advice is noted.

4.3.6 Development charges (DC) will be applicable based on the time of building plan submission or transfer application in accordance with the applicable DC policy.

No noted.

4.3.7 The developer must adhere to all applicable Municipal Bylaws and National Building Regulations concerning stormwater management.

Noted.

4.4 ETS Comments

4.4.1 Properties are found in an Eskom Area of Supply.

Noted. Ptn 62 are the only property that is subject to development. The property is almost totally self-sufficient in respect of electricity by means of solar energy and a 165 Kw back-up generator.

No electricity is required from the municipality. The other 2 properties are not affected by this application.

4.4.2 Applicant to liaise directly with Eskom regarding any applicable development conditions.

The land-owner already has the necessary agreements with ESKOM.

5. DESIRABILITY OF THE PROPOSED DEVELOPMENT

The concept, desirability of the 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. The proposal 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 is bisected by a water course (*south to north*) with a man-made dam in approximately the center of the property. The property has a gentle slope from southeast and north-east towards the water course. The slope of the property does not affect any development thereon.

5.1.2 Vegetation

The farm is actively farmed as a game farm and previously a horse-breeding farm. Almost the complete surface of the farm is covered with grazing (*grass*). No indigenous vegetation is affected by this proposal. Also see the attached report of the Environmental Consultant in this respect.

5.1.3 Soil conditions

The soil condition of the property does not have any effect on this application.

5.1.4 Summary

The physical character of the property is such that there is no impact on the proposed development.

5.2 Proposed Development

The owners of the property, SPUDS TRUST, represented by Messrs. Pieter and Frikkie du Toit, bought Ptn 62 of Farm Diepekloof No 226, George in ±2016. At the time of the purchase, the property was used as a farm where horses were kept and bred. The only buildings on the property, were the main dwelling house, horse stables that included a flat, one large and one small store and garage building. To accommodate their needs, the Du Toits changed the stables and the flat into a dwelling house and used a part of the garage building as a laundry for their personal use.

The owners decided to change the use of the farm from the keeping of horses to a game farm. The original idea was the keeping of and breeding and sale of buffalo as it was considered a profitable investment at the time. At present there are quite a variety of other game on the farm like spring-buck, water-buck, eland, impala, zebra and even 2 rhinoceros. The Du Toit's breed and sell game when and as stock becomes available.

Over a period of time, Messrs. Du Toit were approached by various visitors to the farm, with a request for accommodation as a result of the prime condition the farm was in as well as the attraction that the game offered and the presence of the beautiful dam in the valley that more or less bisects the farm. In 2019 the Du Toit's decided to investigate the potential of tourist accommodation on the farm specifically the concept of container accommodation units.

In June 2019, it was decided to erect 2 container units in close vicinity to the dam mentioned above, as this was seen as the obvious location to offer a tourist the most attractive environment during his/her stay on the farm. The undertaking was so successful and the requests for this accommodation was so overwhelming, that a further 2 container units were erected next to the dam in October 2019. The occupation percentage of the 4 units was constantly above 90% and feed-back from guests were very positive. The requests for accommodation increased to such extent that a further 2 units were added in 2021 and a further 2 units in 2022. Due to requests from tourists, 2 more exclusive units were erected in 2024 which brought the number of units to the present total of 10 units, 8 container units and 2 brick and mortar units as can be seen on **photos 7, 8 & 9 above**. The position of all units can be seen on the site plan attached hereto. as shown on the site plan attached to this application. Note that the owners never applied for the use of the property for accommodation for tourists. The demand for tourist accommodation, is however so enormous that the owners wish to erect a further 2 exclusive units in the positions as shown on the site plan. These units have not been erected yet and will only be erected once approval is obtained from the relevant authorities.

The proposed use as put forward in this application, is therefore the legalization of the existing 10 units and resort shop and the addition of a further 2 exclusive units on the farm.

The other part of the proposal that also involves Ptns 31 and 63 of Diepe Kloof No 226, is for the minor amendments of property boundaries to accommodate the farm store in the north-eastern corner of Ptn 62 of Farm 226 of which the positioning was originally incorrect in the sense that it encroached the farm boundaries of the aforementioned 2 properties. The amendment of the boundaries is an exempted application and is not subject to the same principles as the application for the development on Ptn 62 of Farm 226. No development is envisaged on these 2 other farm portions. It is also proposed to register a servitude over Farm 62/226 in favour of Farm 3/226 so that the water from the roof of the store on Farm 62/226 can be collected by the owner of Farm 31/226 as has been the case for very many years already.

5.3 Consistency in terms of Existing Planning Documents

5.3.1 Deeds of Transfer

Deed of Transfer No T 5366/2025 is applicable to Farm 62/226. The title deed is attached to the application. There are no conditions in the title deed that are restrictive iro this application. Also see attached conveyancer certificate.

5.3.2 **Spatial Planning and Land Use Management Act – SPLUMA**

The objects of SPLUMA are worded in Section 3 of the Act.

- “3. *The objects of this Act are to-*
- a) provide for a uniform, effective and comprehensive system of spatial planning and land use management for the Republic;*
 - b) ensure that the system of spatial planning and land use management promotes social and economic inclusion;*
 - c) provide for development principles and norms and standards;*
 - d) provide for sustainable and efficient use of land;*
 - e) provide for cooperative government and intergovernmental relations amongst the national, provincial and local spheres of government; and*
 - f) redress the imbalances of the past and to ensure that there is equity in the application of spatial development planning and land use management systems.”*

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

5.3.2.1 **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 a rezoning to allow the owners of the farm to use a small section thereof as tourist accommodation. Twelve units are proposed that will occupy only 2.778% of the total area of the farm. The facility is not restricted to a specific group of people. Any person can make use of the accommodation that is offered and no person will therefore be excluded. Provision for land tenure is not under discussion as accommodation will only be available to tourists on short term basis and no land will be for sale.

In respect of the influence that the proposal may have on land values of existing developments in its vicinity, we are of the opinion that there will be no negative influence on land values. The provision of accommodation to tourists will be available in units on the farm that will not affect any neighbouring farm residence. The units will have no impact on any views from neighbouring properties at all. Except for 2 exclusive units, no further buildings apart from the existing ones, will be erected on the site.

The proposed development can be regarded as consistent with this principle of SPLUMA as it is in our opinion not relevant to the principle.

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

The proposed use of this property for tourist accommodation will not have an influence on this principle. Although agricultural land is involved, the proposed use was identified by the owners as one that could diversify and supplement the income of the farm. The size of the farm is 28ha and based on this size, the property cannot be farmed economically on its own. However, with the income obtained from the tourist accommodation, the farm can now actively be farmed as a game farm. Without the supplementing income of the tourist accommodation, the farm will most probably at some stage only exist as an extensive residential unit with some small-scale farming thereon. The statement can therefore be made that the proposed activity is specifically to the advantage of the agricultural activities on the small farm. It should also be noted that only 2.8% of the farm is used for the proposed activity and most of the land that is used for the tourist units, are situated on land that is very unlikely to be used as agriculture.

The proposed development complies to and supports this principle.

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

The proposed development will not make use of any municipal services as no municipal services are available or needed for the activity except refuse removal that is already rendered by the municipality.

The principle is therefore not affected negatively.

- 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 is supported. The application will be advertised to allow the public to participate.

5.3.2.2 Factors Mentioned in Section 42 of SPLUMA (para 5.3.2 above)

Section 42 of SPLUMA deals with the issues 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 of SPLUMA.

This consideration was already dealt with in para 5.3.2.1 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.

Protection of agricultural land is important, but we are of opinion that this application in fact support agricultural practice - also see para 5.3.2.1 (b) above - Spatial Sustainability.

The consistency with the SDF will be dealt with in para 5.3.3 below.

- c) other factors relating to the application:

(i) Public Interest

After receipt of the application, the Council will advertise the application at which stage the public will be offered the opportunity to object and/or give comments on the application.

The public interest will therefore be taken into account before a final decision is taken on the application.

(ii) Constitutional Transformation Imperatives and Duties of the State

This was already discussed in para 5.3.2.1 – Spatial Justice

(iii) Facts and Circumstances Relevant to the Application

It is the purpose of this report to put the Planning Tribunal 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 tribunal must consider the application taking into account the possible objections against the application as well as the need for the proposed use of the property.

(v) Engineering Services, Social Infrastructure and Open Space Requirements

No engineering services (except refuse removal) will be required from the municipality.

Social Infrastructure and Open Space is not relevant.

(vi) Any Factors that may be Prescribed Including Time Frames

No comment.

(vii) Environmental Factors

The proposed development triggers any environmental procedure and such a process has already been commenced with.

5.3.3 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:

- Municipal spatial development framework (5.3.3.1)
- WC Rural Guidelines (5.3.3.2)
- Applicable structure plans (5.3.3.3)
- Provincial spatial development plan (5.3.3.4)
- Principles of Chapter 6 of LUPA (5.3.3.5)
- Desirability of proposed land use (5.3.3.6)
- Guide lines that may be issued by Provincial Minister regarding desirability (5.3.3.7)

5.3.3.1 Relevant Municipal Spatial Development Framework

George Spatial Development Framework (MSDF) is applicable to this area. The MSDF is the document that provides the long-term spatial framework for decisions to be made i.r.o. development applications. Many spatial strategies and supporting policies have been identified and mentioned in the document.

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. The performance of the spatial drivers is supported by three spatial strategies and accompanying policies for managing, guiding, and promoting development in George.

The Spatial Development Vision for George Municipality is based on **six specific themes**. These themes contain aspects that support the Spatial Strategies and relate to specific policies and associated policy guidelines. In respect of this application, **Theme B2 b** (Agricultural areas) is applicable.

A few guidelines in Theme B2(b), are inter alia that

i) *The WC Rural Development guidelines apply.*

These guidelines will be discussed in Para 5.3.3.2 below.

ii) *Subdivision of farmland into non-viable agricultural units is not supported.*

It is not the purpose of this application to subdivide the property except for the minor amendment of boundaries to retain a farm store that encroaches neighbouring farm boundaries.

In general, agricultural areas are not addressed in much detail in the document and we are of opinion that it is as a result of the fact that it is mentioned in Theme B2 that WC Rural Development guidelines apply. The protection of agricultural land and farming activities and the influence of the tourist accommodation development thereon, will be discussed with reference to these guidelines.

Other guidelines are applicable specifically in respect of water courses that should be managed and protected, but this aspect will be dealt with in detail in the environmental application that runs concurrently with this rezoning application.

5.3.3.2 Western Cape Land Use Planning: Rural Guidelines (W.C. Rural Guidelines)

The W.C. Rural Guidelines form part of the roll-out of the PSDF. The objectives of the guidelines are to:

- *promote sustainable development in appropriate rural locations,*
- *safeguard priority biodiversity areas and the functionality of life supporting ecosystem services,*
- *maintain the integrity of significant farming, ecological, coastal, cultural and scenic rural landscapes and resources*
- *assist municipalities to plan and manage their rural areas more efficiently,*
- *to give clarity on what kind of developments are appropriate beyond the urban edge, suitable locations where it could take place, and the desirable form and scale of such development.*

The provincial approach to managing development pressures for rural land uses, is addressed under a few categories of which “**Chapter 8, Agriculture and Chapter 10.1, Tourist Accommodation**” are relevant to this application.

5.3.3.2.1 Agriculture.

The spatial planning category of the area where this property is situated, is the **agriculture category**. It is mentioned that the agriculture Spatial Planning Category includes, inter alia, game farming which is the prime and only farming activity that takes place on Farm 62/226. The Rural Guidelines list a number of objectives i.r.o. “Agriculture” of which one is relevant namely to “(a) *protect agriculture as the primary land use in the rural landscape*” and “(b) *to encourage the economic viability*

of agricultural enterprises through the **introduction of non-agricultural land uses**". In respect of (a) above, it should be noted that the proposed activity (*tourist accommodation*) will not be harmful (*in this case, is not harmful*) to the current agricultural use of the property or the surrounding agricultural area. See paragraph 5.3.4.1 below for more detail in respect of this statement. In respect of (b) above, it should be noted that the tourist accommodation falls under the objective mentioned in the guidelines as it diversifies and supplements the economic viability of the agricultural use of the property. In fact, without the income generated from the tourist accommodation, this farm cannot be farmed economically and the agricultural activity that is practiced currently, will not be able to continue. In our opinion, this objective in the Guidelines, was specifically included to accommodate a situation like this one – to make it possible for a small farm to keep producing agricultural products. In this case, the farm product is the breeding of game and the supply of venison to inter alia guests to the farm.

The following statement in the guidelines should be noted:

*"Only activities that are appropriate in a rural context, generate positive socio-economic return, and do not compromise the environment should be allowed. The long-term impact on the municipality (resources and financial); **agricultural activities, production and sustainability**, risk and finances; and **the scenic, heritage and cultural landscape** should be considered when decisions are taken."* As already mentioned before, the proposed activity will not be harmful to any of the factors mentioned above. The proposed activity is appropriate in the rural context, it generates positive economic return, does not compromise the environment (*this aspect is addressed in the environmental application*), no long-term impact on municipality resources or finances and no impact on production of neighbouring farms. Due to the fact that the tourist accommodation is almost completely situated in the valley on the farm, there is almost no scenic impact on the environment. There are no heritage or cultural resources on the property that could be affected by the proposal.

Under the paragraph "Guidance for Implementation" in the Agricultural category, it is mentioned that *ancillary on-farm activities should not detract from the functionality and integrity of farming practices and landscapes and be of an appropriate scale*. In the case of this application, the area used for the tourist accommodation is very small and as already mentioned before, covers only 2.7% of the farm which is considered as negligible. and the proposed activity will therefore not *detract from the functionality and integrity of farming practices*. It can in fact be argued that the proposed activity will compliment agricultural use of the main farm and surrounding farms as compost is a much-needed product used on farms to increase the productivity of agricultural land.

5.3.3.2.2 Tourist Accommodation.

(a) The Rural Guidelines list a number of objectives i.r.o. tourist accommodation of which the following is relevant to this application:

- *To provide a range of opportunities, including different typologies, for tourists and visitors to experience the Western Cape's unique rural land- scapes; e.g. additional dwelling units on farms, B&Bs, guesthouses, backpacker lodges, lodges, **resorts**, hotels, and camping sites.*
- *To contribute towards the sustainability and well-being of the relevant areas where **tourist accommodation** is considered.*
- *To align the **scale** and form of **overnight facilities** with the character & qualities of the Western Cape's diverse rural areas.*
- *To **diversify farm income**.*

Derived from these objectives, it is clear that these guidelines promote the principle of providing tourist accommodation in rural (*in this case, agricultural*) areas. The proposal provides a range of opportunities for tourists in the form of accommodation (*medium to luxurious*) in a sustainable manner without compromising agricultural productivity and to diversify the income of the farm. The only aspect that needs to be addressed, however, is the scale of the tourist accommodation as proposed in the guidelines. The matter of "scale of the development" will be addressed in para (d) below.

(b) It is further mentioned that the following accommodation types should be avoided at all costs:

- *Multiple residences of owners of farms, ----- or resorts where the the owner is an entity with more than one shareholder.*
- *Alienable units.*
- *Urban sprawl into the rural landscape, including linear coastal development.*
- *New settlements.*

In respect of the latter mentioned accommodation types, please note that none of these are applicable to this application. The accommodation as proposed, is strictly for short term renting to tourists. No alienation of any kind is envisaged. The main dwelling house and the manager house, are strictly for the father and son (manager of the farm). The proposal is also not a coastal development or a new settlement and not urban sprawl that is usually associated with township development.

- (c) In the guidelines It is further mentioned that units in a resort in the rural (agricultural area) outside urban areas, can only be considered if linked to a unique resource such as a dam like in this case. Further to the existence of the dam, the game that the owners keep on the farm, can also be seen as a source, as it is also an important attraction for tourists to this farm. See a few photos of the dam and some of the game species on the farm.
- (d) The guidelines make provision for a certain number of units to be permitted on a rural property which should be in accordance with the size in hectare of the relevant property, to the effect that more units can be accommodated on a large farm than on a small farm. According to the graph in the guidelines, no provision is made for any resort units for this property which is 28 hectares in size. It is mentioned in the document that rezoning to resort zone should not be entertained on properties smaller than 50ha. The implication of this guideline is that the owners cannot expect an approval for a resort on this property, solely as a result of the size of the property as none of the objectives, guidelines other than the “scale” are restrictive in respect of the proposal.

In our opinion the following statement in the guidelines as copied from the document, is of utmost importance and can be seen as the correct approach to strengthen the sometimes battling rural/farming economy. The statement reads: *“Given the Western Cape’s **unique rural communities and landscapes**, tourism offers exciting prospects to **diversify** and strengthen the **rural economy**. Accordingly, the WCG approach to Rural Accommodation, is to **facilitate** the provision of a variety of **short-term tourism accommodation** across the rural landscape, that is **in keeping with the local character**.”* As already mentioned, this application is totally based on the elements mentioned in the statement, regardless of the fact that the guidelines do not “entertain” the development because of its size and the number of units proposed.

As already mentioned, the resort is already in operation for the last 7 years (*when first units were erected*). According to the owners, international tourists play a big role in success of the undertaking. During the year 2025, 10 000 guests, including guests from 52 different countries, stayed over at the resort and more than 2000 food-boxes were issued to guests. These food-boxes include local products (*venison*) from the farm as well as neighbouring areas. Guests regularly return to the farm as a result of the service they receive and the unique accommodation and attraction the game on farm offers. Guests are regularly taken on game drives by the owners. Inquiries for accommodation keep growing which is why the owners wish to erect a further 2 luxury units apart from the 10 units that already exist on the property. Other enterprises such as restaurants, wineries and other tourist attractions also benefit by tourists that stay on the farm.

At present the undertaking (*Buff and Fellow*) provides job opportunities for 25 people on a permanent basis. It stands to reason that not nearly as many job opportunities will be created should the resort not be operated.

The accommodation on the farm, includes 8 container type units and 2 brick and mortar units. The quality of the accommodation is of a high standard as can be seen on the photos below.

It is very clear that the undertaking (resort for tourist accommodation – short term renting) on this property is successful, of high quality and the income generated is a huge supplement to the income generated from the agriculture side of the property. Although the rezoning aspect of the resort is not in line with the density proposal of the Guidelines, we are of opinion that, although exercised without the necessary authorization from the relevant authorities, time has shown that the resort is not an unacceptable use on the 2.7% portion of the farm as no agricultural practices are compromised or negative impact on the natural environment is caused thereby. In fact, the resort is very successful for quite a number of years already and we are of opinion that this is a win-win situation – positive iro agriculture that can be proceeded with which without the resort will most probably not be able to function, and a boost to the rural economic as promoted in the Rural Guidelines.

5.3.3.3 Applicable Structure Plan

There is no structure plan is applicable to this area in which the application is situated.

5.3.3.4 Provincial Spatial Development Framework

Just like the MSDF, the PSDF is the document that provides the long-term spatial framework for decisions i.r.o. development applications. Where the MSDF focuses on spatial framework for the George Area in more detail, the PSDF embraces the concept of sustainable and integrated Human settlements for the whole of the Western Cape with all its cities towns, hamlets and rural areas, as a transversal instrument.

5.3.3.4.1 Agriculture

In respect of the agricultural sector, the document mentions that - *“as agricultural output is the foundation of the Western Cape’s rural economy and an important input to the urban economy, **safeguarding** the Province’s **agricultural resources**, and productively using them without compromising biodiversity, heritage and scenic resources, remains **a key challenge**. There*

is limited suitable land available for extension of the Province's agricultural footprint, and water availability limits the use of cultivatable soils. Ineffective and inefficient farming practices impinge on agricultural productivity, and contribute to the loss of valuable topsoil."

This application is in line with the statement in the PSDF. Almost the total property is used for agricultural purposes. The only exception is the areas where the primary farm buildings (main and manager dwellings and ancillary outbuildings) and the units that form the subject of this application, are erected. The primary buildings on the property are essential for the running of the farming activities on the farm. The tourist accommodation units (as already mentioned before) cover only 2.7% of the total area of the farm. Furthermore, the farm is almost completely transformed in the sense that there are no areas that cannot/is not used for agricultural purpose. Game can graze on virtually the whole farm. It can be said that this farm is used for agricultural purpose to almost its full capacity, the tourist accommodation despite. This high percentage use of the farm for agriculture and economic viability thereof, is made possible by the fact that the tourist accommodation supplements the agricultural income of the farm.

5.3.3.4.2 Landscape and Scenic Assets

In respect of landscapes and scenic assets, the document states – *"that the Western Cape's **cultural and scenic landscapes** are significant assets that underpin the tourism economy, but that these resources are being incrementally eroded and fragmented. Agriculture is being reduced to 'islands', visual cluttering of the landscape by non-agricultural development is prevalent, and rural authenticity, character and scenic value is being eroded (e.g. urban sprawl into Cape Winelands). The mountain ranges belonging to the Cape Fold Belt together with the coastline, are the most significant in scenic terms, and underpin the Western Cape's tourism economy. Losses of scenic and heritage rural character are taking place due to recent patterns of residential sprawl on the outskirts of urban centers associated with low- density property developments"*.

In respect of the above, it can be confirmed that the proposed development to provide 12 tourist accommodation units on Farm 62/226, does not contribute to the loss of scenic and heritage rural character of the area where it is situated. One of the main reasons for this statement is the fact that most of the proposed units are located in the valley that bisects the property, in other words on a topographical low point of the farm. These units are not visible from any roads that pass the property and has no influence on the scenic character of the area as they are not visible to passing traffic. Two of the already existing units are located on a higher level on the farm visible, as will be the 2 new units that are proposed. These four units will be visible from roads passing the property, but

the units are not close to these roads and as a result, will not have a prominent influence on the scenic value of the landscape in the bigger picture. Both the N2 and Main Road R102, are at a distance of over 800m from the proposed units. **See photos 16, 17 & 18 below** that was taken from the N2 and R102 in the direction of the existing units. The units that already exist, appear on the photos as dwelling units on farms in the area and are not units that stand out and affecting the scenic landscape in a manner other than other farm houses and outbuildings on other farms in this landscape area. Note that none of the existing units in the valley are visible from these roads.



Photo 16 This photo was taken from the N2 in the direction of Farm 62/226. The 2 exclusive tourist units can be seen in the center of the photo if zoomed in sufficiently. Note that the 2 units do not intrude in the scenic value/experience of environment and can just as well have been 2 additional dwellings on a farm in the area.



Photo 17 This photo was taken from the N2 close to the position of where photo 16 was taken in the direction of the dam on Farm 62/226. Note that the tourist units next to the dam cannot be seen from this direction although the dam is visible. The photo also shows the contrast of some structures next to the N2 compared to the rest of the agricultural landscape as seen on photo 16.



Photo 18 *This photo was taken from the R102 in the direction of the 2 exclusive units, but due to the many structures in the picture, it is almost impossible to identify the 2 units which is exactly what a passing person would experience – no visual impact.*

5.3.3.4.3 Rural Space Economy

In respect of the above, the following statement in the PSDF is of great importance for this application. It is mentioned that “the Western Cape Government will **support rural communities** (inclusive of farm labourers and **owners**) to take control of their destiny, and help **build opportunities for growth** and development in rural areas. This involves a shift from a compliance driven system to a developmental system that **encourages rural entrepreneurship**.

In line with this agenda the PSDF strategy for opening-up opportunities in the rural space-economy has two dimensions (of which only the 1st is applicable here), namely:

*Accommodating a **greater diversity of compatible land use activities on farms** and in the rural landscape in general. Compatible activities are those that do **not compromise** biodiversity, **farming activities**, cultural and scenic landscapes, and are of an **appropriate scale** and form to fit in with their context in the rural landscape (as specified in the to be updated 2009 PSDF Rural Land Use Planning and Management guidelines).*

It is clear that the owners of Farm 62/226 are doing precisely what is proposed in the above statement namely to diversify land use activity on their farm without compromising farming activities to supplement the farm’s income and **make it work**. The fact that the number of units do not comply with the policy iro number

of units as specified in the Provincial Rural Guidelines, should not dampen their initiative in this respect.

5.3.3.5 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.

5.3.3.6 Desirability

The desirability of the application will be dealt with in paragraph 5.3.4.1.

5.3.3.7 Guidelines by Provincial Minister

As far as can be ascertained, there are no guide lines in this regard from the Provincial Minister that has not been dealt with so far.

5.3.4 **Land Use Planning By-Law for George Municipality, 2023 (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 of the proposed land uses – (5.3.4.1)
- Impact on municipal services – (5.3.4.2)
- Spatial Development Frameworks, Local structure plans-(5.3.4.3)
- Relevant planning policies – (5.3.4.4)
- SPLUMA – Section 42, LUPA – Chapter 6 – (5.3.4.5)
- Zoning scheme – (5.3.4.6)

5.3.4.1 **Desirability/Impact on environment**

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 in respect of the development proposal will not be dealt with separately in this paragraph.

In respect of the influence that relaxation of building lines, that is applied for, may have on the environment and neighbouring property owners, this aspect has not been addressed. In all cases the relaxations that is applied for, the buildings and structures already exist on the property. To date none of the neighbouring property owners lodged a complaint in this respect that we have knowledge of. With the exemption of the existing store in the north-eastern corner of Farm 62/226, none of the other buildings or structures (solar panels) are in positions that affect either the privacy of or views in any direction of dwellings on adjacent farms. In fact, in almost all cases, no buildings are even visible from affected encroaching buildings and structures on Farm 62/226. The only exception, is farm 31/226. However, this farm owner indicated verbally that he has no objection to any aspect of the application for the development on Farm 62/226. The application will also in any case be advertised and any person who feels that he/she is negatively affected by the proposal, has the right and opportunity to object to the application. Application for relaxation of building lines for the farm store in the north-eastern corner of the farm, is probably not needed as this building has been erected many years ago in a position that encroach at present not only the building lines, but also the property boundaries. Application is made for the minor amendment of property boundaries to rectify this situation. An area of 1m is provided for to enable the owners to access the outside of the building on all sides.

The departure from the building lines do also not have any effect on sensitive environmental issues as almost the total property has been transformed into agriculture lands with no sensitive landscapes left except the watercourse which is addressed in the environmental application.

5.3.4.2 Impact on Municipal Services

There are no municipal services available on the site and none is needed except refuse removal that already exists. Also see the attached services report provided by a civil engineer.

5.3.4.3 Local Structure Plans, SDF

These have already been dealt with above.

5.3.4.4 Relevant Planning Policies

The applicable planning documents and policies of the municipality i.r.o. the proposed development have already been dealt with above.

5.3.4.5 SPLUMA AND LUPA

See paragraph 5.3.2 and 5.3.3.

5.3.4.6 Zoning Scheme

The Integrated Zoning Scheme for George is applicable to this area. The property is zoned Agriculture Zone I. The zoning scheme makes provision for farming on the farm including

associated farm buildings and outbuildings. The tourist accommodation is not a primary right in the land use zone which is why this application is lodged. Certain buildings and structures encroach the applicable 30m buildings line of the property and application is therefore also made for relaxation of building lines.

6. CONCLUSION

The registered owner of the property, SPUDS TRUST, represented by Messrs. Pieter and Frikkie du Toit, bought Ptn 62 of Farm Diepe Kloof No 226, George in ±2016. The Du Toit's bought the property as a farm where horses were kept and bred. They, however, decided to switch the use of the farm from the keeping of horses to a game farm. The Du Toit's breed game on the farm and sell game when and as stock becomes available.

Over a period of time, MSFs Du Toit were approached by people with a request for accommodation as a result of the prime condition the farm was in as well as the attraction that the game offered and the presence of the beautiful dam in the valley. To subsidize the income of the farm, the Du Toit's decided to erect 2 container units in close vicinity of the dam, as this was seen as the obvious location to offer a tourist the most attractive environment during his/her stay on the farm. The undertaking was so successful and there so many requests for this type of accommodation, that more container units were erected. The owners never applied for approval for the use of the property as tourist accommodation.

However, on 19 March 2026, a notice in terms of Section 86 of the Land Use Planning By-Law, 2023 was served on the owners to either cease the operation or to submit a land use application to rectify the unlawful land use in terms of section 86(1)(a) & (b) of the said legislation. This application is made to rectify the unauthorized use of the property.

In the paragraphs above, it was shown that the proposed use of the property for tourist accommodation in conjunction with the game farm being exercised thereon, will not be harmful to neighbouring farms or the environment and more importantly, will not detract from the agricultural use of the farm or the agricultural landscape character of the area. In fact, we are of opinion that the proposed use of the property will be beneficial to agriculture, due to the fact that the tourist accommodation supplements the agricultural income of the farm, without which the farm will not be able to continue as a self-sustaining agricultural unit.

It is trusted that Council will consider this application in a positive light.

**APPLICATION
FORM**



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

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

PART A: APPLICANT DETAILS

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

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

<i>Registered owner</i>	SPUDS TRUST		
<i>Address</i>	<i>Formaplan</i>		
	PO Box 9824, George	<i>Postal code</i>	6530

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.]	Ptn 62 of Farm Diepe Kloof No 226, George				
Physical Address	Appr 500m Southwest of the T-junction of the road from Glentana with the R102				
GPS Coordinates			Town/City	George	
Current Zoning	Agricultural Zone I	Extent	27.9087 Ha	Are there existing buildings?	Y N
Current Land Use	Agriculture/tourist accommodation				
Title Deed number & date	T 5366/2025				
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	Fakazile Vava/Ilané Huyser	Reference number	#4173654	Date of consultation	2026.04.23

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 entails the following:

This application is for a rezoning & building line relaxations to use a portion of Ptn 62 of Farm 226 for a tourist accommodation.

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

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

Is the following compulsory information attached?

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

Minimum and additional requirements:

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

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

		<i>Land-Use Planning By-law for George Municipality?</i>
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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:

28 May 2026

Full name:

PCJ Theron

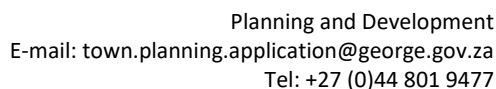
Professional capacity:

Town Planner

SACPLAN Reg. Nr:

A/025/1985

**PRE – APPLICATION
FEEDBACK**



PLEASE NOTE:

PART A: PARTICULARS

Reference number: #4173654

Purpose of consultation: **To discuss application**

Brief proposal: **Proposed rezoning, departure & exempted subdivision, consolidation & registration of a servitude for water tanks.**

Property(ies) description: **Ptn 62 of Farm Diepekloof No 226, George**

Date: 15 April 2026

Attendees:

[illegible]

Documentation provided for discussion:

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

- **DEED OF TRANSFER NO T5366/2025**
- **PROPOSED SITE LAY-OUT PLAN**
- **LOCALITY PLAN**
- **SUBDIVISION & CONSOLIDATION PLAN**
- **SG DIAGRAMS**

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

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

Comprehensive overview of proposal:

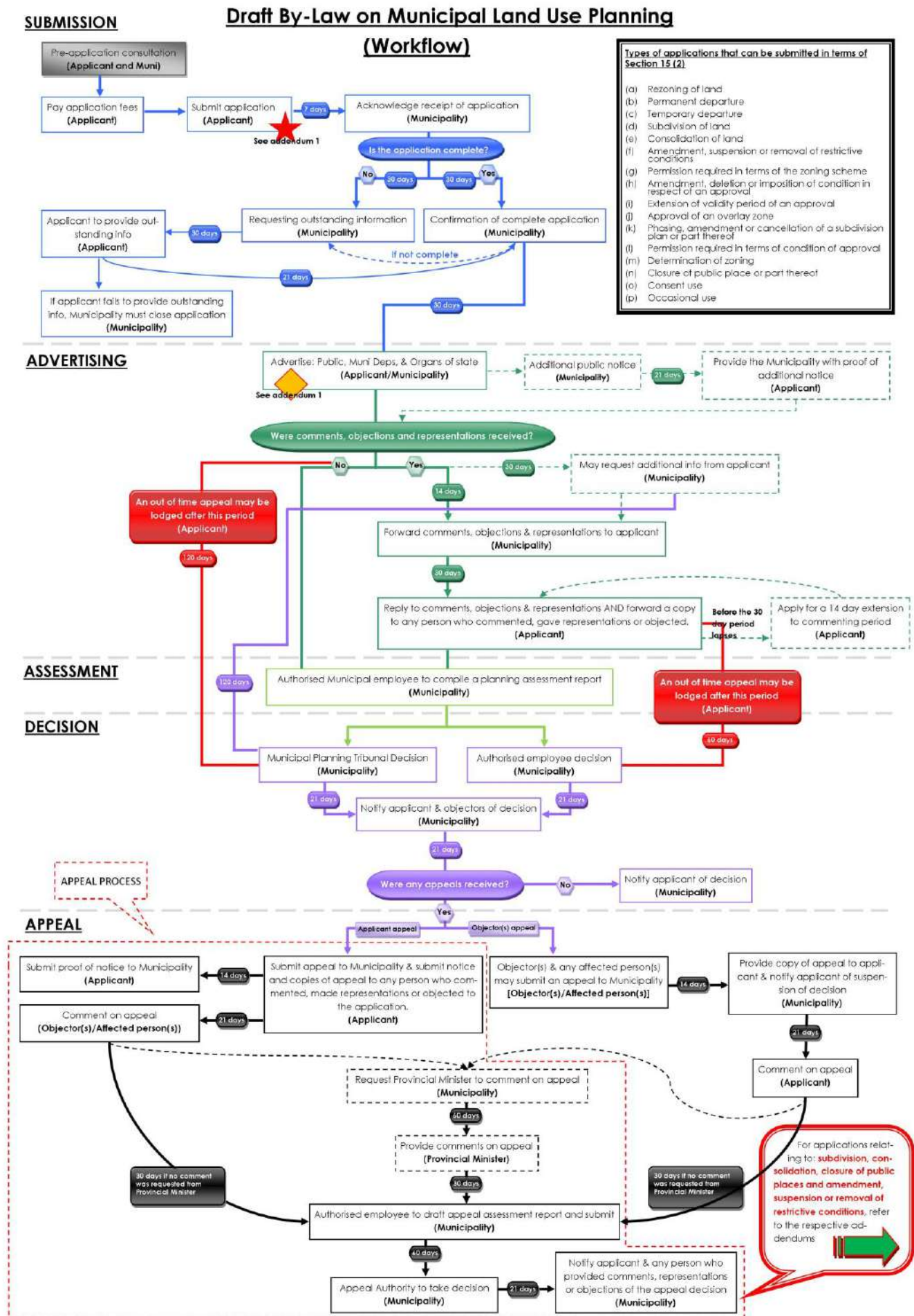
The owners, SPUDS TRUST, received a notice from the municipality ordering them to cease the unauthorized tourist activities on the property and as an alternative, to submit the necessary application/s to the municipality to rectify the unauthorized activities and unauthorized buildings on the farm. The owners contacted Formaplan to assist them in this matter of which this pre-application is the first step.

The planning application to be submitted, will be primarily be for rezoning of a portion of the farm to Resort Zone to accommodate 10 existing tourist accommodation units and to add 2 more units as indicated on the attached site plan. In addition, the application will include a relaxation of the southern and eastern building lines for a few structures that encroach the 30m building line.

When the owners purchased the farm in 2015, there was (*and still is*) a store in the north-eastern corner of the property that encroaches the farm boundaries. The owners also wish to rectify this situation which implies that an exempted approval in terms of Section 24. (1)(c) for a minor amendment of the common boundary between the properties needs to be obtained to accommodate the building that straddles the boundaries so that the building will be positioned on Farm 62/226 only. A further exempted approval that is needed, is the registration of a servitude that will enable the owner of the farm that is affected by the minor amendment of the property boundary, to use the rain water that is collected from the roof of the store for his personal use. Letters from the affected owners, confirming the acceptance of the latter exempted applications, will be submitted with the formal land-use application.

PART B: APPLICATION PROCESS

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



PART C: QUESTIONNAIRES

SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant	What land use planning applications are required?	Application fees payable
☒	2(a) a rezoning of land;	To be determined
☒	2(b) a permanent departure from the development parameters of the zoning scheme;	To be determined
	2(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
	2(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e) a consolidation of land that is not exempted in terms of section 24;	R
	2(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	2(g) a permission required in terms of the zoning scheme;	R
	2(h) an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i) an extension of the validity period of an approval;	R
	2(j) an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l) a permission required in terms of a condition of approval;	R
	2(m) A determination of a zoning;	R
	2(n) A closure of a public place or part thereof;	R
	2(o) a consent use contemplated in the zoning scheme;	R
	2(p) an occasional use of land;	R
	2(q) to disestablish a 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
☒	N Serving of notices (i.e. registered letters etc.)	R
☒	N Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
☒	N Additional publication of notices (i.e. Site notice , public meeting, local radio, website, letters of consent etc.)	R
Y	N Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):		To be 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?	X			
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]		X		
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X		
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? George Integrated Zoning Scheme What is the current zoning of the property? Agricultural Zone I. What is the proposed zoning of the property? Split zoning – Agricultural Zone I & Resort Zone Does the proposal fall within the provisions/parameters of the zoning scheme? YES Are additional applications required to deviate from the zoning scheme? (if yes, specify) NO				

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

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?	X			Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?			X	National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?	X			Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)	X			National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?	X			National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		X		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?	X			National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?	X			Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		X		SANParks / CapeNature
Will the proposal require comments from DEFF?		X		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (strikethrough irrelevant)		X		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

SECTION D:

SERVICE REQUIREMENTS

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:		X		Directorate: Electro-technical Services
Water supply:		X		Directorate: Civil Engineering Services
Sewerage and wastewater:		X		Directorate: Civil Engineering Services
Stormwater:		X		Directorate: Civil Engineering Services

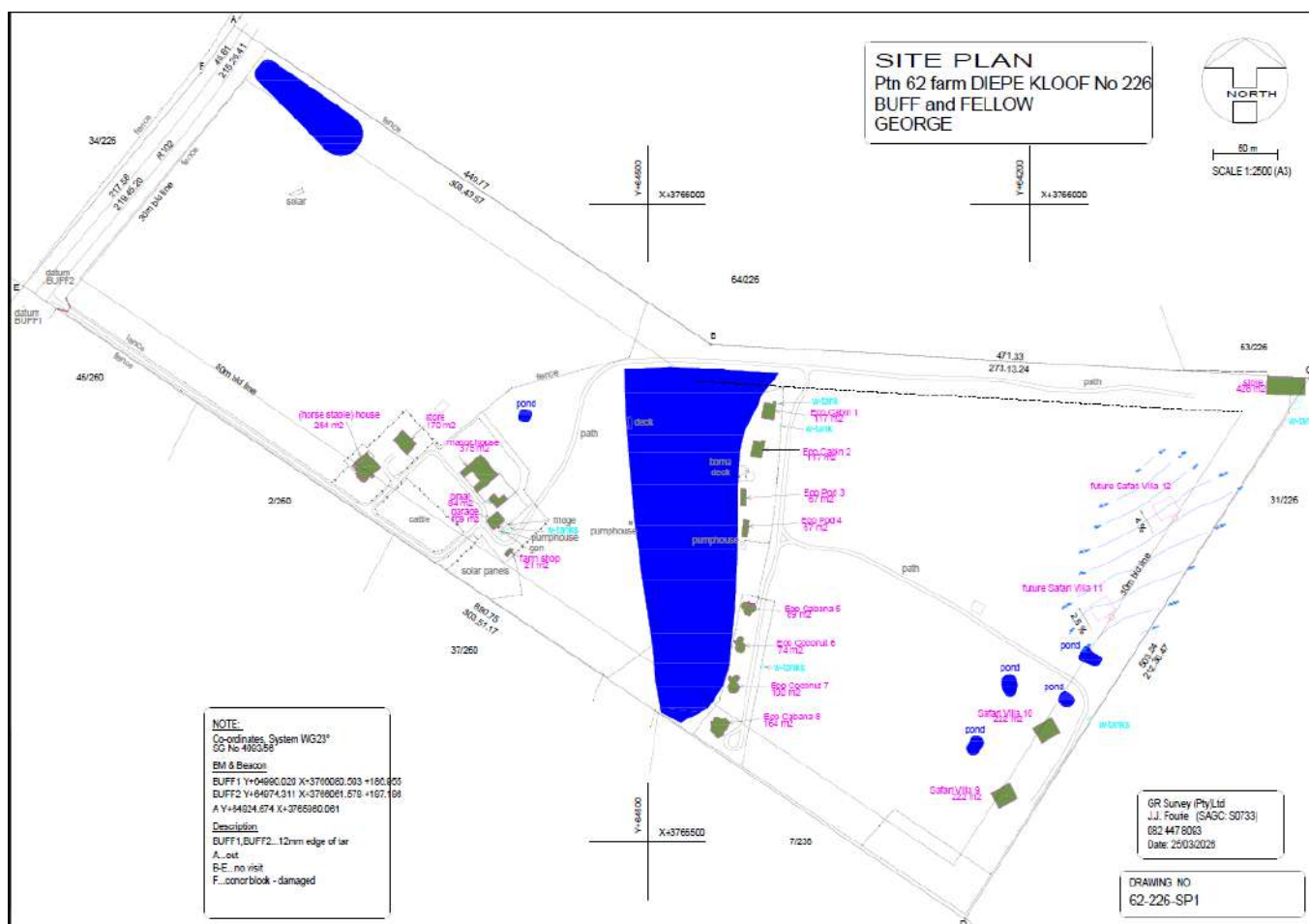
Road network:		X		Directorate: Civil Engineering Services
Telecommunication services:		X		
Other services required? Please specify.		X		
Development charges:			X	

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

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

PART E: DISCUSSION

Pre-application as discussed on 15 April 2026 for Rezoning, Departures and exempted subdivision/registration of servitudes Portions 61, 62 and 63 of Dippe Kloof Farm 226, Division George, in order to legalise existing tourist accommodation, and related activities. Applicant provided the following site layout plan for the pre-app meeting.



Town Planning comments

- Applicant to take note that there is a land use contravention case opened on this property and it must be addressed timeously before the matter is referred to the municipality's legal services / compliance department. Arrangements for when the application will be submitted must be confirmed and communicated to that department.
- Applicant to confirm if the rezoning will be a spot zone and submit a clear site layout plan indicating the proposed spot zones. If the whole farm will be rezoned, this must also be addressed by applicant in terms of the respective uses and how it will align with the development descriptions. Spot zoning may be required as the property is also partly used for farming purposes. Applicant need to address.
- Applicant is advised to motivate the proposal at this location (site specific motivation).
- Compliance with rural development guidelines will need to be motivated as part of the land use application.
- A detailed site layout plan, together with a land use plan is required – applicant to show all proposed tourist accommodation units, resort shop etc. All the uses must align with the zoning scheme.
- The resort shop must be named accordingly and inline with the proposed rezoning/land use description.
- Notification to the National Department of Agriculture, WC departments of Agriculture and DRE will be required.
- All illegal structures on the property must form part of the application and addressed.

- Need to address the Municipal Spatial Development Framework, 2023 with specific reference to the proposed land uses, natural areas etc.
- The building line departure and applications for exemptions are noted and may be included with the rezoning application.

Environmental Comments:

- The property is encumbered by CBA, a natural stream and other environmental attributes. All mapped environmental sensitivities in published environmental spatial data for exp. Biodiversity Spatial Plan, 2023 and any other water resource layers such as wetlands and rivers published by Department of Water and Sanitation should be confirmed by the appropriate specialists, and a short report should be provided with the application.
- Comments will be required from DEADP region 3 regarding on the applicability of NEMA.
- Comments should be provided/obtained from the Breede Olifants Catchment Management Agency on the applicability on the National Water Act.

CES comments

- Access is proposed via a servitude and a provincial road. The developer will be required to consult with the relevant Road's Authority regarding any amendments, additions, or the provision of any new access. Proof of formal access approval from the relevant Road's Authority must be submitted prior to implementation.
- For all new applications, all parking, including vehicle movement, must be fully accommodated on-site.
- No parking will be allowed within the road reserve.
- No municipal services are currently available on site. The developer shall therefore be required to provide all necessary services on site, at their own cost.
- The developer is further advised that should municipal services be extended to this area in the future, the developer will, in terms of the applicable by-law, be required to connect to such services. Applicable development charges will be payable at the rates in effect on the date of connection.
- Development charges (DC) will be applicable based on the time of building plan submission or transfer application in accordance with the applicable DC policy.
- The developer must adhere to all applicable Municipal Bylaws and National Building Regulations concerning stormwater management.

ETS comments

- Properties are found in an Eskom Area of Supply.
- Applicant to liaise directly with Eskom regarding any applicable development conditions.

PART F: SUMMARY / WAY FORWARD

- Refer to comments above.
- *Furthermore, this pre-application comments are not exhaustive and should not be relied upon as a definitive assessment or preliminary approval of the proposal. It remains the applicant's responsibility to ensure the accuracy and completeness of the application and to ensure that it is prepared and submitted in accordance with all relevant requirements and legislation.*



OFFICIAL: _____

Fakazile Vava (Town Planner)

PRE-APPLICANT: PCJ Theron_____

(FULL NAME)



SIGNED: _____

Ilan  Huyser (Senior Town Planner)



SIGNED: _____

DATE: __2026.04.23__

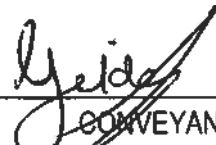
DATE: 1 April 2026

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

DEED OF TRANSFER

TERBLANCHE GELDENHUYS INCORPORATED
OLYFBOOMHUIS
8 PIET RETIEF STREET
MONTAGU
6720

Prepared by me


CONVEYANCER
CHRISTO GELDENHUYS
98614

Fee endorsement		
	Amount	Office fee
Purchase price/Value	R. 16 500 000,00	R. 5164,00
Mortgage capital Amount	R.	R.
Reason for exemption	Exempt fr. o Cat. section Act	



T 000005366 / 2025

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT:

JOHN VAN BREDALOUW

79658

: Western Cape

appeared before me, Registrar of Deeds at Cape Town, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at George on 4 September 2024 granted to him by:

TRAMONTO FUNCTIONS VENUE PROPRIETARY LIMITED

Registration number: 2005/002462/07

8

J

26

and the appearer declared that his said principal had, on 26 August 2024, truly and legally sold by private treaty, and that he, the said appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

SPUDS TRUST

Registration number: IT10888/97(T)

its Successors in Office or Assigns, in full and free property

PORTION 62 (PORTION OF PORTION 1) OF THE FARM DIEPE KLOOF 226

In the George Municipality

George Division

Province of the Western Cape

In extent: 27,9087 (twenty-seven comma nine zero eight seven) heclares

FIRST TRANSFERRED by Deed of Transfer T5401/1957 with Diagram 4093/1956 relating thereto;
AND HELD by Deed of Transfer T33021/2015

A. SUBJECT to the conditions referred to in Deed of Transfer T8214/1949.

B. SUBJECT FURTHER to the terms of the following endorsement dated 14 November 1989 affixed on Deed of Transfer T26024/1984, namely:

"ENDOSSEMENT IN TERME VAN ARTIKEL 31(8) VAN WET NO. 47 VAN 1937 (SOOS GEBESIG)

'n Gedeelte van die eiendom hierin vermeld +8572 vierkante meter is onteien deur die Provinsiale Administrasie in terme van Artikel 27 van Paaie Ordonnansie 19/1976. Vide onteieningskennisgewing no. DN2/2-9/17 dd 1/11/89 geliasseer as onteienings caveat 673/89 planne in tweevoud geliasseer EX673/89"

K J

WHEREFORE the said appearer, renouncing all right and title which the said

**TRAMONTO FUNCTIONS VENUE PROPRIETARY LIMITED, REGISTRATION NUMBER:
2005/002462/07**

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

SPUDS TRUST, REGISTRATION NUMBER: IT10888/97(T)

its Successors in Office 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 R16 500 000.00 (sixteen million five hundred thousand rand) (which amount includes Value Added Tax in the amount of R0.00).

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 **06 FEB 2025**

qq Signature of appearer

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 62 (PORTION OF PORTION 1) OF THE FARM DIEPE KLOOF 226,
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE**

**IN EXTEND 27,9087 (TWENTY-SEVEN COMMA NINE ZERO EIGHT SEVEN)
HECTARES**

**HELD BY DEED OF TRANSFER NUMBER T5366/2025
(the Property)**

Application is made:

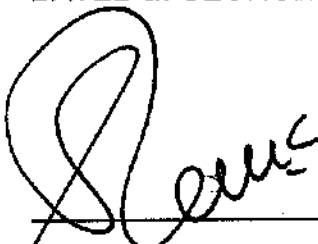
1. in terms of Section 15(2)(a) of the George Land Use Planning By-Law, 2023 for rezoning of portions of Ptn 62 of Farm Diepekloof No 226, George from Agricultural Zone I to Resort Zone for 12 holiday units and a resort shop.
2. in terms of Section 15(2)(b) of the George Land Use Planning By-Law, 2023 for relaxation of
 - 2.1 the northern and eastern side boundaries of Ptn 62 (after amendment of common boundaries as per para 2.1 above), from 30m to 1m to retain an existing shed;
 - 2.2 the eastern side boundary from 30m to 15m to retain 2 existing tourist units;
 - 2.3 the southern boundary from 30m to 9m to retain 1 tourist unit;



- 2.4 the southern boundary from 30m to 20m for the stables converted to 2nd dwelling unit;
- 2.5 the southern boundary from 30m to 1m to retain solar panels for personal use.

In respect of the above I hereby certify that no restrictive condition/s exist in the said deeds that prohibit the subject matter in paragraph 2 and 3 of the application and paragraph 1 and 2 of this certificate.

DATED at GEORGE on this 25th day of May 2026.



S A ROUX
CONVEYANCER



**POWER OF
ATTORNEY AND
TRUST DOCUMENT**

POWER OF ATTORNEY

to

FORMAPLAN (TOWN AND REGIONAL PLANNERS)

of

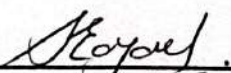
8 St John Street, George

We, **Petrus Wilhelmus du Toit and Sukie Elize du toit**, duly authorized by the Trustees of the **SPUDS TRUST**, the registered owner of **Ptn 62 of Farm Diepe Kloof No. 226, George**, hereby appoint *Formaplan Town Planners*, to be our sole agent to apply to the Municipality of George for a *spot rezoning of portions of the farm from Agricultural Zone I to Resort Zone for 12 tourist accommodation units and a resort shop and a departure for the relaxation of building lines, as well as application for an exempted subdivision and consolidation for the minor amendment of property boundaries (Ptns 31 and 63 of Farm Diepekloof No 226) and a servitude for the collection of rainwater for adjacent Farm 31/226, George*, as will be addressed in the accompanying memorandum and plans attached thereto.



(P. W. du Toit)

29/05/2026
Date



(S. E. du Toit)

29/05/2026
Date



REPUBLIC OF SOUTH AFRICA

MAGTIGINGSBRIEF LETTERS OF AUTHORITY

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

No: IT 10888/97 (T)

Hiermee word gesertifiseer dat /

This is to certify that

PETRUS WILHELMUS DU TOIT - (ID NO.580725 5050 083)

SUKIE ELIZE DU TOIT - (ID NO.580702 0130 087)

WILMA NEL - (830626 0033 082)

FREDERICK FOSTER DU TOIT - (ID NO.850910 5159 083)



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

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

GEGEE onder my hand te

GIVEN under my hand at

op hede die

this

dag van

day of

year

Signature

ASSISTENT MEESTER
ASSISTANT MASTER

Die Spuds Trust
Resolution of the Trustees
Trust Registration : IT10888/1997
11/06/2025

RESOLUTION OF THE TRUSTEES OF DIE SPUDS TRUST

We, the undersigned trustees of Die Spuds Trust, duly established in accordance with the provisions of the trust deed dated 10/11/1997, hereby resolve as follows:

1. That Petrus Wilhelmus Du Toit and Sukie Elize Du Toit, holding the position of Trustees, is hereby authorized to sign all documents and agreements, and to act on behalf of the Trust in all matters pertaining to its operations, including but not limited to banking, legal, and administrative affairs.
2. This authority includes signing contracts, applications, financial documents, and any other instruments or correspondence necessary to carry out the objectives of the Trust.
3. This resolution is effective as of 11/06/2025 and shall remain in force until revoked or amended by the trustees in writing.

Signed on this 11th of June 2025, at George.

Name: Fredrick Foster Du Toit
Signature: [Signature]
Trustee

Name: Wilma Nel
Signature: [Signature]
Trustee

Name: Petrus Wilhelmus du Toit
Signature: [Signature]
Trustee

Name: Sukie Elize du Toit
Signature: [Signature]
Trustee

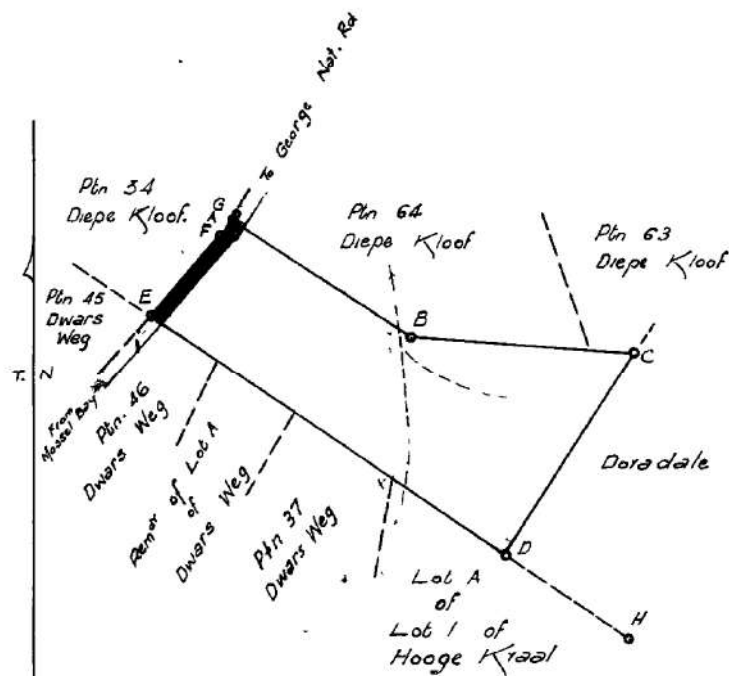
SG DIAGRAM

Cape Feet		DIRECTION	CO. UNDERWAY	
			y	x
		<i>Constants</i>		
			+ 200000.0	+ 11900000.0
AB	1428.5	308.44.0	A + 5733.5	+ 59656.0
BC	1497.0	273.13.30	B + 4545.5	+ 60449.3
CD	1598.8	32.30.50	C + 3050.9	+ 60553.5
DE	23829.1	123.51.31	D + 3910.0	+ 61881.3
EF	691.0	219.45.20	E + 6259.4	+ 60305.2
FA	144.9	215.27.20	F + 5817.5	+ 59774.0
GA	24.4	35.27.20	G + 5719.3	+ 59636.1
HD	1006.9	123.51.38	H + 3078.9	+ 62442.4

Approved

✓
✓ *Theo Pruiser*

Surveyor-General
14-7-1956



Beacons :-

A^v B^v & C^v, iron pegs 3 ft. long & 1" dia. proj. 6".

D, iron bolt 1" dia with square head 2" x 2".

E_v, concrete block 6" x 6" proj 6".

F & G, do do do 12"

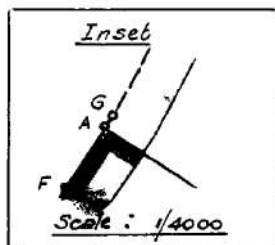
H⁴, planted stone 20" x 10" d. 2 ft.

Portion 62 ()
(a portion of) of the farm
- Deep Wood
George to 226

Scale 1 12500

The figure $ABCDEF$ _____
represents 32.5854 Morgen of land being

Portion 62 (a portion of Myrtle Grove) of the farm Diepe Kloof—



Situate in the Division of *George* Province of Cape of Good Hope

Surveyed in ^{Mar-April} 1956 by me J. Pascoe

Land Surveyor.

This diagram is annexed to G/17
540 / 1957

The original diagram is
No. 1071, 1921 annexed to
D./7. 1922- 23. 1865

S.G. File No 5/12648
SR No. E 96/56

AL-1BA

LOCALITY PLAN

SITE PLAN

SITE PLAN Ptn 62 farm DIEPE KLOOF No 226 BUFF and FELLOW GEORGE



50 m
SCALE 1:2500 (A3)

LEGEND

See Inset Plan 2.1 for detail of the subdivision and consolidation.

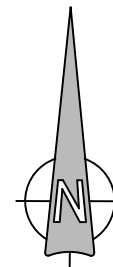
ZONINGS



RESORT ZONE



AGRICULTURE ZONE I



See Inset Plan No 2.1 for detail.

NOTE:

Co-ordinates, System WG23°
SG No 4093/56
BM & Beacon
BUFF1 Y+64990.020 X+3766080.503 +186.955
BUFF2 Y+64974.311 X+3766061.578 +187.186
A Y+64824.674 X+3765860.061
Description
BUFF1,BUFF2...12mm edge of tar
A...out
B-E...no visit
F...concr block - damaged

GR Survey (Pty)Ltd
J.J. Fourie (SAGC: S0733)
082 447 8093
Date: 25/03/2026

DRAWING NO
62-226-SP1

NOTE / NOTA

Alle maters 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: Mssrs Du Toit



P.O. Box 9824, George 6530 / 8 St John St.
Tel: (044) 874-0305 Faks: (044) 874-5632

Project: Rezoning, Departure, Subdivision & consolidation

Title: Site Lay-out Plan

Property: Ptn 62 of Farm 226, George

Skaal: NTS
Scale: 1:2500
Tekening Nummer: 62-226 1.1
Datum: MAY 2026
Date:

Inset Plan No 2.1

R/63/226

Ptn D

Ptn E

32m²

3m²

1m

1m

2m²

Ptn B

store
428 m²

42m²

1m

Ptn C

R/31/226

Ptn A

7m²

w-tanks

Proposed Servitude for
rain-water collection for
Farm 31/226

R/62/226

LEGEND

1. It is proposed to subdivide Farm 62/226 into 3 portions namely Ptn A (7m²), Ptn B (2m²) and a Remainder.
2. It is proposed to subdivide Farm 31/226 into 2 portions namely Ptn C (42m²) and a Remainder.
3. It is proposed to subdivide Farm 63/226 into 3 portions namely Ptn D (32m²), Ptn E (3m²) and a Remainder.
4. It is proposed to consolidate Ptns A, B & E with Remainder of Farm 31/226.
5. It is proposed to consolidate Ptns C & D with Remainder of Farm 62/226.

NOTES

- (a) The above actions are required to permit the store that encroached erf-boundaries to be accommodated on Farm 62/226 only.
- (b) The proposal allows for an area of 1m wide around the store for maintenance purposes.

Copyright Reserved
Kopeng Motshu

NOTE:

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

Client:

Mssrs Du Toit

Client:



STUDIOS & SERVICES
TOWN & REGIONAL PLANNING
FORUMPLAN
P.O. Box 1000, Pretoria
0001, South Africa
Tel: 011 462 1111
Fax: 011 462 1112

Project: EXEMPTED SUBDIVISION & CONSOLIDATION

Title: Subdivision and Consolidation Plan

Property: Ptn 31, 62 & 63 of Farm No. 226, George

Scale: 1:250 On A4 Print

Drawing Number: 62-226 2.1

Date: May 2026

Author: May 2026



**SERVICES REPORT –
CIVIL ENGINEER**

21 May 2026

The Spuds Trust
Ptn 62 of Farm 226
Diepekloof
GEORGE
6536

HIGH LEVEL ENGINEERING SERVICES REPORT: PTN 62 OF FARM 226, GEORGE.

1 INTRODUCTION

Urban Engineering (Pty) Ltd was requested to prepare a high-level engineering services report in support of FormaPlan Town Planner's proposed rezoning and departure application for Portion 62 of Farm No. 226, George. A locality plan (prepared by FormaPlan Town Planners) has been attached as **ANNEXURE A** to this report.

The proposed development consists primarily of eco accommodation units, safari villas and associated support infrastructure as indicated on FormaPlan's conceptual site development plan, attached as **ANNEXURE B** to this report.

This report is based on the information made available by the applicant, conceptual layout plans, and general engineering assumptions. The report is intended as a high-level planning document only and does not constitute a detailed engineering design report.

2 DEVELOPMENT DESCRIPTION

The conceptual site development plan indicates a low-density tourism and hospitality development consisting of eco cabins, eco pods, safari villas, internal access roads, water storage tanks, solar infrastructure, ponds and associated support facilities. The development is located within a rural environment and appears to rely primarily on private on-site engineering services.

3 WATER SUPPLY

Based on information supplied by the applicant, potable water is currently supplied from three boreholes with a combined yield of approximately 9 000 litres per hour. The site reportedly has approximately 210 000 litres of water storage capacity in various tanks distributed across the property.

As an emergency backup measure, water can additionally be abstracted from the on-site dam and transferred to approximately 40 000 litre treatment/storage tanks where flocculation can take place prior to use. Based on the low-density nature of the development and the available storage capacity, the proposed water supply arrangement appears feasible from a high-level planning perspective.

4 SEWER AND WASTEWATER MANAGEMENT

The proposed development is not currently serviced by a municipal sewer network and will therefore rely on private on-site wastewater treatment systems. Information provided by the owner indicates that the site currently utilises four SMARTSAN MBBR package treatment systems, consisting of three 3.8 kℓ systems and one 7.9 kℓ system.

The applicant indicated that the systems are functioning effectively and are maintained through periodic desludging and routine treatment procedures. The proposed wastewater management approach appears appropriate for a low-density rural tourism development, subject to compliance with applicable environmental legislation and Municipal approval requirements.

5 STORMWATER MANAGEMENT

Stormwater on the property is currently managed predominantly through overland flow towards existing ponds and dams located on the site. Based on the available information, stormwater runoff from roofs, access roads and hardened surfaces should be directed towards existing natural drainage paths, ponds and attenuation areas. The use of permeable surfaces, swales and other sustainable urban drainage principles is recommended where practical.

Detailed stormwater management design may be required during later stages to confirm that downstream properties are not negatively impacted and that major storm events can be accommodated safely in accordance with George Municipality standards.

6 ROADS AND ACCESS

Access to the development is obtained from the surrounding road network via existing farm access roads. Internal circulation appears to consist primarily of low-volume internal access roads and pathways serving the various accommodation units.

Given the relatively low-density nature of the proposed development, the anticipated traffic volumes are expected to remain low. Internal roads should however be constructed to suitable all-weather standards with adequate stormwater drainage, turning areas and erosion protection measures.

7 ELECTRICAL SERVICES

Urban Engineering (Pty) Ltd does not provide specialist electrical engineering services and the comments contained herein are therefore of a high-level nature only.

Based on information supplied by the applicant, the development currently utilises an extensive solar power installation with battery storage as the primary source of electricity supply. Eskom power is reportedly used automatically as a secondary backup source during periods of insufficient solar generation, while a standby generator further provides emergency backup power.

8 REFUSE REMOVAL

Based on information supplied by the applicant, refuse removal services are currently provided by the Municipality from a collection point located near the farm entrance. This arrangement appears adequate for the proposed development, subject to continued coordination with the Municipality.

9 CONCLUSION

Based on the information currently available and the low-density nature of the proposed development, it is our opinion that the proposed development can potentially be accommodated from a high-level engineering services perspective, subject to detailed design, environmental approvals and compliance with the requirements of George Municipality and other relevant authorities.

This report is intended solely for town planning application purposes and should not be interpreted as detailed engineering approval or confirmation of final municipal service capacity.

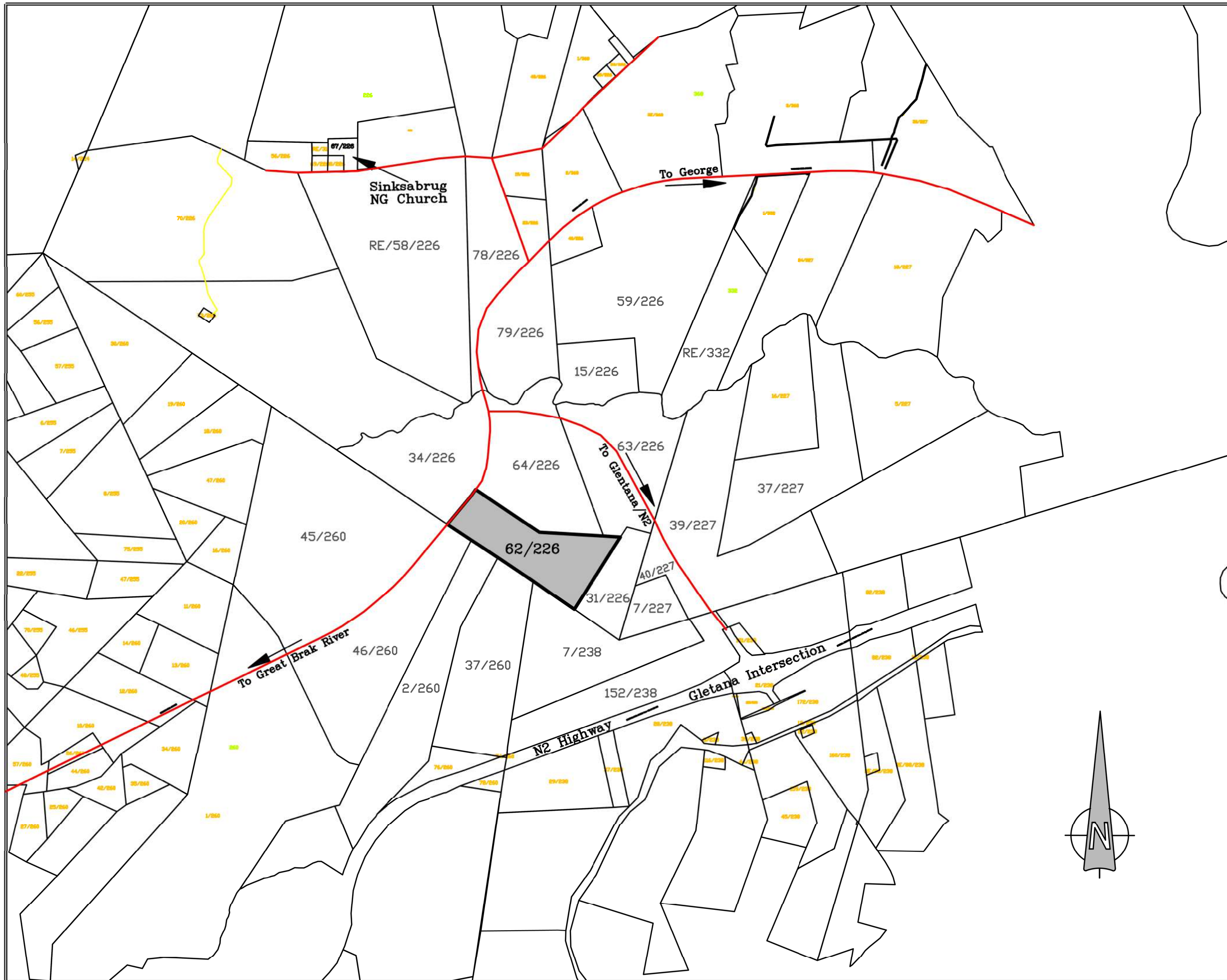
Prepared by:



Digitally signed
by Frans v Aardt
Date: 2026.05.21
10:09:07 +02'00'

Frans van Aardt (B.Eng, M.Eng, Pr.Eng)

ANNEXURE A
LOCALITY PLAN PREPARED BY
FORMAPLAN TOWN PLANNERS



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:	Client:
Mssrs Du Toit	



FORMAPLAN
SURVEY & STREET PLANNERS
TOWN & REGIONAL PLANNERS

P.O. Box 9824, George 6530 / 8 St John St
Tel: (044) 873-0305 Fax: (044) 874-5632

Projek:	Project:
Rezoning & Departure	

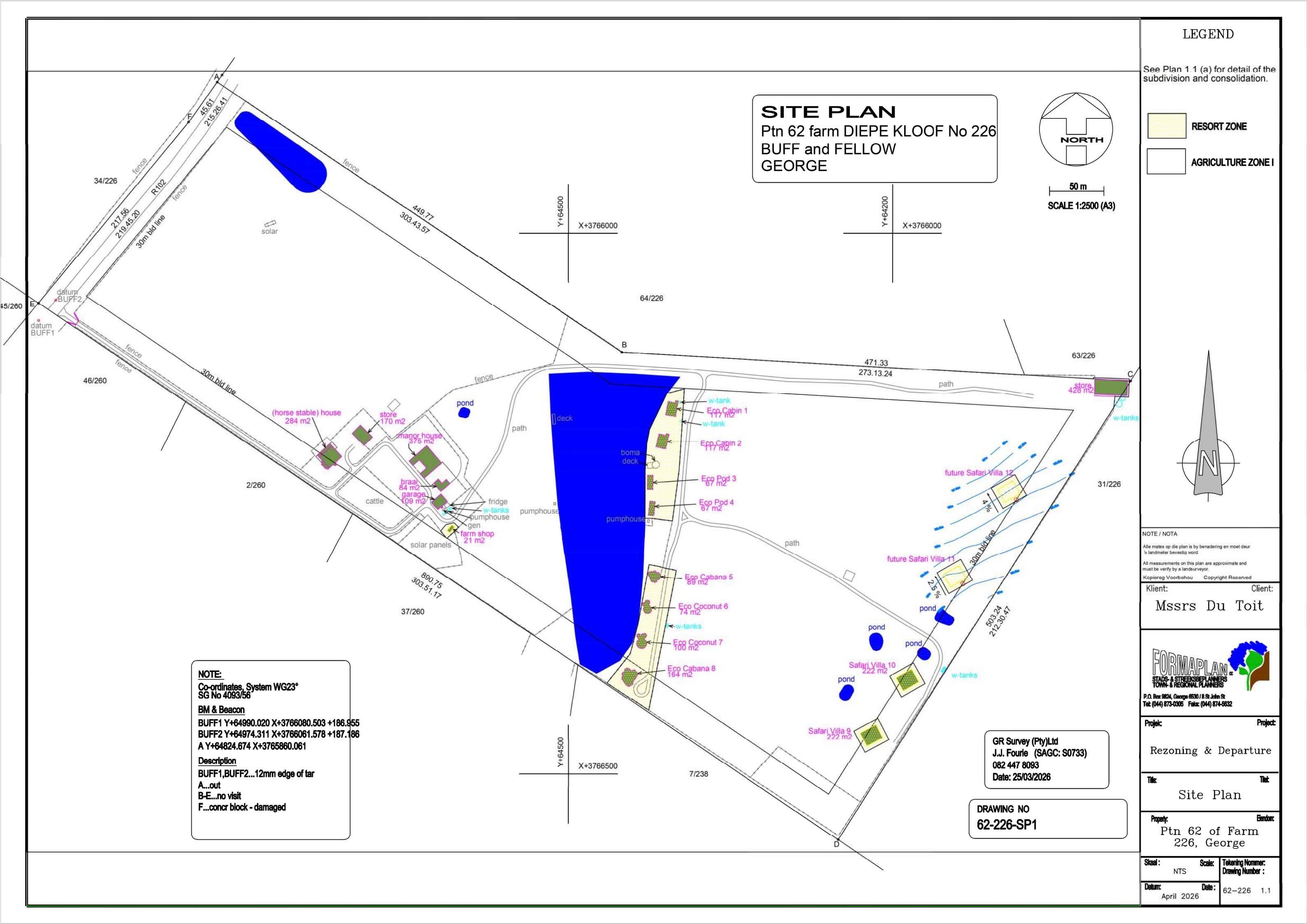
Titel:	Title:
Locality Plan	

Property:	Clendow:
Ptn 62 of Farm 226, George	

Skaal:	Scale:	Tekening Nommer:
NTS	NTS	Drawing Number:

Datum:	Date:	62-226 2.1
April 2026		

ANNEXURE B
PROPOSED SITE DEVELOPMENT PLAN
PREPARED BY FORMAPLAN TOWN
PLANNERS

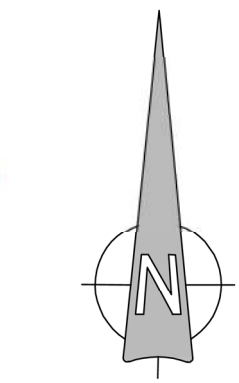


SITE PLAN
Ptn 62 farm DIEPE KLOOF No 226
BUFF and FELLOW
GEORGE



50 m
SCALE 1:2500 (A3)

- LEGEND**
- See Plan 1.1 (a) for detail of the subdivision and consolidation.
- RESORT ZONE
 - AGRICULTURE ZONE I



NOTE / NOTA
Alle maales 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: Mssrs Du Toit



Projek: Rezoning & Departure

Titel: Site Plan

Property: Ptn 62 of Farm 226, George

Skala: NTS
Datum: April 2026
Scale: 1:2500
Tekenings Nommer: 62-226 1.1

NOTE:
Co-ordinates, System WG23°
SG No 4093/56
BM & Beacon
BUFF1 Y+64990.020 X+3766080.503 +186.955
BUFF2 Y+64974.311 X+3766061.578 +187.186
A Y+64824.674 X+3765860.061
Description
BUFF1,BUFF2...12mm edge of tar
A...out
B-E...no visit
F...concr block - damaged

GR Survey (Pty)Ltd
J.J. Fourie (SAGC: S0733)
082 447 8093
Date: 25/03/2026

DRAWING NO
62-226-SP1

**CONSENT FROM
OWNERS OF PTN 31
& 63 OF FARM 226**

**PROPOSED CONSENT FOR MINOR AMENDMENT OF PROPERTY
BOUNDARY BETWEEN PTN 62 OF FARM DIEPE KLOOF NO 226,
PTN 63 OF FARM DIEPE KLOOF NO 226 AND
PTN 31 OF FARM DIEPE KLOOF NO 226, GEORGE**

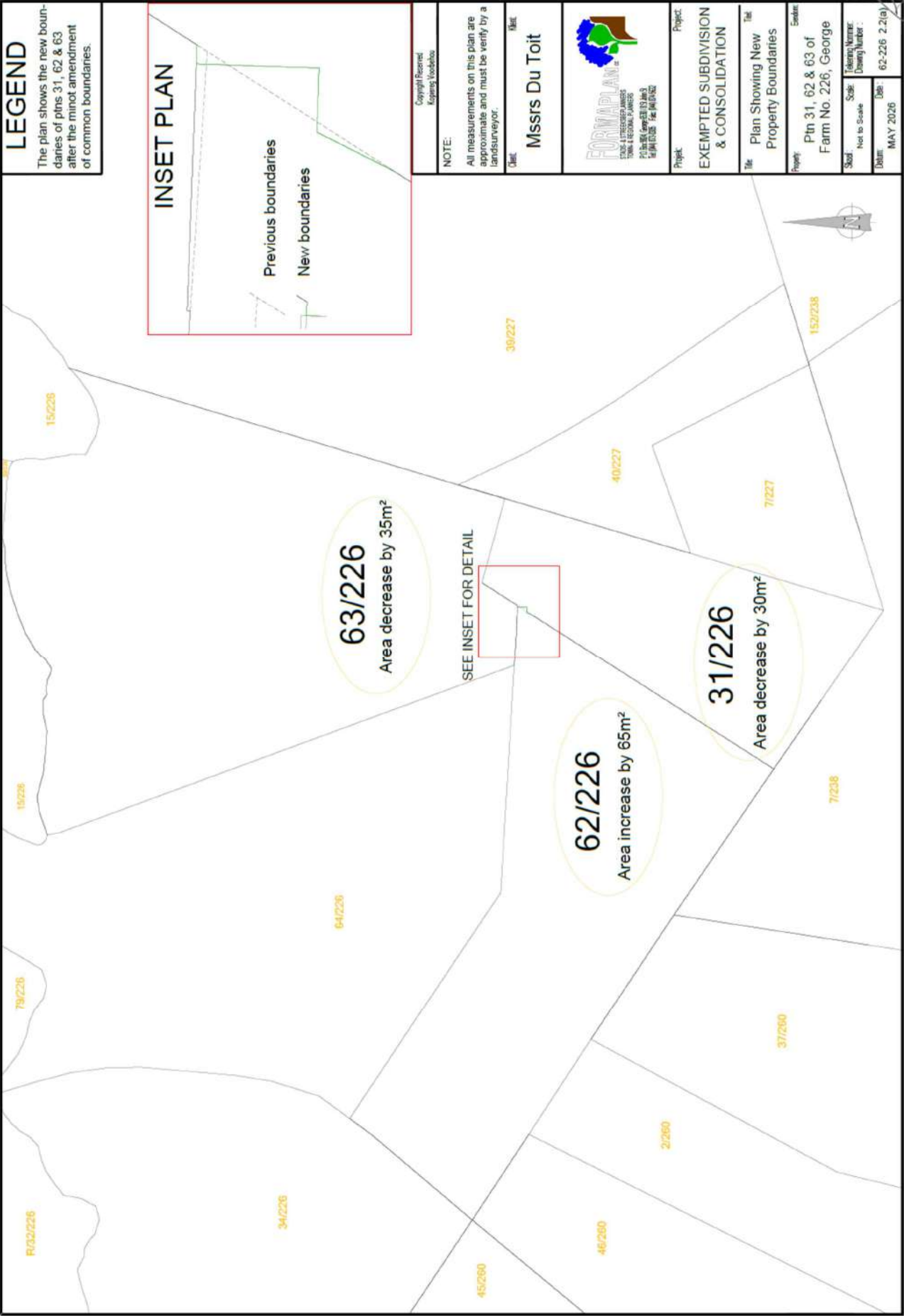
I, Ms Christelle van Schalkwyk, the registered owner of Ptn 63 of Farm Diepe Kloof No 226, George, hereby confirm that I consent to the amendment of the common property boundaries between my property (Ptn 63) and Ptns 31 and 62 of Farm Diepe Kloof No 226, George as indicated on the attached plans numbered **62-226 2.1 & 62-226 2.2(a)** dated **May 2026** whereon I also signed my permission.

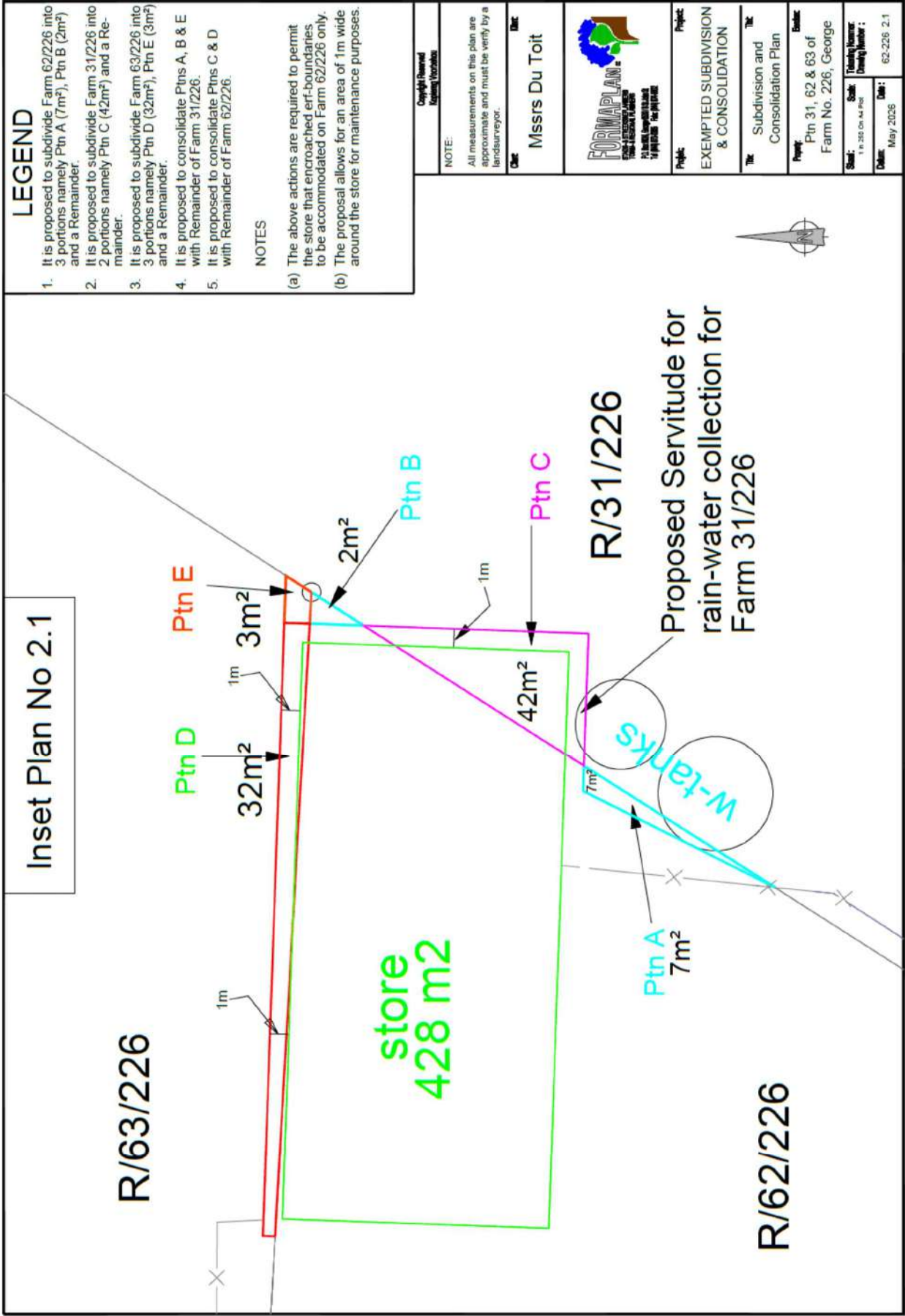


.....
signed – C. Van Schalkwyk

20/05/2026

.....
date





**PROPOSED CONSENT FOR MINOR AMENDMENT OF PROPERTY
BOUNDARY BETWEEN PTN 62 OF FARM DIEPE KLOOF NO 226,
PTN 63 OF FARM DIEPE KLOOF NO 226 AND
PTN 31 OF FARM DIEPE KLOOF NO 226, GEORGE**

I, **Sarel Petrus Smit**, the only survivor trustee of the **SALLY TRUST**, the registered owner of **Ptn 31 of Farm Diepe Kloof No 226, George**, hereby confirm that I consent to the minor amendment of the common property boundaries between my property and Ptns 62 and 63 of Farm Diepe Kloof No 226, George as indicated on the attached plans numbered **62-226 2.1 & 62-226 2.2(a)** dated **May 2026**, whereon I also signed my permission.



.....
signed - S.P. Smit

28/05/26
.....
date

Inset Plan No 2.1

R/63/2226

Ptn D

Ptn E

32m²

3m²

1m

1m

2m²

Ptn B

Ptn C

42m²

1m

store
428 m²

Ptn A
7m²

w-tanks

Proposed Servitude for
rain-water collection for
Farm 31/2226

R/31/2226

R/62/2226

LEGEND

1. It is proposed to subdivide Farm 62/2226 into 3 portions namely Ptn A (7m²), Ptn B (2m²) and a Remainder.
2. It is proposed to subdivide Farm 31/2226 into 2 portions namely Ptn C (42m²) and a Remainder.
3. It is proposed to subdivide Farm 63/2226 into 3 portions namely Ptn D (32m²), Ptn E (3m²) and a Remainder.
4. It is proposed to consolidate Ptns A, B & E with Remainder of Farm 31/2226.
5. It is proposed to consolidate Ptns C & D with Remainder of Farm 62/2226.

NOTES

- (a) The above actions are required to permit the store that encroached erf-boundaries to be accommodated on Farm 62/2226 only.
- (b) The proposal allows for an area of 1m wide around the store for maintenance purposes.

Digitized by
M. S. S. S.

NOTE

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

Mssrs Du Toit



Project
EXEMPTED SUBDIVISION
& CONSOLIDATION

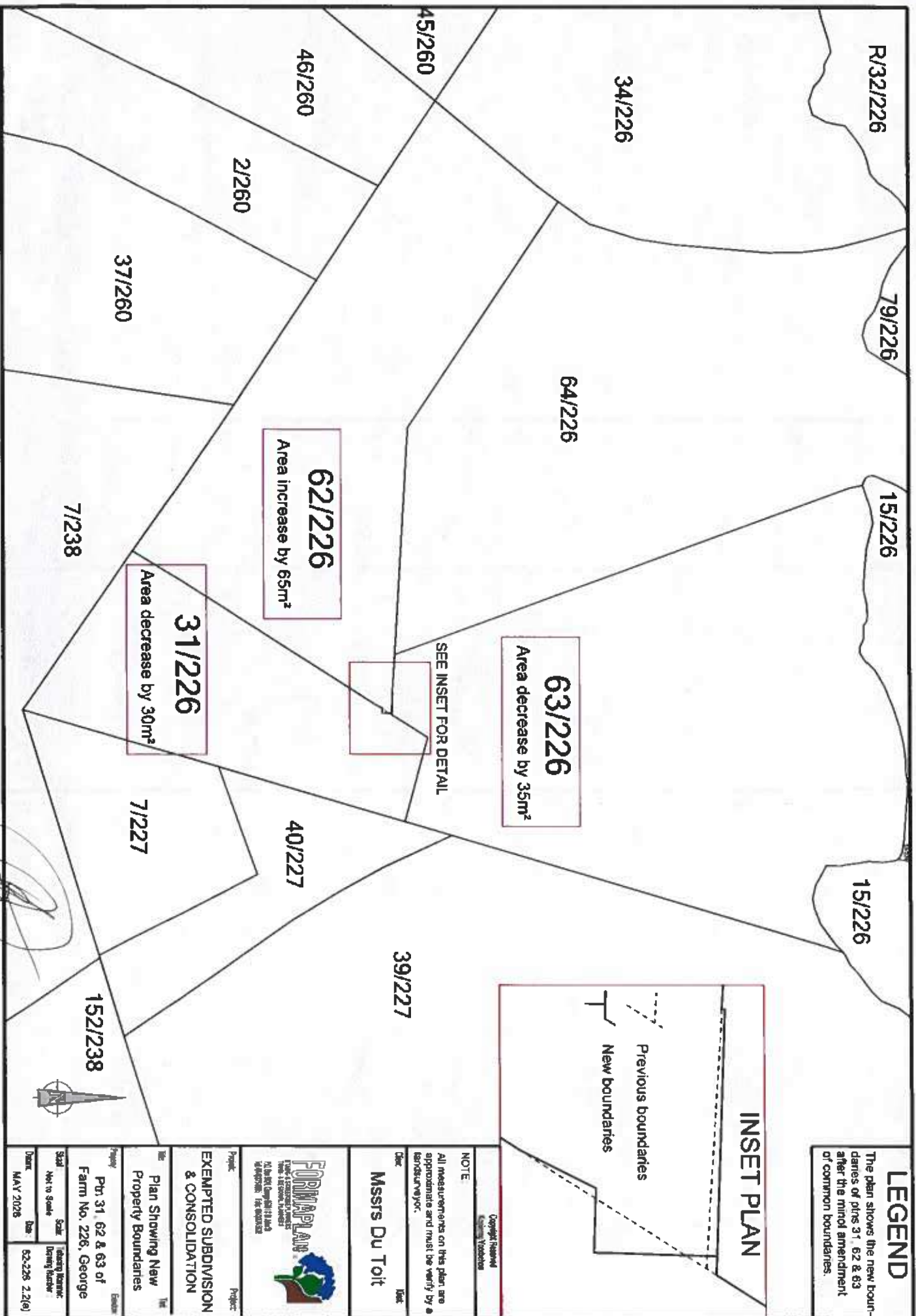
The
Subdivision and
Consolidation Plan

Project
Ptn 31, 62 & 63 of
Farm No. 226, George

Scale
1:1000 (Or as per plan)

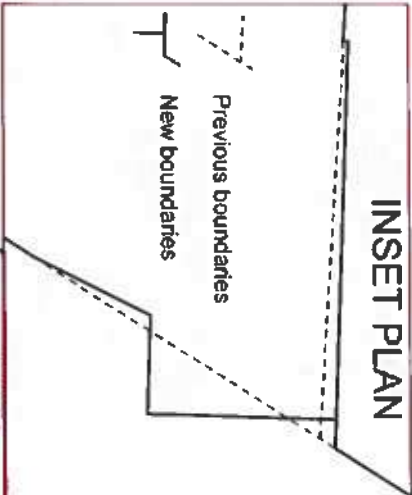
Date
May 2026





LEGEND

The plan shows the new boundaries of pins 31, 62 & 63 after the minor amendment of common boundaries.



NOTE

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

Mssrs Du Toit



Project: EXEMPTED SUBDIVISION & CONSOLIDATION

Plan Showing New Property Boundaries

Pin 31, 62 & 63 of Farm No. 226, George

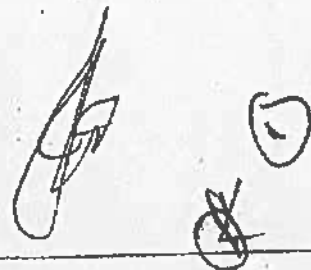
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Date: MAY 2026
Drawn: 62-226 2.2(6)

FAB

"POC1"

SALLY'S TRUST

TRUSTAKTE

Handwritten signature and initials in the bottom right corner of the page.

WET 57/1988

VERWYSINGSNOMMER:.....

AANVAARDING VAN TRUSTEESKAP

AAN: DIE MEESTER VAN DIE HOOGGEREGSHOF
PRIVAATSAK X 9018
KAAPSTAD
8000

Ek(volle name)

SAREL PETRUS SMIT

doen aansoek om magtiging om op te tree as trustee van die trust bekend as

SALLY'S TRUST

geskep deur trustakte gedateer 9 JUNIE 2000.

Ek kies as adres vir doeleindes van Artikel 5 van die Wet

Woonadres: **SLAAPPLEK STRAAT 158**
HEROLDSBAAI
GEORGE
6529

Ek is bevoeg om op te tree as trustee en bevind my nie in enige van die omstandighede wat my ontheffing in terme van Artikel 20 van die Wet sou regverdig nie en onderneem om die Meester van die Hooggeregshof onmiddellik in kennis te stel indien enige sodanige omstandighede sou ontstaan.

Ek verstaan die pligte wat betrekking het op die amp van trustee.

Die huidige Trustaktes (ingeval van 'n inter vivos trust) is geleë in **GEORGE** en bestaan uit kontant.

Ek doen aansoek om vrystelling van sekerheidstelling om die redes soos in die aangehegte bylaag uiteengesit ooreenkomstig die Meester se lys van vereistes.

Die naam en adres van my agent is: **HENNIE KRUGER & KIE**
POSBUS 1628
GEORGE
6530

9.6.2000
DATUM


.....
APPLIKANT



AAN: DIE MEESTER VAN DIE HOOGGEREGSHOF
PRIVAATSAK X 9018
KAAPSTAD
8000

Ek(volle name)

SARAH ELIZABETH SMIT

doen aansoek om magtiging om op te tree as trustee van die trust bekend as

SALLY'S TRUST

geskep deur trustakte gedateer 9 JUNIE 2000

Ek kies as adres vir doeleindes van Artikel 5 van die Wet

Woonadres: **SLAAPPLEK STRAAT 158**
HEROLDSBAAI
GEORGE
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Ek doen aansoek om vrystelling van sekerheidstelling om die redes soos in die aangehegte bylaag uiteengesit ooreenkomstig die Meester se lys van vereistes.

Die naam en adres van my agent is: **HENNIE KRUGER & KIE**
POSBUS 1628
GEORGE
6530

9.6.2000
DATUM


APPLIKANT

2/...



10.
AAVAARDING DEUR TRUSTEES

Ons, die ondergetekendes,

SAREL PETRUS SMIT

en

SARAH ELIZABETH SMIT

die benoemde trustees van **SALLY'S TRUST**, verklaar hiermee soos volg:

Ons aanvaar die aanstellings as trustees onderhewig aan die terme, voorwaardes en bepalinge van genoemde trustakte. Ons aanvaar verder hiermee met dank die skenking gemaak ten gunste van die begunstigdes spesifiek genoem in hierdie trustakte en bevestig dat ons dit ontvang het.

ALDUS GEDOEN EN GETEKEN TE GEORGE OP DIE 9 DE DAG VAN JUNIE 2000.

AS GETUIES

1. AKuper


.....
TRUSTEE
SAREL PETRUS SMIT

2. S

ALDUS GEDOEN EN GETEKEN TE GEORGE OP DIE 9 DE DAG VAN JUNIE 2000.

AS GETUIES

1. AKuper


.....
TRUSTEE
SARAH ELIZABETH SMIT

2. S



FA ① 4.13 FA 4.2

J246
"POC2"



DEPARTEMENT VAN JUSTISIE
REPUBLIEK VAN SUID-AFRIKA

MAGTIGINGSBRIEF

Ingevolge artikel 6(1) van die Wet op Beheer oor Trustgoed, 1988 (Wet 57 van 1988)

No: IT2128/2000

Hiermee word gesertifiseer dat **SAREL PETRUS SMIT** en
SARAH ELIZABETH SMIT

gemagtig word om as trustees van die **SALLY'S TRUST**

op te tree.

GEGEE onder my hand te **KAAPSTAD** op hede die

MASTER OF THE SUPREME COURT	
CAPE TOWN	
dag van	2000
2000 -06- 21	
KAAPSTAD	
MEESTER VAN DIE HOOGGEREGSHOF	

.....
Assc. Meester van die Hooggeregshof

a/b

CERTIFIED A TRUE COPY OF THE ORIGINAL
Signed at George on the
2022 -06- 14
Yvette Koorse (CA) SA
SAICA no: 00281925
Commissioner of Oath
57 Bakmakere 87, George

(Handwritten signature)

NO BOND

philip@formaplan.co.za

From: frikkie@buffandfellow.co.za
Sent: Thursday, 28 May 2026 07:33
To: philip@formaplan.co.za
Subject: Bevestiging van geen geregisteerde verband

Hi Philip,

Ons bevestig hiermee dat daar geen verband oor die betrokke eiendom, Gedeeelte 62 van die plaas 226 Diepekloof, George geregisteer is nie.

Groete,
Pieter du Toit

0823899199

