

PROPOSED CONSENT USE AND DEPARTURE (BUILDING LINE, GUESTHOUSE, TOURISM FACILITY AND DEVELOPMENT PARAMETERS), IN TERMS OF SECTIONS 15(2)(o) AND 15(2)(b) OF THE GEORGE MUNICIPALITY LAND USE PLANNING BYLAW, 2023.

PORTION 58 OF THE FARM HANSMOES KRAAL NO 202, GEORGE DISTRICT AND GEORGE MUNICIPALITY



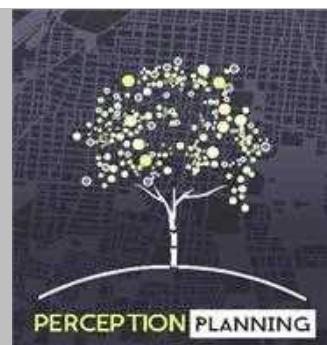
ON BEHALF OF: Stephanus Karl Burger Gericke

JULY 2026

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PERCEPTION Planning

URBAN & ENVIRONMENTAL PLANNING - HERITAGE IMPACT ASSESSMENT & MANAGEMENT

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ABBREVIATIONS

GMSDF – George Spatial Development Framework, 2023
 GZSB – George Integrated Zoning Scheme Bylaw, 2023
 GMLUPB – George Municipality Land Use Planning Bylaw, 2023
 CFM – Cape Farm Mapper (<https://gis.elsenburg.com/apps/cfm/>)
 DEADP – Department of Environmental Affairs & Development Planning (Western Cape Government)
 HWC – Heritage Western Cape
 LUPA – Western Cape Land Use Planning Act, 2014 (Act 3 of 2014)
 LUPO – Land Use Planning Ordinance, 1985 (Ord. 15 of 1985)
 NEMA – National Environmental Management Act, 1998 (Act 107 of 1998), as amended
 NHRA – National Heritage Resources Act, 1999 (Act 25 of 1999)
 PPP – Public Participation Process
 SPLUMA – Spatial Planning and Land Use Management Act, 2013 (Act 3 of 2013)

COVER: Oblique southeast-facing view across the proposed development area (Source: Unknown).

PROJECT SUMMARY	
Property	Portion 58 (portion of portion 10) of the Farm Hansmoeskraal 202
Surveyor General Diagram	George District and George Municipality
Registered Owner	6185/49
Title Deed	Stephanus Karl Burger Gericke
Extent	T6085/1990
Restrictive Title Deed Condition(s)	35.53 ha
Bond Holder	No
Servitudes	Yes
Zoning Scheme	No
Legislation	George Integrated Zoning Scheme Bylaw, 2023
Current Zoning	Land Use Planning Bylaw for George Municipality, 2023
Current Land Use	Agricultural Zone I
Proposed Development	Rural residential
Proposed Land Use	New primary dwelling house. The original farmhouse to become an additional dwelling unit with a 4-bedroom Guesthouse and associated Tourist Facility (Restaurant) and Function Venue.
NEMA Required	Consent use for an additional dwelling unit, guesthouse, tourist facility and function venue and departures (building line and development parameters)
NHRA Required	No
Act 70 of 1970	Yes
	No

1. INTRODUCTION

PERCEPTION Planning was appointed by the registered property owner, Stephanus Karl Burger Gericke (SA ID 480726 5163 083), to compile and submit to George Municipality a land use planning application for consent uses and departures (building line relaxation and development parameters) pertaining to the Portion 58 (portion of portion 10) of the Farm Hansmoeskraal 202 (Pacaltsdorp), George District and George Municipality, in terms of Sections 15(2)(o) and 15(2)(b) of the Land Use Planning Bylaw for George Municipality, 2023. A copy of the Power of Attorney, appointing the *Perception Planning* to lodge this application, are attached as **Annexure 1** hereto.

Portion 58 (portion of portion 10) of the Farm Hansmoeskraal 202 (Pacaltsdorp) is registered in the name of Stephanus Karl Burger Gericke as per Title Deed T 6085/90 and a copy of the title deed is attached hereto as **Annexure 2**. The Title Deed was inspected, and no restrictive conditions exist that prohibit or restrict the proposed development. The same was confirmed by the Conveyancer Certificate attached hereto as **Annexure 3**. A bond is registered against the property and the bondholders' consent is attached hereto as **Annexure 4**. The relevant SG Diagram is attached hereto as part of **Annexure 5** and the Land Use Planning Application form, duly completed and signed, is attached hereto as **Annexure 6**.

1.1 The Application

This land use application pertaining to Portion 58 (portion of portion 10) of the Farm Hansmoeskraal 202 (Pacaltsdorp), George District and George Municipality submitted in terms of Sections 15(2)(o) and 15(2)(b) of the Land Use Planning Bylaw for George Municipality, 2023 incorporates the components below. The site and building plans as well as contextual photographs are attached hereto as **Annexures 7.1, 7.2** and **7.3**, respectively.

- Consent Use in terms of Section 15(2)(o) of the Land Use Planning Bylaw for George Municipality, 2023 for an additional dwelling unit (to become the new main dwelling house $\pm 590\text{m}^2$ in extent).
- Consent Use in terms of Section 15(2)(o) of the Land Use Planning Bylaw for George Municipality, 2023 for establishment of a 4-bedroom guesthouse within the existing historic farmhouse (proposed to become additional dwelling unit).
- Consent Use in terms of Section 15(2)(o) of the Land Use Planning Bylaw for George Municipality, 2023 for a Tourist Facility (restaurant) and Function Venue.
- Departure in terms of Section 15(2)(b) of the Land Use Planning Bylaw for George Municipality, 2023 for the increase in size of both existing additional dwelling units (buildings A and B) from 175m^2 to 410m^2 (heritage significance) and buildings C and D from 175m^2 to 208m^2 (heritage significance).
- Departure in terms of Section 15(2)(b) of the Land Use Planning Bylaw for George Municipality, 2023 from development parameter (iv) for the additional dwelling units to have different architectural style to the main dwelling house.
- Departure in terms of Section 15(2)(b) of the Land Use Planning Bylaw for George Municipality, 2023 for the following building line relaxations:
 - The existing additional dwelling house (Building C) from 30 metres to 20,36 meters varying to 21,039 metres;
 - The existing farm shed (Building G) from 30 metres to 10,459 varying to 10,637 metres; and

- c. The as-built farm store to become the Function Venue (Building I) from 30 metres to 26,463 metres varying to 27,308 metres.

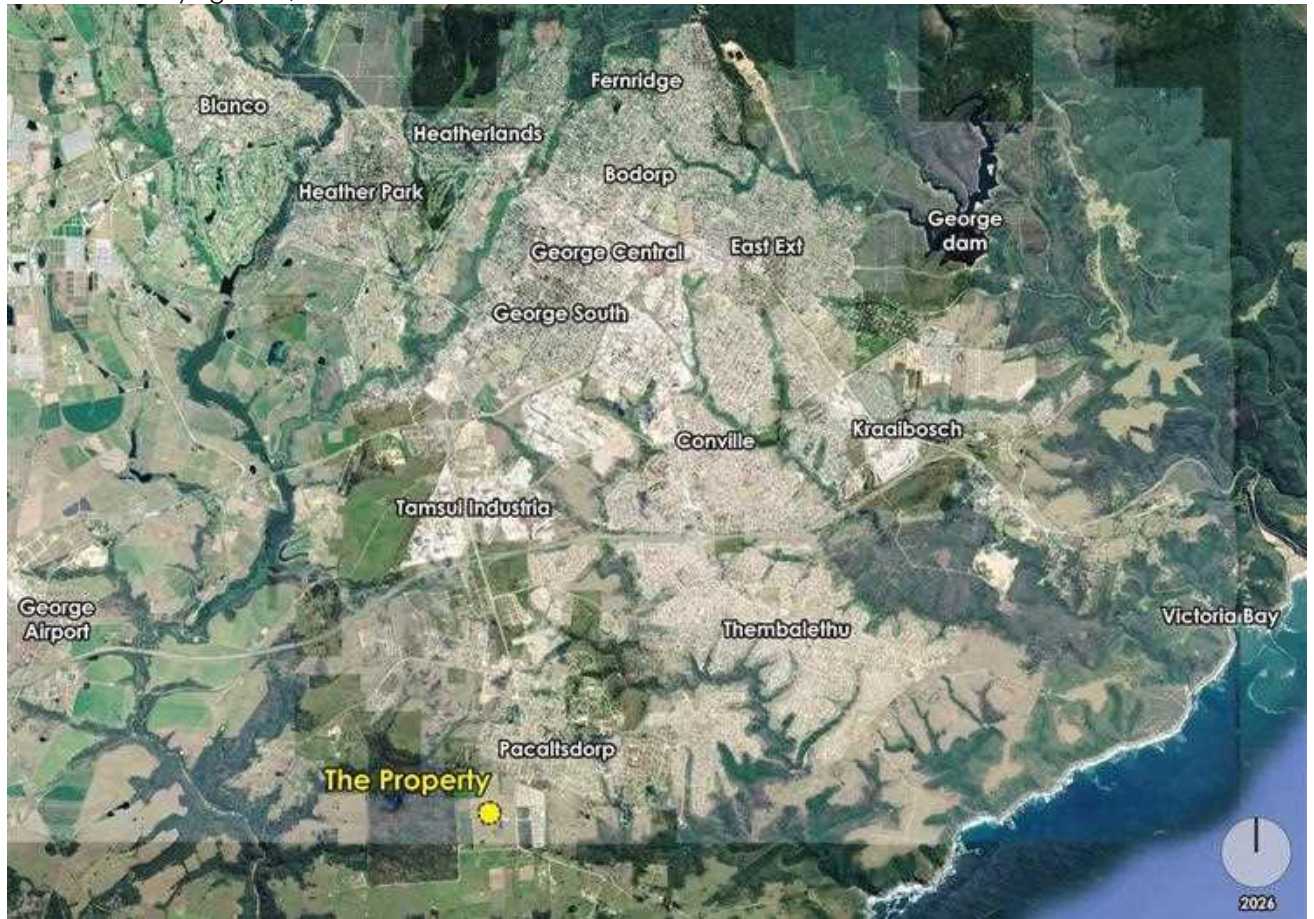


Figure 1: Location of Portion 58 (portion of portion 10) of the Farm Hansmoeskraal 202 ("the site") within regional context (GoogleEarth© 2026, as edited).



Figure 2: Hansmoeskraal 202/59 within present urban landscape context (GoogleEarth© 2026, as edited).

1.2 Description of Study Area

The subject property (hereafter collectively referred to as "the site") is situated directly south of the historic village of Pacaltsdorp, $\pm 7\text{km}^1$ south of George central business area and $\pm 3\text{km}$ north of Gwayang beachfront. The locality plan is attached hereto as **Annexure 8** and illustrated through (**Figures 1, 2**) above.

The site lies to the west of the residential development known as Mooikloof and is accessed from Beach Road via a gravel road traversing Portion 61 of the Farm Hansmoeskraal 202. It does not, however, have direct frontage onto Beach Road. The property extends northwards to a vacant parcel of land situated west of the existing Pacaltsdorp Police Station. Its southern boundary adjoins a gravel road that provides access to surrounding farms and the proposed future southern bypass, while the eastern and western boundaries are bordered by agricultural land. **Portion 58 (portion of portion 10) of the Farm Hansmoeskraal 202** presently contains the historic farmhouse and former school together with associated outbuildings, and three farm stores of various sizes, as outlined in **Table 1/ Figure 3** below.

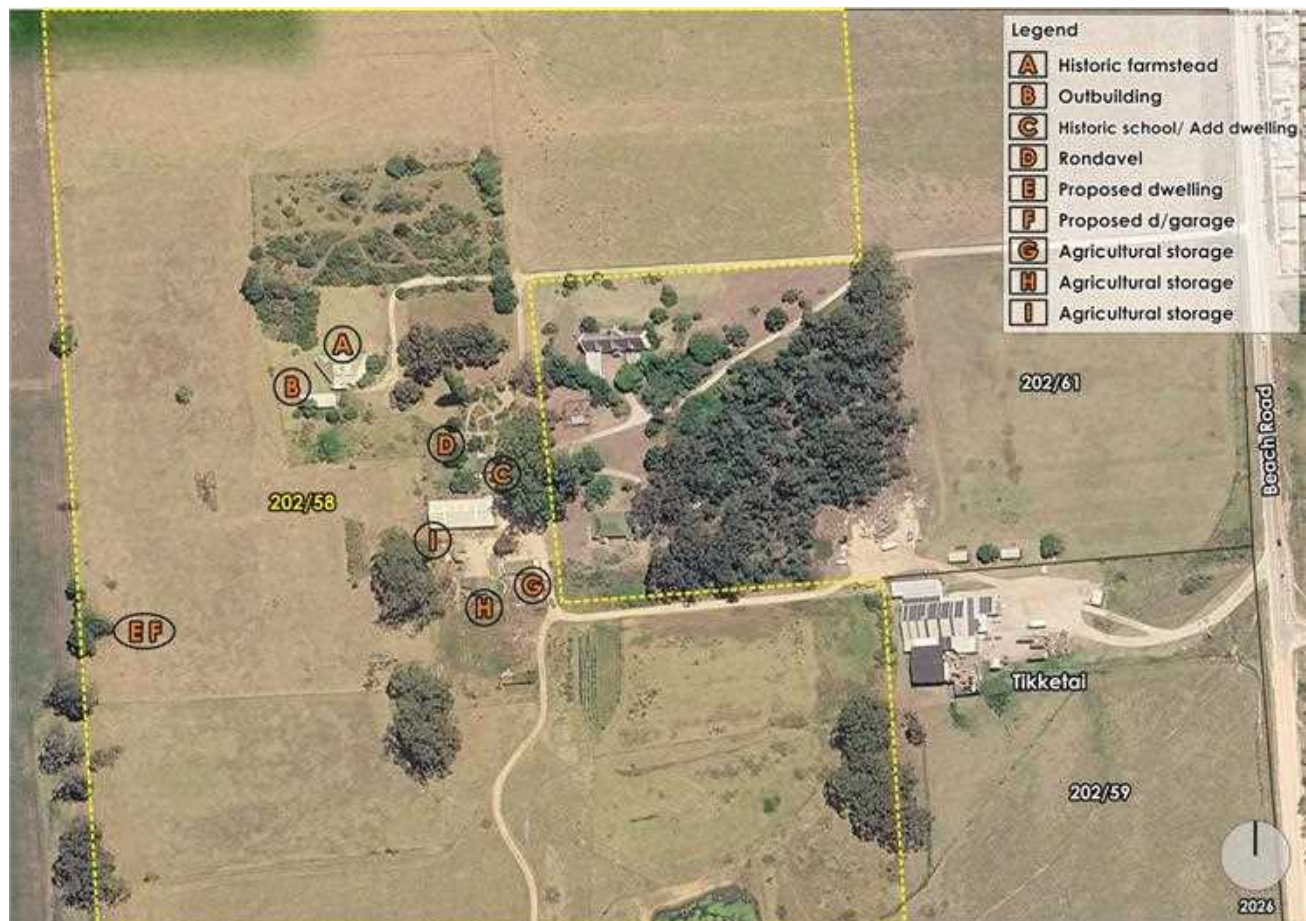


Figure 3: Location of existing and proposed structures on Hansmoeskraal 202/58 (Google Earth, 2026 as edited).

	Existing Use	Proposed Use
Building A	Historic farmhouse	To become Guesthouse/ Additional Dwelling
Building B	Outbuilding	Kitchen to guesthouse and tourist facility as well as a laundry room
Building C	Former school/additional dwelling unit	Additional dwelling unit
Building D	Rondavel	Non-interleading room to additional dwelling unit
Building E	New primary dwelling house	
Building F	Dubble garage for new (main) dwelling house	
Building G	Agricultural Storeroom	Agricultural Storeroom
Building H	Agricultural Storeroom	Agricultural Storeroom
Building I	Agricultural Storeroom	Function Venue

Table 1: Existing and proposed buildings and land uses.

1.2.1 Topography and Vegetation

According to Cape Farm Mapper (accessed 5 May 2026), the soils underlying Portion 58 of the Farm Hans Moes Kraal 202 are broadly classified as prisma-cutanic and/or pedocutanic, characterised by a pronounced texture contrast with clay accumulation in the subsoil horizons. These soils are generally moderately deep (approximately 450–750 mm) and exhibit low clay content in the upper horizons. The underlying geology comprises predominantly gneissic granite and granodiorite associated with the Kaaimans Group and the Table Mountain Group of the Cape Supergroup.

¹ Direct line of sight

Cape Farm Mapper further indicates that the site falls within the Garden Route Granite Fynbos, forming part of the Fynbos Biome within the Eastern Fynbos-Renosterveld Bioregion. Small portions of the property are identified as Critical Biodiversity Areas; however, all existing and proposed development areas are located outside of these sensitive areas. The site has transformed due to prior agricultural activities and the trees on site are predominantly alien. The owner started an indigenous garden north of the proposed guesthouse, and the owner will continue this initiative across the site.

The site comprises a relatively level central portion, as illustrated by the 5 m contour mapping, with a gentle slope extending towards both the northern and southern boundaries (**Figure 4**).



Figure 4: Topography of site indicating 5m contours (Cape Farm Mapper, 2026 as edited).

1.2.2 Land Use and Zoning

The site is located within the urban edge along the southern boundary of the suburb Pacaltsdorp. This area was recently incorporated into the urban edge due to its position west of the Mooikloof development. From a land use perspective it can be described as a mixed-use area undergoing transition, particularly because of increased development pressure. The adjacent Mooikloof development comprises medium- to high-density residential uses, including group housing, townhouses, and flats, as illustrated in **Figure 5** (George GIS Viewer, 2026). At present, development activity is concentrated east of Beach Road, with no immediate proposals for development on the properties west of Beach Road, namely Portions 59 and 61 of the Farm Hansmoeskraal 202. The subject property is currently zoned Agricultural Zone I in terms of the George Integrated Zoning Scheme Bylaw, 2023.

1.2.3 Access

Preferred vehicular access to the proposed Guesthouse, Function Venue and new Main Dwelling would be via the existing access/ gravel access road off Beach Road located to the east. This is the same existing access road leading to the existing main dwelling on adjoining Hansmoeskraal 202/61 as well as the existing main dwelling (Buildings A, B) and additional dwelling (former historic school/ rondawel – Buildings C, D) located on Hansmoeskraal 202/58. Implementing this access as described above would require registration of a private right-of-way servitude over Portion 61 of the Farm Hansmoeskraal no 202 in order to formalise the existing access road. The registration of the private right-of-way is exempted in terms of the George Municipality Land Use Planning Bylaw, 2023.

An alternative access/ road exists along the southern cadastral boundary of Hansmoeskraal 202/58, off the public road known as the "southern bypass". This alternative is not desirable for use by visitors to the guesthouse or function venue in particular who would tend to arrive from Beach Road and would furthermore imply a

longer distance of travel/ section of road to maintain in the long term. The location and alignment of said access points/ routes are highlighted in **Figure 6** below.



Figure 5: The site shown within context of existing zonings/ George GIS Viewer (George Municipality, 2026 as edited).



Figure 6: Existing access points and roads as well as proposed access road/ servitude right-of-way (Google Earth, 2026 as edited).

2. PROPOSED DEVELOPMENT

2.1 Pre – Application Consultation

As required in terms of Section 37(1) of the Land Use Planning Bylaw for George Municipality, 2023, the proposal was discussed with George Municipality officials during a pre-application consultation meeting held on 29 September 2025. A copy of the signed pre-application meeting is attached as **Annexure 9**. The outcomes with our comments in italics/ underlined are summarised below:

Town planning:

- In principle, the proposed development of an additional dwelling unit, guesthouse, tourist facility and function venue aligns with spatial policies applicable to the area.
 - Noted.
- Please motivate the deviation from the size of the additional dwelling units.
 - Discussed under points 2.2.3 and 6 of this report.
- Motivation should address SPLUMA, LUPA, the Municipal Spatial Development Framework 2023, and the Local Spatial Development Framework.
 - Discussed under points 5 and 6 of this report.
- Address the Western Cape Rural Development Guidelines.
 - Discussed under point 5.1 of this report.
- Address the George Integrated Zoning Scheme By-law, 2023 in terms of land use description and development parameters – indicate compliance with all relevant parameters.
 - The zoning scheme parameters are addressed under point 3.1 of this report.
- The application must include all necessary departure applications with clear motivation where necessary.
 - Noted, addressed throughout the report.
- Please investigate if the proposed dwelling house will not affect/ impede on the proposed road network of the area - discuss same with CES.
 - The future road network was discussed with CES and there is currently no formal road network planned for the site. In future, the road network should be aligned with Hibiscus Street. The road will have to go around the existing package facility (agricultural industry) located on Portion 59 of the Farm Hansmoeskraal 202 and therefore the proposed new dwelling will not impact on the future proposed road network.
- Heritage approval will be required.
 - Heritage Western Cape's approval is attached hereto as **Annexure 10**.

Civil Engineering Services:

Access:

- Access be restricted via Heather Street extension or any other road proposed in the road network.
- Access should comply with the GZSB 2023.
- Developer will be required to conduct a new TIA or combine the development within the TIA conducted on Portion 7 of the farm Hansmoeskraal No. 202, Division George.
 - New comments received and attached hereto as part of **Annexure 9**.

Parking:

- All parking must be provided on-site, in compliance with the GZS 2023 parking requirements.
- No parking is allowed within the road reserve, and the owner may be held liable for any costs incurred to prevent unauthorized parking in this area.
- All vehicle mobility should be done on site and must be indicated on the layout plan.
 - Adequate space exists on the property to comply with the provision of the George Integrated Zoning Scheme, 2023. Parking is indicated on the site plan attached hereto as **Annexure 7**.

Development Charges:

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

Water and Sewer:

- Municipal water and/or sanitation are limited and available, subject to confirmation of required network &/or treatment capacity.
- The location of the existing municipal services must be confirmed on site.
 - The site is self-sufficient and does not make use of municipal services.

Stormwater:

- The developer must ensure full compliance with the relevant Stormwater By-law.
 - Noted, stormwater will be managed on the site.

Service Level Agreement:

- Developer may be required to enter into a Service Level agreement, associated with the extension of Heather and any other road proposed in the road network.
- Developer to investigate possible Go-George bus access.
 - The comments are not applicable to the current proposal for consent applications.

The comments received from the Civil Engineering Services (CES) Department, particularly in relation to access, were discussed with Mr. JM Fivaz of the department. These comments were subsequently superseded by correspondence dated 26 January 2026, confirming that a Traffic Impact Assessment is not required for the proposed development and that the existing access is adequate.

It is further noted that the original CES comments pertained to a rezoning application, whereas the current proposal is limited to consent uses and departures in terms of the existing Agricultural Zone I zoning.

2.2 Development description

The site is currently developed with a primary dwelling house, an additional dwelling unit (former historic school, rondawel), and various farm outbuildings as illustrated in Figure 3. The owner proposes to establish a new primary dwelling house elsewhere on the property as shown, designed in a contemporary architectural style, with a floor area of approximately 590 m². Consequently, this application includes the following components:

2.2.1 Guesthouse:

The existing primary dwelling (Building A, Photo 1), which has heritage significance, is proposed to be deemed an additional dwelling unit and upgraded to accommodate a four-bedroom guest house. Proposals to convert the building into a guesthouse will be sensitive towards its heritage significance, and the guesthouse will provide prospective guests with the opportunity to experience the historic farmhouse, the surrounding landscape setting and history related to the farm. The existing first floor of the building is not authentic and will be removed to re-instate the historic house to its former glory. Proposed changes and alterations to the historic farmstead and outbuildings have already been permitted by Heritage Western Cape (see Annexure 10).



Photo 1: Building A, the original farmhouse, proposed to become a guesthouse.

The associated outbuilding (Building B, Photo 2) will accommodate the proposed kitchen to prepare meals for the guesthouse guests, as well as the proposed long table dining as part of the proposed tourist facility.

2.2.2 Tourist facility:

Furthermore, the owner intends to host occasional “long-table” gatherings within the landscaped indigenous garden setting. These events will initially be by invitation only and limited in frequency but may, over time, evolve into a tea garden open to the public. Accordingly, consent use is required for the proposed tourist facility (restaurant).



Photo 2: Building B, existing outbuildings located to the rear of the historic farmhouse, which is proposed to become a kitchen and laundry room.

2.2.3 Additional dwelling unit:

The existing additional dwelling (former historic school/ Buildings C, D, Photo 3) also holds heritage significance, and the proposed additions intend to improve its livability. The existing rondawel (Building D) does not have a kitchen and will merely function as a non-interleading room, in line with the definition of a dwelling house. The proposed changes and alterations to these buildings have also already been permitted by Heritage Western Cape (see Annexure 10). In future, this unit may be rented out on a short-term basis, independently from the guest house. As the structure is located within the prescribed 30 m building line a building line relaxation is required.



Photo 3: Building C and D as the old school, now additional dwelling unit with the rondawel to the right.

2.2.4 Function venue:

The larger recently constructed storeroom (Building I, Photo 4) is proposed to be converted into a future function venue for events such as weddings. This will require consent use approval, as well as a building line relaxation, as the structure is also located within the 30 m building line.



Photo 4: Storeroom to become part of the proposed function venue.

2.2.5 Departure of development parameters:

Both the existing primary dwelling (to be converted into a guest house) and the additional dwelling exceed the maximum permitted size of 175 m² for additional dwelling units outlined in the GZSB, 2023. As such departures are required to accommodate the increased floor areas, which can be justified based on their heritage significance. Heritage Western Cape approved the proposed alterations to both historic structures.

The extent of the historic farmhouse (Building A) is 315m² and only 8m² is proposed to be added, however the outbuilding (Building B) is 87m² in extent, which therefore brings the total size of the additional dwelling to be utilized as a guesthouse as 410m². While this may appear excessive within the context of “prescribed norms” dictated by the GZSB, 2023 we respectfully submit that, in this instance, the proposal allows for the preservation and adaptive reuse of a historic building originally constructed during the 1940’s by Oom Buks² and Tannie Greta Gericke³, both of whom greatly contributed to the Pacaltsdorp and George communities during their lifetimes.

The unique and quaint circular floorplan of the farmstead, the construction of which preceded modern urban development, were aimed at appreciating the surrounding landscape setting, mountain views and a large indigenous (fynbos) garden lovingly maintained by the owners. From a heritage perspective the farmstead is a rare example of local vernacular architecture to the Southern Cape and therefore of high local historic and architectural cultural significance. Recommendations to the owner to remove the later added first floor, which impedes against the authenticity of the original farmstead will be headed and implemented, as also approved by Heritage Western Cape. As such we respectfully argue that the proposed departure would not set an unwanted precedent, would not negatively impact on the character of the surrounding area, nor is it excessive when taken in conjunction with the heritage significance and intentions of the owners to make provision for its adaptive reuse.

The existing additional dwelling unit (Buildings C and D), formerly utilized as a small rural school⁴ is only 115m² in extent, however the existing rondawel of 50m² must be included in the total floor area and bring the total floor area to 165m² which is well within the restricted 175m², however the owner will still live in this house until the new proposed farmhouse is constructed. To make it this dwelling more livable, they propose to add a covered stoep which covers the entire length of the existing dwelling unit and is 43m² in extent. This additional dwelling unit will not create additional rooms to accommodate more guests, but only a covered stoep to enjoy the sunset over the Outeniqua mountains. The departure from 175m² to 208m² is insignificant.

Lastly, in terms of the George Integrated Zoning Scheme, 2023, additional dwelling units are required to have a similar architectural style as the main dwelling. As the proposed new primary dwelling will adopt a modern architectural style so as not to visually and/or aesthetically impose upon the character of existing historic built form described above, a departure from this development parameter is required. The principle to allow recognition for historic layering of built form within new development is accepted practice followed in heritage conservation and is therefore considered an appropriate and preferred design response in this instance.

² <https://www.georgeherald.com/News/Article/Local-News/volkspelerlaer-raak-plesierig-en-vier-70-jaar-20170710>

³ <https://www.georgeherald.com/News/Article/Local-News/tannie-greta-100-201810170606>

⁴ Children from nearby Pacaltsdorp and surrounding farms taught by owner teacher “Tannie Greta”.

2.3 Engineering Services and Infrastructure

The proposed development will remain agricultural in nature and is intended to be self-sufficient. No connection to municipal services is proposed, as the land unit will continue to function as farmland.

3. REGULATORY CONTEXT

3.1 George Integrated Zoning Scheme Bylaw, 2023

In terms of the George Integrated Zoning Scheme Bylaw, 2023, the subject property is zoned Agricultural Zone I, which permits certain land uses as consent uses, subject to approval by the Municipality in terms of the Planning By-law. The proposed guest house, additional dwelling unit, tourist facility (restaurant), and function venue are all considered consent uses within this zone and are therefore permissible in principle.

The development parameters applicable to the additional dwelling unit, guesthouse, tourist facility and function venue, under the base zoning of Agricultural Zone I, will be set out in the tables below:

Additional dwelling unit		
Floor space	175m ² including ancillary buildings	Depart: Building A & B total of 410m ² (heritage significance) Building C & D total of 208m ² (heritage significance)
Style	Similar to architecture of main dwelling house	Depart: The proposed new main dwelling house will have a contemporary architectural style, while the existing dwellings have heritage significance
Height	6.5 meters to top of roof	Complies
Building line	30 meters	Building A & B complies Building C & D departs
Parking	1 additional bay	Building A & B – Guesthouse - complies Building C & D - complies

Guesthouse		
Site Development Plan	May be required	If required a Site Development Plan will be submitted
Owner	Owner or Manager must live on the property	Complies
Residential Character	Capable to revert back to a dwelling house	Complies
Guests	6 rooms (12 paying guests)	Complies
Parking	1 bay per bedroom 2 bays for owner's home/ manager's unit 1 bay for visitors/ employees	Complies
Building line	30 meters	Complies

Function Venue		
Floor space	500m ²	±380m ²
Parking	1 bay per 8 seats	Comply with 15 parking bays provided

Tourist Facility		
Height	6.5 meters to wall plate 8.5 meters to ridge of roof	Complies
Building lines	30 meters	Complies

The proposed land uses generally comply with the respective development parameters. The biggest departures are the size of the additional dwelling units as well as building line relaxations for existing structures.

4. OTHER LEGISLATION

4.1 National Heritage Resources Act, 1999 (Act 25 of 1999)

According to information provided by the architect (SDP attached as part of Annexure 7) the proposed development footprint would not exceed 5,000m² and the proposal would not trigger any other development activities listed in terms of Section 38(1) of the NHRA. However, implementation of the proposal would entail additions and alterations to at least two buildings older than 60 years, namely the present primary dwelling (Building A) as well as an existing cottage (former historic farm school – Building C), thus triggering a permit application to Heritage Western Cape (HWC) in terms of Section 34(1) of the NHRA. This permit application is being dealt with by the architect and HWC's decision will be submitted once this becomes available.

4.2 National Environmental Management Act, 1998 (Act 107 of 1998)

The proposal does not trigger any development activities listed in terms of NEMA and is therefore not applicable to this application.

5. SPATIAL PLANNING POLICY AND FRAMEWORKS

5.1 Western Cape Land Use Planning: Rural Guidelines, 2019

The proposed guesthouse, tourist facility, and function venue are consistent with the Western Cape's Rural Land Use Planning Guidelines, which encourage diversification of the rural economy through compatible land uses that support tourism while safeguarding the rural character. These facilities will be located and designed to respect biodiversity, scenic landscapes, and agricultural activities, ensuring that development is of an appropriate scale and form for the rural context. In line with the Provincial Spatial Development Framework (PSDF), the project contributes to opening up opportunities in the rural space-economy by promoting tourism and hospitality services that strengthen local communities, while safeguarding environmental assets and maintaining the Province's unique sense of place.

5.2 George Municipal Spatial Development Framework, 2023 (GMSDF, 2023)

In terms of the George Municipal Spatial Development Framework, 2023 Pacaltsdorp is a secondary node, however the site is located in an area for residential densification, as can be seen on Map 37: "Composite Spatial Development Framework for the George City Area". No further specific future development proposals for this area are made in the GMSDF, 2023. It is however noted that Pacaltsdorp have heritage assets and cultural landscapes that should be acknowledged during land use applications.

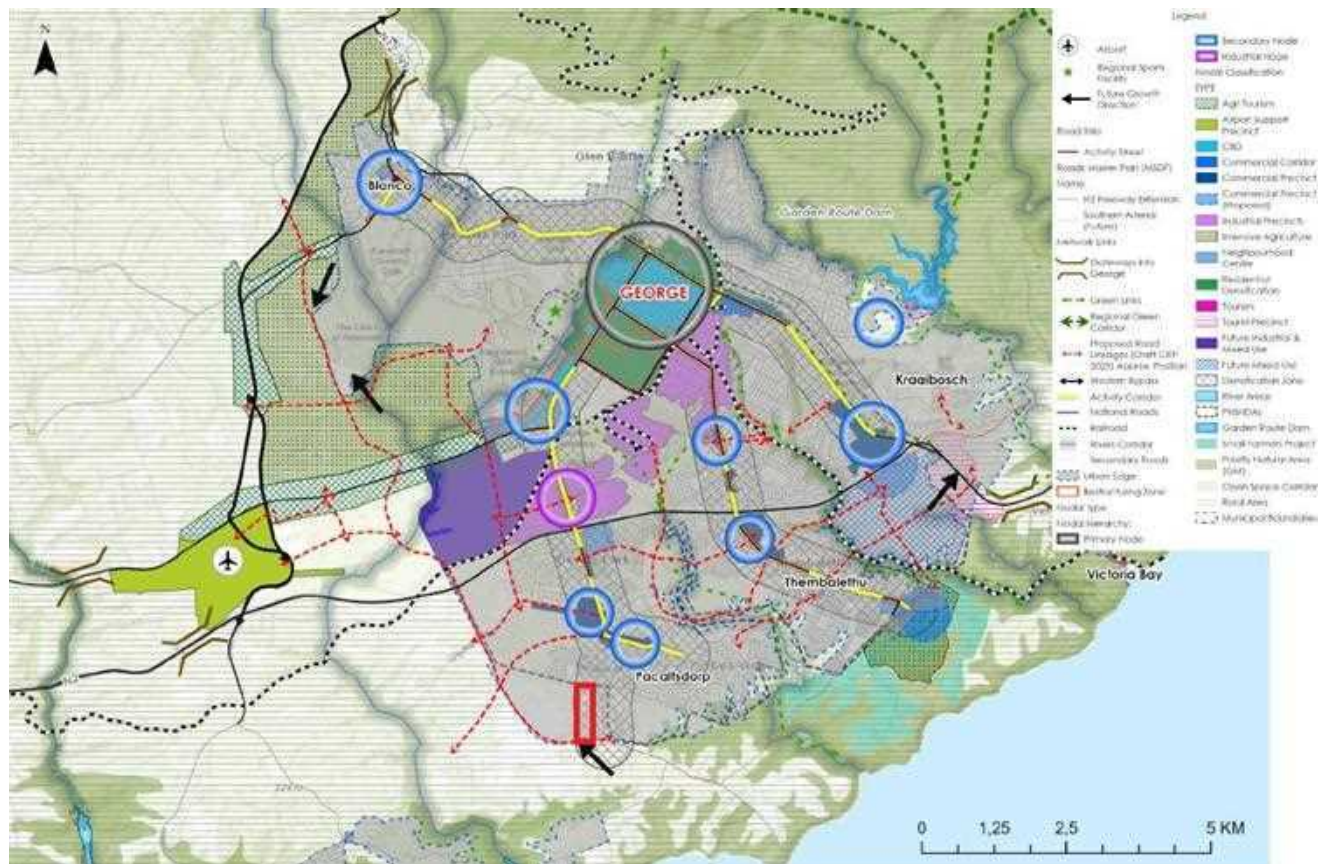


Figure 7: Map 37: "Composite Spatial Development Framework for the George City Area" as per the MSDF, 2023.

Planning statement:

The proposal would be consistent with the overall intention of the GMSDF, 2023 as the proposed land uses will contribute to the developing character of the immediate environment.

5.3 Pacaltsdorp Local Spatial Development Framework, 2015 (PLSDF, 2015)

The Pacaltsdorp Local Spatial Development Framework, 2015 is outdated and indicate the site outside the urban edge and for purposes of Agriculture. This is in stark contrast to the MSDF, 2023. However, the site will remain agriculture and all the proposed land uses are in line with the agricultural zoning, therefore it can be argued that the proposal is in line with the PLSDF, 2015.

Planning statement:

The PLSDF, 2015 does not contain specific spatial planning proposals that would have a bearing on the proposed development as outlined in this land use application.

5.4 Pacaltsdorp Guidelines for Heritage Precinct, 2023

The site is located outside the Pacaltsdorp Heritage Precinct and it therefore not relevant to the proposed development as outlined in this land use application.



Figure 8: Pacaltsdorp Heritage Precinct as per the Pacaltsdorp Guidelines for Heritage Precinct, 2023.

6. PLANNING MOTIVATION

6.1 Statutory Context

Following recent legislative and procedural changes that directly impact on land use planning in South Africa and consequently, the Western Cape Province, it is considered necessary to summarise the implications of this land use planning application within the context of the current statutory framework. Outlined below therefore are sets of principles and ethical conventions pertaining to this application.

6.1.1 SPLUMA [The Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)]

Section 7 of this Act sets out five development principles that are applicable to spatial planning, land development and land use management, as outlined below together with respective planning responses insofar as these are applicable to the proposed development.

- **Spatial justice** refers to the need for improved access and use of land in order to readdress past spatial and development imbalances as well as the need for SDF's and relevant planning policies, spatial planning mechanisms, land use management systems and land development procedures to address these imbalances.

Planning statement:

While from a broader perspective the proposal might not by itself necessarily readdress past spatial and development imbalances it would create additional work opportunities within the local economy during the construction and operational phase and be consistent with the requirements of relevant spatial planning policy and frameworks as discussed throughout Section 5 of this report.

- **Spatial sustainability** refers to, inter alia, the need for spatial planning and land use management systems to promote land development that is viable and feasible within a South African context, to ensure protection of agricultural land and maintain environmental management mechanisms. It furthermore relates to the need to promote effective/ equitable land markets, whilst considering the cost implications of future development on infrastructure and social services as well as the need to limit urban sprawl and ensure viable communities.

Planning statement:

Although the site is located within the urban edge, it will remain Agricultural Zone I and will comply with the protection of agricultural land. The provisions of the Act on the Subdivision of Agricultural Land 1970 (Act 70

of 1970) is applicable to the site however, the proposal does not include a subdivision and therefore the requirements of Act 70 of 1970 is not applicable.

- **Efficiency** relates to the need for optimal use of existing resources and infrastructure, decision-making that minimises negative financial, social, economic, or environmental impacts and development application procedures that are efficient and streamlined.

Planning statement:

The proposed development will be self-sufficient as municipal services is not available on site. The proposal will thus not place any burden on the municipal budget for the provision of municipal services. As discussed in this report the proposed development will have no negative financial, social, economic, or environmental impacts.

- **Spatial resilience** refers to the extent to which spatial plans, policies and land use management systems are flexible and accommodating to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

Planning statement:

The proposal does not negatively impact spatial planning objectives or proposals outlined in George Spatial Development Framework (2023).

- **Good administration** refers, inter alia, to the obligation on all spheres of government to ensure implementation of the above efficiently, responsibly, and transparently.

Section 42 of SPLUMA refers to the factors that must be considered by a municipal tribunal when adjudicating a land use planning application, which include (but are not limited to):

- Five SPLUMA development principles as listed above;
- Public interest;
- Constitutional transformation;
- Respective rights and obligations of all those affected;
- State and impact of engineering services, social infrastructure, and open space requirements;
- Compliance with environmental legislation.

The degree to which the proposal would contribute to broader public interest within the context of pertinent spatial planning policies and frameworks is articulated throughout Sections 5 of this report.

6.1.2 LUPA (Land Use Planning Act, 2014 (Act 3 of 2014))

The development objectives entrenched in SPLUMA have been assimilated into the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) and sets out a basis for the adjudication of land use planning applications in the province. It requires that local municipalities have due regard to at least the following when doing so:

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

The land use planning principles of LUPA (Section 59) is in essence the expansion of the five development principles of SPLUMA listed above. With regards to this application, no further assertions are to be added.

Consistency and Compliance with LUPA, 2014 (Act 3 of 2014)

Section 19(1) and (2) of LUPA states that the following:

*“(1) If a spatial development framework or structure plan specifically provides for the utilisation or development of land as proposed in a land use application or a land development application, the proposed utilisation or development is regarded as **complying** with that spatial development framework or structure plan;
(2) If a spatial development framework or structure plan does not specifically provide for the utilisation or development of land as proposed in a land use application or a land development application, but the proposed utilisation or development is not conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilisation or development is regarded as being **consistent** with that spatial development framework or structure plan.”*

The proposal would be consistent with the spatial planning objectives and proposals outlined in the George Municipal SDF (2023) and the Pacaltsdorp Local Spatial Development Framework (2015).

6.1.3 Land Use Planning Bylaw for George Municipality, 2023

Section 65 of the said Bylaw outlines general criteria for the consideration of land use planning applications to George Municipality. The municipality must, inter alia, consider the following criteria when evaluating the desirability of land use planning applications submitted in terms of Section 15(2) of this Bylaw:

- Desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding the desirability of proposed land uses;
- Impact of the proposed land development on municipal engineering services;
- The relevant integrated development plan, including the municipal spatial development framework;
- The integrated development plan and spatial development framework of the district municipality, where applicable;
- Applicable local spatial development frameworks adopted by the Municipality;
- The provincial spatial development framework;
- Policies, principles and the planning and development norms and criteria set by the national and provincial government;
- Aspects referred to in section 42 of the Spatial Planning and Land Use Management Act;
- Principles referred to in Chapter VI of the Land Use Planning Act;
- Provisions of the relevant zoning scheme.

The above criteria have been addressed throughout this land use planning application.

6.2 Character of the area

The site forms part of the southern edge of Pacaltsdorp, an area that is steadily evolving from purely agricultural holdings into a mixed-use environment. To the east, the Mooikloof development has introduced medium- to high-density housing, while the land to the west and south remains agricultural. This combination reflects a transitional landscape where farming activities coexist with new residential and tourism opportunities.

The proposed guesthouse, tourist facility, and function venue are well-suited to this setting. They strengthen the rural economy by introducing tourism-related uses without undermining the agricultural base of the property. Importantly, the reuse of historic buildings ensures that the cultural identity of Pacaltsdorp is preserved and celebrated. The scale of the development is modest, the activities are compatible with surrounding land uses, and the design approach respects both the rural character and heritage value of the site.

Overall, the proposal supports the gradual diversification of the area, contributes to local economic growth, and enhances the unique rural-urban character of Pacaltsdorp.

6.3 Access and Parking

Vehicular access to the property is currently obtained via a gravel road linking to Beach Road, with an alternative route available through the southern bypass road. The existing access arrangement has been confirmed as adequate by the Civil Engineering Services Department, and a Traffic Impact Assessment was deemed unnecessary for the scale of the proposed development. To formalize the situation, a private right-of-way servitude will be registered over Portion 61 of Farm Hansmoeskraal 202, ensuring secure and lawful access to the site.

Parking provision has been carefully considered in line with the George Integrated Zoning Scheme, 2023. Adequate on-site parking will be provided for all proposed uses, including bays for the guesthouse, function venue, and tourist facility, as indicated on the site plan attached hereto as **Annexure 7**. The site layout plan demonstrates sufficient space to accommodate the required bays without compromising the rural character or functionality of the land.

Overall, the access and parking arrangements are practical, compliant with municipal requirements, and capable of supporting the proposed development without placing undue pressure on the surrounding road network.

6.4 Environmental impact

The proposed development has been designed to minimize environmental impacts and to remain compatible with the rural setting. According to Cape Farm Mapper, the property contains Garden Route Granite Fynbos within the broader Fynbos Biome, with small portions identified as Critical Biodiversity Areas. Importantly, all proposed buildings and activities are located outside of these sensitive areas, ensuring that biodiversity assets are safeguarded.

The site has already been transformed through historic agricultural activity, and most existing vegetation consists of alien species. The owner has begun establishing an indigenous garden north of the guesthouse, which will be expanded across the property. This initiative will enhance ecological value, promote water-wise landscaping, and contribute positively to the rural character.

Stormwater will be managed on-site in compliance with municipal by-laws, and no municipal water or sewer connections are required, as the property is self-sufficient. The scale of the proposed guesthouse, tourist facility,

and function venue is modest, and activities will be contained within the site boundaries, avoiding any undue pressure on surrounding land or infrastructure.

Overall, the proposal respects environmental constraints, avoids sensitive biodiversity areas, and actively contributes to ecological rehabilitation through indigenous planting.

6.5 Heritage resources

Two of the existing buildings on the property — the original farmhouse (Building A) and the former rural school (Building C), are older than 60 years and therefore fall under the provisions of Section 34 of the National Heritage Resources Act, 1999. Both structures hold heritage significance, not only for their age but as they are intrinsically linked to early historic (pre-Modern) development of the broader cultural landscape south of Pacaltsdorp.

The proposed development respects and enhances this heritage value. The farmhouse will be sensitively adapted into a guesthouse, with alterations designed to restore its original character, including the removal of later additions that detract from its historic form. Similarly, the former school will be retained as an additional dwelling unit, with modest improvements such as a covered stoep that enhance livability without compromising its heritage integrity.

Heritage Western Cape has reviewed the proposal and issued the necessary permit approvals, confirming that the planned alterations and adaptive re-use are acceptable. By integrating these historic structures into the new development, the project not only preserves important cultural assets but also makes them accessible to visitors, thereby strengthening the identity and sense of place of Pacaltsdorp.

6.6 Municipal services

The proposed development is designed to remain largely self-sufficient and will not place additional demand on municipal infrastructure. The property continues to function as farmland, with existing systems in place to manage water, sanitation, and stormwater independently. No new municipal water or sewer connections are required, and stormwater will be managed on-site in compliance with George Municipality's Stormwater By-law.

Electricity supply will be maintained through existing connections, supplemented where necessary by renewable energy initiatives. Solid waste will be managed in accordance with municipal requirements, with provision made for on-site storage and collection. Parking and internal circulation are contained entirely within the property boundaries, ensuring that no pressure is placed on public roads or reserves.

Overall, the development will operate without reliance on expanded municipal services, thereby avoiding undue costs to the municipality while ensuring compliance with all relevant service standards.

6.8 Need and Desirability

From a planning perspective the statutory context for the principle of "need and desirability" may be found within legislation such as the former Land Use Planning Ordinance, 1985 (Ord 15 of 1985) though it is also entrenched with for example the more recent Promotion of Administrative Justice Act, 2000 (Act No. 3 of 2000) as well as the National Environmental Management Act, 1998 (Act 107 of 1998).

"Need and Desirability" refer to, inter alia, the nature, scale and location of a development being proposed as well as the sensible use of land. Essentially "need" refers to "time" whereas "desirability" to "place" (i.e. is this the opportune time and right place for locating the type of land use/ activity being proposed?) (DoE, 2017: 9). Desirability therefore relates to the degree to which a proposal may be considered acceptable on a specific property having regard to factors such as physical characteristics, surrounding planning character and context, economic considerations, sense of place, streetscape, potential impacts on adjoining residents and property, accessibility, and provision of engineering services.

The proposed development responds to the growing demand for diversified rural land uses along the southern edge of Pacaltsdorp. The area is under increasing development pressure, with residential expansion occurring nearby, yet there remains a strong need to preserve rural character while introducing compatible tourism and hospitality activities. The project achieves this balance by retaining the agricultural base of the site while adapting existing heritage buildings for new uses that strengthen the local economy.

The proposal is desirable as it contributes to the evolving mixed-use character of the area, supports heritage conservation, and provides opportunities for tourism and community events. By integrating a guesthouse, tourist facility, and function venue into the site, the development enhances the attractiveness of Pacaltsdorp as a destination while remaining sensitive to its cultural and environmental context.

Need:

There is a clear need for small-scale tourism and hospitality facilities in Pacaltsdorp to complement the growing residential base and to diversify the rural economy. The guesthouse will provide accommodation for visitors seeking authentic experiences in a heritage setting, while the tourist facility (restaurant/tea garden) and function venue will create spaces for social gatherings and cultural events. These uses respond to local demand for venues and contribute to George Municipality's broader tourism strategy.

Physical characteristics:

The site's physical attributes make it well-suited for the proposed development. It contains existing heritage buildings that can be sensitively adapted, a relatively level central portion for new main farmhouse, and sufficient space for parking and landscaping. Mature trees occurring on and around the site are predominately alien species such as bluegum species, pine and kikuyu grass. No indigenous trees, shrubs or significant natural vegetation will be impacted through the proposed development. The indigenous garden initiative enhances the site's ecological value, while the rural setting provides a scenic backdrop for tourism and hospitality activities. The scale of the proposed uses is modest and appropriate for the agricultural context.

Existing planning context:

The proposal aligns with the George Integrated Zoning Scheme, 2023, which permits guesthouses, tourist facilities, and function venues as consent uses within Agricultural Zone I. It is consistent with the George Municipal Spatial Development Framework, 2023, which encourages diversification of land uses along the urban edge, and with the Western Cape Rural Development Guidelines, which promote tourism as a compatible rural activity. Heritage Western Cape has approved the necessary permits, ensuring compliance with statutory heritage requirements.

Economic perspective:

From an economic standpoint, the development will generate multiple benefits. The guesthouse will attract visitors and create employment opportunities in hospitality. The tourist facility will support local food and beverage services, while the function venue will provide a sought-after space for weddings and events, stimulating related industries such as catering, décor, and transport. Together, these uses will diversify the rural economy, strengthen Pacaltsdorp's role as a secondary node, and contribute to George Municipality's vision of sustainable growth.

7. CONCLUSION

Following from the above it is considered that the following land use planning application, as discussed herein, meets, and complies with statutory policies and requirements outlined in the Spatial Planning Land Use Management Act, 2013, Western Cape Land Use Planning Act, 2014, Land Use Planning Bylaw for George Municipality, 2023 as well as other regulatory requirements discussed, and that the proposal may therefore be supported by George Municipality:

- 1.) Consent Use in terms of Section 15(2)(o) of the Land Use Planning Bylaw for George Municipality, 2023 for an additional dwelling unit (to become the new main dwelling house $\pm 590\text{m}^2$ in extent).
- 2.) Consent Use in terms of Section 15(2)(o) of the Land Use Planning Bylaw for George Municipality, 2023 for establishment of a 4-bedroom guesthouse within the existing historic farmhouse (proposed to become additional dwelling unit).
- 3.) Consent Use in terms of Section 15(2)(o) of the Land Use Planning Bylaw for George Municipality, 2023 for a Tourist Facility (restaurant) and Function Venue.
- 4.) Departure in terms of Section 15(2)(b) of the Land Use Planning Bylaw for George Municipality, 2023 for the increase in size of both existing additional dwelling units (buildings A and B) from 175m^2 to 410m^2 (heritage significance) and buildings C and D from 175m^2 to 208m^2 (heritage significance).
- 5.) Departure in terms of Section 15(2)(b) of the Land Use Planning Bylaw for George Municipality, 2023 from development parameter (iv) for the additional dwelling units to have different architectural style to the main dwelling house.
- 6.) Departure in terms of Section 15(2)(b) of the Land Use Planning Bylaw for George Municipality, 2023 for the following building line relaxations:
 - a) The existing additional dwelling house (building C) from 30 metres to 20,36 meters varying to 21,039 meters;
 - b) The existing farm shed (building G) from 30 metres to 10,459 varying to 10,637 meters; and
 - c) The as-built farm store to become the Function Venue (building I) from 30 metres to 26,463 metres varying to 27,308 meters.

PERCEPTION Planning

8th July 2026



STEFAN DE KOCK

Hons: TRP(SA) EIA Mgmt(IRL) Pr Pln PHP

POWER OF ATTORNEY

I, **STEPHANUS KARL BURGER GERICKE** (SA ID 4807265163083), being the registered landowner of the farm **HANSMOESKRAAL 202/58, GEORGE DISTRICT AND MUNICIPALITY**, hereby nominate Stéfán de Kock (SA ID 730213 5147 083) and/or Jeanne Muller (SA ID 851010 0006 089) of Perception Planning & Development CC to submit to George Municipality a land use planning application incorporating, inter alia, the following components:

Proposed Consent Uses (Guest House, Additional Dwelling Units, Tourist Facility, Function Venue) as well as Departures (Building Lines, Deviation from Development Parameters) in terms of Sections 15(2)(b) and 15(2)(o) of the George Municipality Land Use Planning Bylaw (P.N. 8747/2023).

Signed at George on 8/5/2026.


Registered Landowner (SKB Gericke)

Witness 

Witness 

4

Fev release
re land

Para 2

N.O.P

VERBIND MORTGAGED	
T/R FOR R 600 000,00	
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 REGISTRATEUR/REGISTRAR	

AFSTANDDOEN
VAN
VOORLEEN
VAN
VERGOEDBAAR
t.g.v.
VERBAND

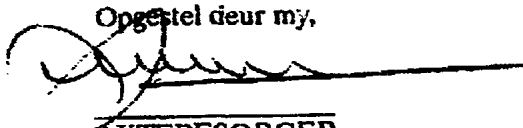
T 6085.90

TRANSPORTAKTE

KRAGTENS 'N PROKURASIE

Vir verdere endossemente sien
For further endorsements see.....
Bl. 7.

DE KLERK & VAN GEND
Prokureurs Notarisse Aktebesorgers
Volkskasgebou
Voortrekkerweg 177
BELLVILLE

Opgestel deur my,

AKTEBESORGER
K A LEEUWNER

/ht

SY DIT BEKEND AAN WIE DIT MAG AANGAAN

Dat

WILLEM PETRUS MALHERBE

voor my, Registrateur van Aktes, te KAAPSTAD, verskyn het, behoorlik daartoe
gemagtig kragtens 'n Prokurasie onderteken te BELLVILLE op die 2de dag
van AUGUSTUS 1989 deur

Die Eksekuteur in die boedel van wyle
BURGER WILHELMUS GERIKE

- BLANKE GROEP -

welke Prokurasie hede aan my getoon is; En die Komparant het verklaar dat



NADEMAAL /

NADEMAAL die hiernavermelde eiendomme aan die hiernavermelde transportnemer toekom kragtens die testament gedateer 17 Julie 1987 van voormelde oorledene, wie oorlede is op 2 Januarie 1989, ONDERHEWIG aan die lewenslange vruggebruik van MARGARET FRIEDA GERICKE (Identiteitsnommer 181012 0068 00 3) weduwee, Blanke Groep, soos hierinlater volledig aangehaal, en ONDERHEWIG VERDER aan die betaling van 'n bemaaksom van R45 000,00 waarvoor geen sekuriteit gestel hoef te word nie, en ONDERHEWIG VERDER aan klousule 6 van gemelde testament, soos hierinlater aangehaal.

SO IS DIT dat hy, die Komparant in sy voornoemde hoedanigheid, hiermee in volle en vrye eiendom sodeer en transporteer aan en ten gunste van :

STEPHANUS KARL BURGER GERICKE
(IDENTITEITSNOMMER 480726 5163 00 0)
getroud buite gemeenskap van goedere

- BLANKE GROEP -

sy erfgename, eksekuteurs, administrateurs of gemagtigdes :

1. GEDEELTE 58 (gedeelte van Gedeelte 10) van die Plaas HANS MOES KRAAL NR. 202, in die Afdeling van GEORGE;

GROOT: 35,5375 (Vyf en Dertig komma Vyf Drie Sewe Vyf) hektaar.

EERSTE oorgedra en gehou kragtens Transportakte Nr. T10776/1950 met Kaart Nr. 6185/49 aangeheg.

- A. ONDERHEWIG aan die voorwaardes waarna verwys word in Gewysigde Titel gedateer 19 November 1909 (George Erfpagte Boekdeel 15 Nr. 4).

B. ONDERHEWIG / ...

- B. ONDERHEWIG VERDER aan die spesiale voorwaarde vervat in Gewysigde Titel gedateer 19 November 1909 (George Erfpagte Boekdeel 15 Nr. 4), naamlik:

"That the land shall be subject to all such Duties and Regulations as are either already, or shall in future be established respecting lands granted on similar tenure."

- C. GEREGTIG op die spesiale voorwaardes vervat in Transportakte Nr. T7049/1926, wat soos volg lees :

"The land is entitled to a right of public road - whereof an endorsement dated the 16th October, 1915, appears on the said Amended Title :

Subject to the special condition that no owner or occupier of the land hereby transferred shall at any time place any gate or obstruction across any road lawfully constructed by the Divisional Council of George for the purpose of giving access to the Public Outspan on the said farm "Hans Moes Kraal" without the consent of the said Council, it having been agreed between the London Missionary Society and the said Divisional Council that in consideration of this prohibition, the latter will bear half the cost of any fence not exceeding five strands of wire, that may be erected along any such road."

- D. ONDERHEWIG VERDER kragtens gemelde testament gedateer 17 Julie 1987 aan die lewenslange vruggebruik van MARGARET FRIEDA GERICKE (Identiteitsnommer 181012 0068 00 3) weduwee, Blanke Groep, hede geregistreer kragtens Notariële Akte van Sessie van Vruggebruik Nr. K 99.99 /1989S.

- E. ONDERHEWIG VERDER kragtens gemelde testament gedateer 17 Julie 1987 aan die bepalings van klousule 6 daarvan, die toepaslike gedeelte waarvan soos volg lees :

"6. Ek /

8

- *6. Ek bepaal hiermee uitdruklik dat enige voordeel wat kragtens hierdie testament of kragtens enige kodisil hierna gemaak aan enige bevoordeelde uit my boedel mag toekom sowel as die opbrengs daarvan by tegeldemaking en herbeleggings daarvan en ook alle inkomste wat daaruit verdien mag word, nooit deel sal uitmaak van enige gemeenskaplike boedel as gevolg van enige huwelik van so 'n erfgenaam nie.
.....

2. GEDEELTE 59 van die Plaas HANS MOES KRAAL
NR. 202, in die Afdeling van GEORGE;

GROOT: 7,3683 (Sewe komma Drie Ses Agt Drie)
hektaar.

EERSTE oorgedra en gehou kragtens Transportakte Nr. T10776/1950 met Kaart Nr. 6186/49 aangeheg.

- A. ONDERHEWIG aan die voorwaardes waarna verwys word in Gewysigde Titel gedateer 19 November 1909 (George Erfpagte Boekdeel 15 Nr. 4).
- B. ONDERHEWIG VERDER aan die spesiale voorwaarde vervat in Gewysigde Titel gedateer 19 November 1909, naamlik:

"That the land shall be subject to all such Duties and Regulations as are either already, or shall in future be established respecting lands granted on similar tenure."

- C. GEREGTIG op die spesiale voorwaardes vervat in Transportakte Nr. T7049/1926, wat lees soos volledig aangehaal in Paragraaf 1. C. hierbo.

D. ONDERHEWIG / ...

D. ONDERHEWIG VERDER kragtens gemelde testament gedateer 17 Julie 1987 aan die lewenslange vruggebruik van MARGARET FRIEDA GERICKE (Identiteitsnommer 181012 0068 00 3) weduwee, Blanke Groep, hede geregistreer, kragtens Notariële Akte van Sessie van Vruggebruik Nr. K ' 99/90/1989S.

E. ONDERHEWIG VERDER kragtens gemelde testament gedateer 17 Julie 1987 aan die bepaling van klousule 6 daarvan, die toepaslike gedeelte waarvan aangehaal is in Paragraaf 1. E. hierbo.

WESHALWE / ...

2

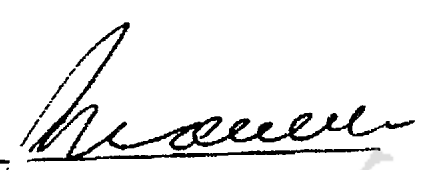
WESHALWE die Komparant afstand gedoen het van alle eiendoms- en ander regte wat die gesegde **TRANSPORTGEWER-BOEDEL** tot op hede op gemelde vaste eiendom gehad het en gevolglik ook erken het dat dit daarvan heeltemal onteien is, en geen eiendoms- en ander regte daarop besit nie; en dat, kragtens hierdie Akte, die gesegde

TRANSPORTNEMER

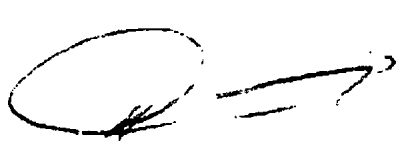
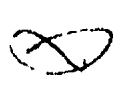
sy erfgename, eksekuteurs, administrateurs of gemagtigdes tans is en voortaan op die volle eiendomsregte daarop geregtig sal wees, ooreenkomstig plaaslike gebruik, onder voorbehoud nogtans van die Regte van die Staat.

TEN GETUIE waarvan ek, die gesegde Registrateur van Aktes, tesame met die Komparant, q.q. hierdie Akte onderteken en met die ampseël laat bekragtig het.

ALDUS verrig ten kantore van die Registrateur van Aktes, te **KAAPSTAD**, op die 2 dag van die Maand Februarie in die jaar **NEËNTIENHONDERD-EN-NEGENTIG (1990)**.


q.q. Sy Prinsipaal/ale

IN MY TEENWOORDIGHEID,


REGISTRATEUR VAN AKTES


VA 006613 / 08

Certified a true copy of the duplicate original
Gesertifiseer 'n ware afskrif van die duplikaat-

filed of record in this Registry, issued to serve in
oorspronklike in bewaring gegee op hierdie Regi-

place of the original thereof under the provisions
strasiekantoor, uitgereik om te diens die plek van

of Deeds Registrasies Regulation No. 63 (1)

die oorspronklike daarvan onder die bepalings van
die Registrasiekantoor Registrasie No. 68 (1)

Deeds Registry / Registrasiekantoor
Cape Town / Kaapstad

2008-08-29

Deeds Registry / Registrasiekantoor

Cape Town / Kaapstad

For Information Only

For

7

For Release
see below.

Form 2

MAE

VEREIND **NOTGAGED**

VIR
FOR R 250 000 00

B 7380197

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REGISTER

Afstand van
voortgang van
vraagstuk gekken
t.g.v. verbandhouer

RELEASE OF
ONTHEFFING VAN.....

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CONSENT OF FATHER
TOESTEMMING VAN.....

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Form 2

GETRANSPORTEER AAN

TRANSFERRED TO

TIKKETAI (EINDOMS) **BETREK**

RESTATE

0000485:172000

2000-06-19

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VR EINDOMSNAME RIJK BLADST
FOR ENDORSEMENTS SEE PAGE 8

8

DIE IDENTITÄTSNUMMER	
t / free	
IS VERANDER NA	
4807265163083	
2008-06-19	 REGISTRAR

Para 1. WOL

VERBIND MORTGAGED	
IN FOR R 2500000,00	
B3 054453708	 REGISTRAR
2008-08-29	

Presence of
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wanted life
Bhaddar

For Information Only

CONVEYANCER CERTIFICATE

I, the undersigned

RONELLE WILKINSON

In my capacity as conveyancer of Bellville, certify, that a search was conducted in the Deeds Registry, Cape Town, regarding the following property (including both current and earlier title deeds / pivot deeds / deeds of transfer:

PROPERTY DESCRIPTION

**PORTION 58 (A PORTION OF PORTION 10) OF THE FARM HANS MOES
KRAAL NO. 202, IN THE DIVISION OF GEORGE**

**IN EXTENT: 35,5375 (THIRTY FIVE COMMA FIVE THREE SEVEN FIVE)
HECTARES**

HELD BY DEED OF TRANSFER NO. T6085/1990

REGISTERED OWNER

STEPHANUS KARL BURGER GERICKE
Identity Number 480726 5163 083
Married out of community of property

BONDS

There are bonds in favour of Absa Bank Limited registered over the property.

SERVITUDES

There is a Notarial Deed of Cession of Lifelong Usufruct No. K99/1990S in favour of MARGARET FRIEDA GERICKE registered over the property

INTERDICTS

There are no interdicts recorded against the property.

1.

There are no existing restrictive conditions registered over the abovementioned property prohibiting the following applications:

- a. Consent Use in terms of Section 15(2)(o) of the Land Use Planning Bylaw for George Municipality, 2023 for an additional dwelling unit (to become the new main dwelling house $\pm 590\text{m}^2$ in extent).



- b. Consent Use in terms of Section 15(2)(o) of the Land Use Planning Bylaw for George Municipality, 2023 for establishment of a 4-bedroom guesthouse within the existing historic farmhouse (proposed to become additional dwelling unit).
- c. Consent Use in terms of Section 15(2)(o) of the Land Use Planning Bylaw for George Municipality, 2023 for a Tourist Facility (restaurant) and Function Venue.
- d. Departure in terms of Section 15(2)(b) of the Land Use Planning Bylaw for George Municipality, 2023 for the increase in size of both existing additional dwelling units (buildings A and B) from 175m² to 420m² (heritage significance) and buildings C and D from 175m² to 208m² (heritage significance).
- e. Departure in terms of Section 15(2)(b) of the Land Use Planning Bylaw for George Municipality, 2023 from development parameter (iv) for the additional dwelling units to have different architectural style to the main dwelling house.
- f. Departure in terms of Section 15(2)(b) of the Land Use Planning Bylaw for George Municipality, 2023 for the following building line relaxations:
- g. The existing additional dwelling house (building C) from 30 metres to 20,36 metres varying to 21,039 metres;
- h. The existing farm shed (building G) from 30 metres to 10,459 varying to 10,637 metres; and
- i. The as-built farm store to become the Function Venue (building I) from 30 metres to 26,463 metres varying to 27,308 metres.

Signed at Bellville on this 5th day of May 2026.

C N R
R E ILKINSON



Relationship Banking
Premium

1st Floor, Absa Building
106 York Street
George
6530
PO Box 27866
Greenacres
6057
South Africa

T +27 44 803 3000
Swift address: ABSAZAJJ
absa.africa

Agri Farm Property

Date: 01 June 2026

Client Name: SKB Gericke

Account Number: Bond account 5092072004- **Closed**

Property Description:

- **Portion 58 of the Farm Hansmoeskraal No202, George District and George Municipality**

Request For:

- **Consent use and Departure (Building Line and Development Parameters) in terms of Section 15(2)(b) and Section 15(2)(o) of the land use planning BY-LAW, 2023.**
- We have been requested by the client to apply for the Bank's consent to use the property for Building Line and Development Parameters in terms of Section 15(2)(b) and Section 15(2)(o) of the land use planning by-Law, 2023
- We have been approached by our client, SKB Gericke to request consent and approval.
- Subject property is currently bonded to Absa Bank Limited.
- With the bond that has been registered against the property, the Municipality, in accordance with their procedures, requires that written consent from the bondholder to be obtained before the application can be considered

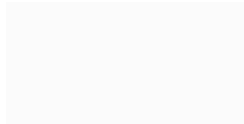
The bondholder has no objection to the George Municipality considering and approving the following applications for the client as follows:

- a. Consent Use in terms of Section 15(2)(o) of the Land Use Planning Bylaw for George Municipality, 2023 for an additional dwelling unit (to become the new main dwelling house $\pm 590\text{m}^2$ in extent).
- b. Consent Use in terms of Section 15(2)(o) of the Land Use Planning Bylaw for George Municipality, 2023 for establishment of a 4-bedroom guesthouse within the existing historic farmhouse (proposed to become additional dwelling unit).
- c. Consent Use in terms of Section 15(2)(o) of the Land Use Planning Bylaw for George Municipality, 2023 for a Tourist Facility (restaurant) and Function Venue.

- d. Departure in terms of Section 15(2)(b) of the Land Use Planning Bylaw for George Municipality, 2023 for the increase in size of both existing additional dwelling units (buildings A and B) from 175m² to 420m² (heritage significance) and buildings C and D from 175m² to 208m² (heritage significance).
- e. Departure in terms of Section 15(2)(b) of the Land Use Planning Bylaw for George Municipality, 2023 from development parameter (iv) for the additional dwelling units to have different architectural style to the main dwelling house.
- f. Departure in terms of Section 15(2)(b) of the Land Use Planning Bylaw for George Municipality, 2023 for the following building line relaxations:
 - a. The existing additional dwelling house (Building C) from 30 metres to 20,36 meters varying to 21,039 metres;
 - b. The existing farm shed (Building G) from 30 metres to 10,459 varying to 10,637 metres; and
 - c. The as-built farm store to become the Function Venue (Building I) from 30 metres to 26,463 metres varying to 27,308 metres.

Please do not hesitate to contact us if you need more information.

Regards,

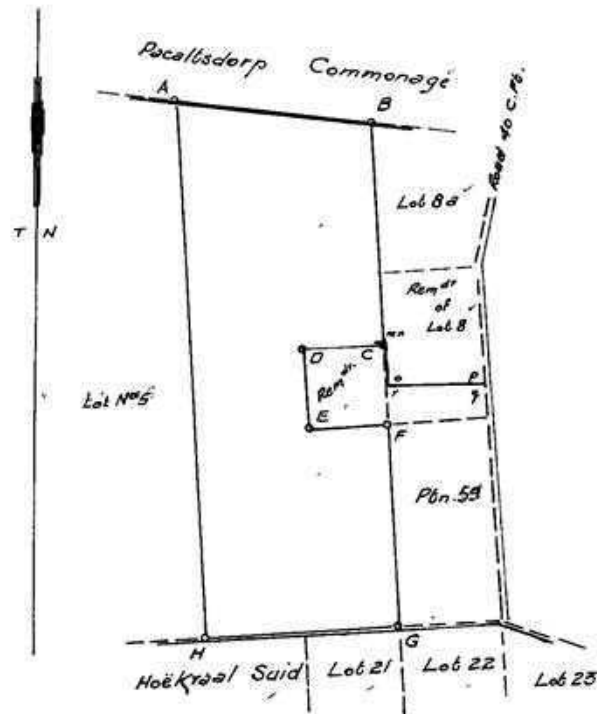


Deon Wright

Credit Analyst – Premium

044 6018051

deon.wright@absa.africa



SIDES	Cape	Feet	ANGLES OF DIRECTION	SYSTEM L2 28°	
				CO-ORDINATES	
AB	1218.7	276.0.40	Constant to be added	A + 163004.6	+ 60327.7
BC	1356.9	355.58.10		B + 161792.6	+ 61065.5
CD	489.5	86.9.40		C + 161637.2	+ 62418.8
DE	487.6	355.12.20		D + 162185.6	+ 62451.6
EF	465.9	265.25.0		E + 162127.9	+ 62325.8
FG	1235.9	355.58.10		F + 161668.5	+ 62828.6
GH	1200.0	85.58.10		G + 161576.6	+ 64131.4
HA	3286.2	175.58.10		H + 162775.6	+ 64215.8
CA	480.9	355.58.10			

No. 6185/49

Approved

Esmael
7 Surveyor-General.
23 July 1949

A, planted slope projecting 15".

B, " " " 12".

G, " " " 15".

H, " " " 18".

C, D, E & F, pieces of iron fencing standard 3 ft long and projecting 6".

The figure coloured orange and lettered in orange represents a right of way (30 C.F. wide) over the Remainder of Lot 8. See diagram C186/10 annexed to 9/1.

Scale 1: 10000

The figure A B C D E F G H represents 41.4300 Morgen of land being

Portion 5B (a portion of Hoëkraal Noord) of the farm Hoëkraal

Portion 5B (a portion of Portion 10) of the farm Hans Moes Kraal No. 202

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

Surveyed in June 1949 by me

Esmael

Land Surveyor.

This diagram is annexed to DT

No. 10776

dt 25/7/50

The original diagram is

No. A5515, 1925 annexed to

D.F. 1326. 155. 7049

Geo. Q 15-4.

File No. 56018/3

S.R. No. E. 1434/49

George Dn Sh

Day Street AL-126

16/5/50

Registrar of Deeds.

(M 4262)



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

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

PART A: APPLICANT DETAILS

First name(s)	Stéfan Ethan		
Surname	de Kock		
SACPLAN Reg No. (if applicable)	A/1599/2012		
Company name (if applicable)	Perception Planning		
Postal Address	7 Imelda Court, 103 Meade Street		
	George	Postal Code	6530
Email	perceptionplanning@gmail.com		
Tel	0825684719	Fax	
Cell	0825684719		

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

Registered owner	Stephanus Karl Burger Gericke		
Address	Portion 58 of the Farm Hansmoeskraal		
	Pacaltsdorp	Postal code	6529
E-mail	buksjames@hotmail.com		
Tel	N/A	Fax	N/A
Cell	0731622453		

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Portion 58 of the farm Hansmoeskraal 202
--	---

Physical Address	Beach Road, Pacaltsdorp						
GPS Coordinates				Town/City	Pacaltsdorp		
Current Zoning	Agricultural Zone I	Extent	35,5375ha	Are there existing buildings?	Y	N	
Current Land Use	Rural living and farming						
Title Deed number & date	T6085/90						
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)?	Bondholders consent attached as Annexure 4.			
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	K Mukhovha & N Swanepoel	Reference number	3899636	Date of consultation	29 October 2025		
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: **202_58**

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

Application is made in terms of Section 15(2)(o) and 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for the consent use and permanent departure for Portion 58 of the Farm Hansmoeskraal 202.

Consent – additional dwelling, guesthouse, tourist facility and function venue
Permanent departures – development parameters and building lines

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) /	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)

			<i>Heritage Impact Assessment (HIA)</i> <i>Traffic Impact Assessment (TIA) /</i> <i>Traffic Impact Statement (TIS)</i> <i>Major Hazard Impact Assessment (MHIA)/</i> <i>Environmental Authorisation (EA)/</i> <i>Record of Decision (ROD)</i> <i>(strikethrough irrelevant)</i>				
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes	Y	N	N/A	Required number of documentation copies
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	Other (specify)

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

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999) – Annexure 10	Y	N/A	Specific Environmental Management Act(s) (SEMA)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental --
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)			National Water Act, 1998 (Act 36 of 1998) <i>(strikethrough irrelevant)</i>
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.	Y	N/A	Other (specify)
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?			

SECTION I: DECLARATION

I hereby wish to confirm the following:

- 1. That the information contained in this application form and accompanying documentation is complete and correct.*
- 2. The Municipality has not already decided on the application.*
- 3. I'm aware that it is an offense in terms of section 86(1)(d) to supply particulars, information or answers in an application, knowing it to be false, incorrect or misleading or not believing them to be correct.*
- 4. I am properly authorized to make this application on behalf of the owner and (where applicable) copies of such full relevant Powers of Attorney/Consent are attached hereto.*
- 5. I have been appointed to submit this application on behalf of the owner and it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to me as the authorised agent and the owner will regularly consult with the agent in this regard (where applicable).*
- 6. That this submission includes all necessary land use planning applications required to enable the development proposed herein.*
- 7. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/amendment/suspension forms part of this submission.*
- 8. I am aware of the status of the existing bulk services and infrastructure in the subject area and that I am liable for any possible development charges which may be payable as a result of the proposed development.*
- 9. I acknowledge that in terms of the Protection of Personal Information Act (POPIA) all correspondence will be communicated directly and only to myself (the applicant). No information will be given to any third party and/or landowner (if the landowner is not the applicant). I herewith take responsibility to convey all correspondence to the relevant parties.*

Applicant's signature:



Date:

8 July 2026

Full name:

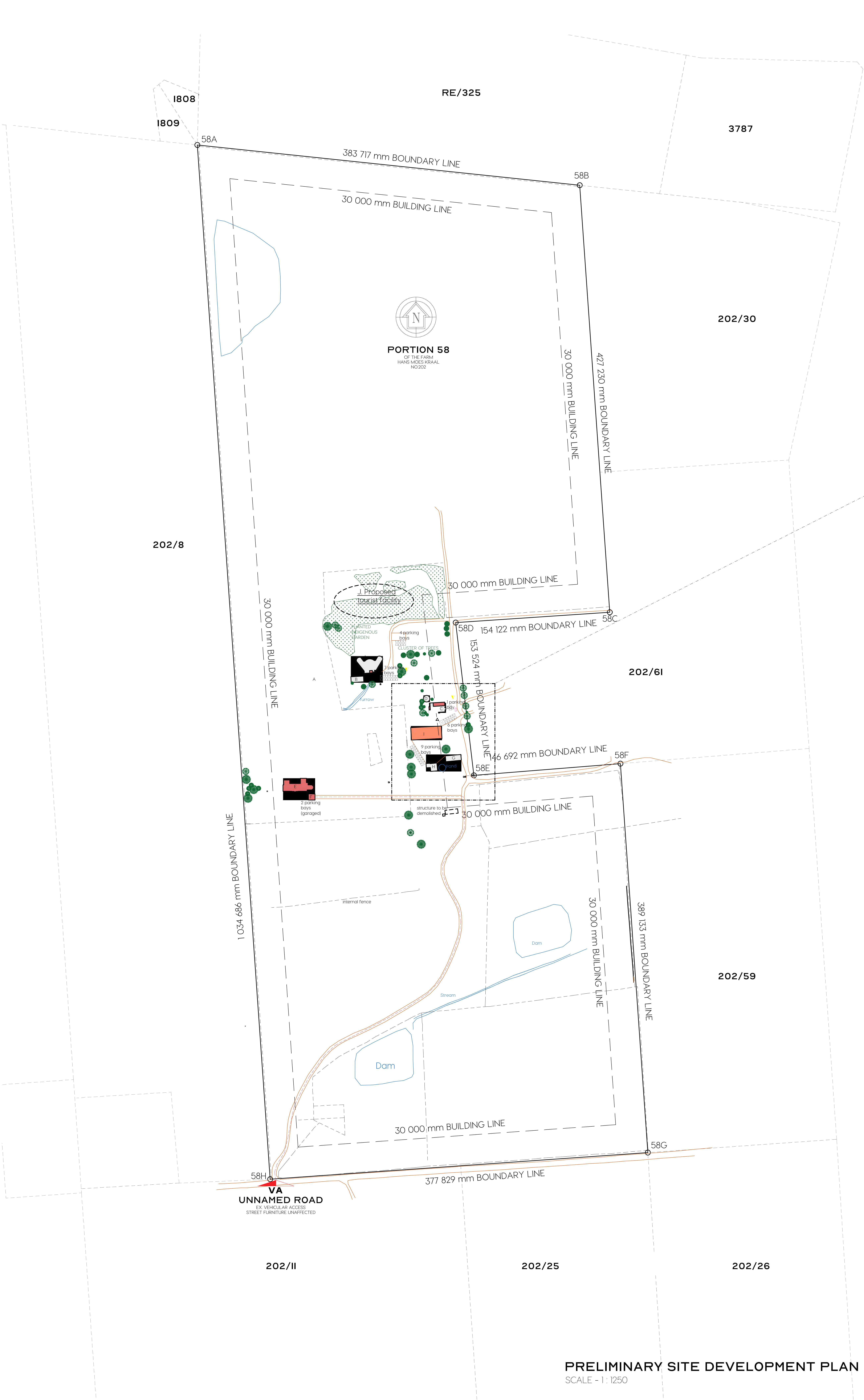
Stéfán Ethan de Kock

Professional capacity:

Professional Planner

SACPLAN Reg. Nr:

A/1599/2012



Legend:

- Benchmark
- Telephone pole
- Tree
- Electric pole
- Valve
- Diesel tank
- Building
- Building line
- Fence
- Road
- Existing structures
- Proposed structures
- As-built structures
- Parking Bay
- Proposed access to new dwelling

Table of areas:

FARM SIZE 35 5375 HA/ 355 375 SQM

Below to be converted to guest accommodation and service buildings

A. Existing dwelling (Proposed guest-house) 315 sqm
Proposed addition to guesthouse: 82sqm

B. Existing outbuilding (Proposed outbuilding to guest house) 82sqm

C. Existing dwelling unit: 115sqm
Proposed addition to dwelling unit: 43sqm

D. Existing not inter - leading room: 50 sqm

Below to be new main farm house

E. Proposed main dwelling house: 548sqm
F. Proposed outbuilding to proposed main dwelling house: 42sqm

Below to be used for agricultural activity

G. Existing farm shed: 71sqm
H. Existing farm store: 20 sqm
I. As built farm store (Proposed Function Venue): 360sqm

Below to be used for tourist activity

J. Tourist facility:

TOTAL EXISTING: 778 SQM
COVERAGE: 0.20%

TOTAL PROPOSED: 1071 SQM
COVERAGE: 0.28%

TOTAL NEW: 1742 SQM
COVERAGE: 0.42%

Parking calculations

Below to be converted to guest accommodation and service buildings

A. Existing dwelling (Proposed guest-house):
AA. 1bay per room (4)
AB. 2 bay per manager (2)
AC. 1garage (1)

B. Existing outbuilding (Proposed outbuilding to guest house):
BA. No bays required

C. Existing dwelling unit:
CA. 1bay (1)

D. Existing not inter - leading room:
DA. No bays required

Total 8 parking bays

Below to be new main farm house

E. Proposed main dwelling house:
EA. 2 bays (2)
F. Proposed outbuilding to proposed main dwelling house:
FA. House for above mentioned bays

Total 2 parking bays

Below to be used for agricultural activity

G. Existing farm shed:
GA. No bays req.
H. Existing farm store:
HA. No bays req.
I. As built farm store (Proposed Function Venue):
IA. 1bay per 8 seats (20 seats) (15)

Total 15 parking bays

Below to be used for tourist activity

J. Tourist facility:
JA. 4 bays per 100sqm (4)

Total 4 parking bays

TOTAL BAYS REQUIRED: 29 BAYS
TOTAL BAYS PROVIDED: 29 BAYS

MUNICIPAL APPROVAL STAMP

DATE: 07/07/26

SIGNATURES

PROPERTY OWNER/ REPRESENTATIVE: _____

REGISTERED PROFESSIONAL: _____

PLEASE NOTE:

- BY SIGNING HERE, CONFIRMS THAT THE SIGNATORY (CLIENT OR REPRESENTATIVE) IS AUTHORIZED TO SIGN AND ACCEPT ALL PLANS AND HAS INSPECTED AND APPROVED THE PLANS AND ACCEPTED THEM ENTIRELY.
- THE DESIGN CONTAINED IN THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF SMITH ARCHITECTURE + DESIGN
- ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH SANS 10400 AND LOCAL AUTHORITY BY LAWS.
- FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE AND NOT TO BE SCALED OFF THE DRAWINGS.
- ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS TO BE CHECKED BEFORE WORK COMMENCES.
- ANY OMISSIONS OR DISCREPANCIES TO BE REPORTED TO THE REGISTERED PROFESSIONAL.
- SMITH ARCHITECTURE + DESIGN TAKES NO RESPONSIBILITY FOR ERRORS RESULTING FROM THE MISINTERPRETATION OF THE DRAWINGS.

DRAWING INFORMATION:

AI.0 001

DRAWING NUMBER

A

REVISION

REVISION LIST:

A1-
A2-
A3-
A4-
A5-

DRAWING CONTENTS:

- XXXX
- XXXX
- XXXX
- XXXX
- XXXX
- XXXX
- XXXX

SCALE: AS INDICATED
PAGE SIZE: A1
DRAWN BY: AJ SMITH
CHECKED BY: AJ SMITH

SMITH
architecture
design.studio

PROFESSIONAL INFO.

PRINCIPAL ARCHITECT: AJ SMITH
SACAP REG: Pr Arch 3804356
SAAT MEMBERSHIP NO.: 32972
CELL NO.: +27 83 658 1159
EMAIL: andriessmith89@gmail.com
ADDRESS: 73 VICTORIA STR, WILLOWMORE, EC

PROJECT INFORMATION

PROPERTY NAME: PROJECT GERIKE-BOTES
PROPERTY OWNER: Mr. SKB GERIKE
PROJECT NO: 2304
PROJECT TYPE: DEVELOPMENT
MUNICIPALITY: GEORGE
ZONING: AGRI1
ERF: P58 - FARM HANS MOES KRAAL NO.202
ALLOTMENT AREA: UNKNOWN
STREET ADDRESS: UNNAMED ROAD

DATE: 07/07/26

┌───────────┐ ┌───────────┐

[]

1. *Environ Biol Fish* (2008) 81:299–306

PROPERTY OWNER/ REGISTERED

REGISTERED
PROFESSIONAL:

PLEASE NOTE:

1. BY SIGNING HERE, CONFIRMS THAT THE SIGNATORY

- DRAWING INFORMATION:**

A 1000

DRAWING CONTENTS:

A

SCALE: AS INDICATED

+

PRINCIPAL ARCHITECT: AJ SMITH

PROJECT INFORMATION

CLIENT NAME: BURGER GERICKE & SHANNON

PROPERTY OWNER: STEPHANUS KARL BURGER

PROJECT TYPE: ADDITIONS AND ALTERATIONS

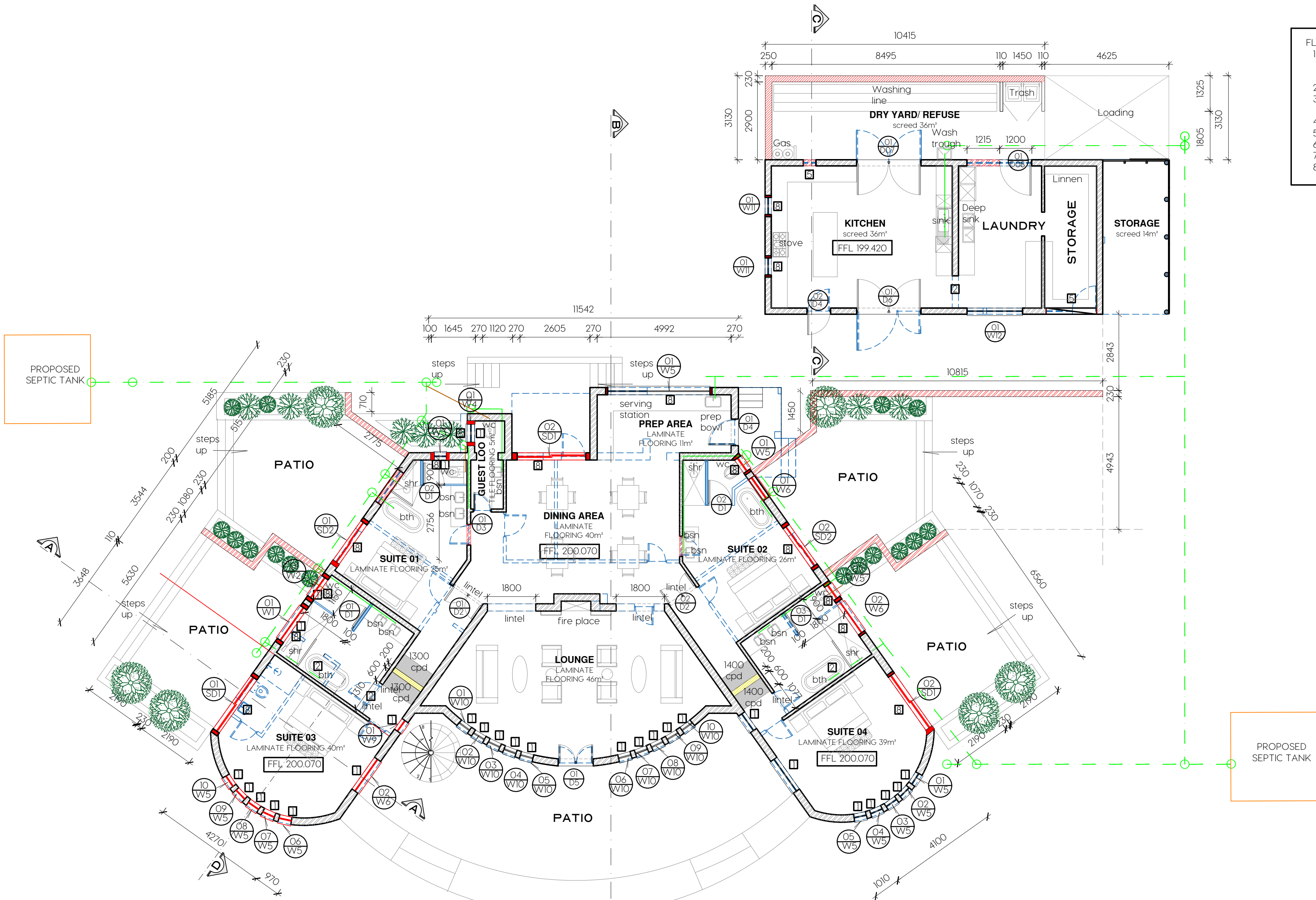
ZONING: **AGRI 1**

MOES KRAAL 202
ALLOTMENT AREA: PACAL TSDORR

DATE: 19/03/2026

PREVIOUSLY APP PLAN NO.: N/A





- FLOOR PLAN LEGEND:
1. REMOVE EXISTING WINDOW, KEEPING THE EXISTING OPENING AND REPLACE WITH AN ALUMINUM WINDOW AS PER CLIENT SPECIFICATION.
 2. DEMOLISH AND MAKE SURROUNDINGS GOOD.
 3. REMOVE WALL AND MAKE OPENING BIGGER TO ACCOMMODATE NEW DOOR.
 4. LEVELS TO BE CHECKED ON SITE.
 5. EXISTING WINDOW/DOOR TO BE BUILD CLOSE
 6. LIGHT SCREEN WALL ON 1000mm BRICK WALL
 7. SOLID BRICK WALL CONSTRUCTION
 8. NEW WINDOW/DOOR OPENING

AREA CALCULATIONS

FARM SIZE 35.5375 HA/ 355.375 SQM

- A. Existing dwelling (Proposed guest- house): 315 sqm
Proposed addition to guesthouse: 8sqm
- B. Existing outbuilding (Proposed outbuilding to guest house): 87sqm

SIGNATURES

PROPERTY OWNER/
REPRESENTATIVE: _____

REGISTERED
PROFESSIONAL: _____

DATE: _____

PLEASE NOTE:

1. BY SIGNING HERE, CONFIRMS THAT THE SIGNATORY (CLIENT OR REPRESENTATIVE) IS AUTHORIZED TO SIGN AND ACCEPT ALL PLANS AND HAS INSPECTED AND APPROVED THE PLANS AND ACCEPTED THEM ENTIRELY.
2. THE DESIGN CONTAINED IN THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF SMITH ARCHITECTURE + DESIGN STUDIO.
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4. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE AND NOT TO BE SCALED OFF THE DRAWINGS.
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7. SMITH ARCHITECTURE + DESIGN STUDIO TAKES NO RESPONSIBILITY FOR ERRORS RESULTING FROM THE MISINTERPRETATION OF THE DRAWINGS.

DRAWING INFORMATION:

A4.1 002

DRAWING NUMBER

DRAWING CONTENTS:
• ground floor plan
• outbuilding elevations

A

REVISION

REVISION LIST:

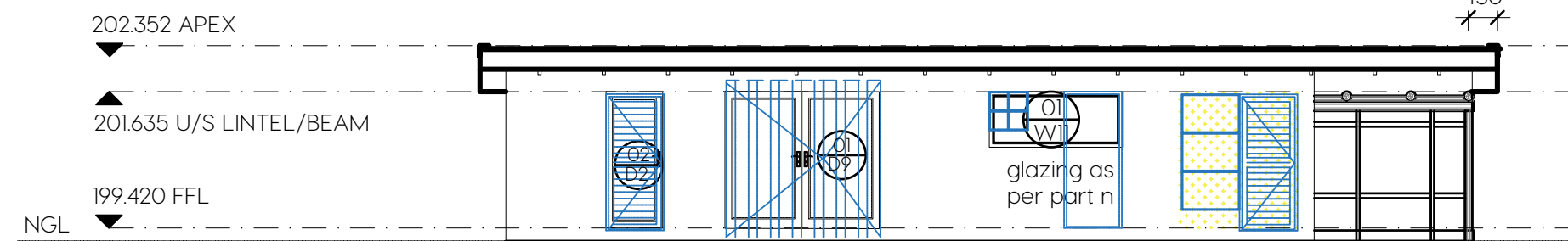
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A2-
A3-
A4-
A5-

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PAGE SIZE: A1
DRAWN BY: G2
CHECKED BY: A.J SMITH

GROUND FLOOR PLAN

SCALE - 1 : 100

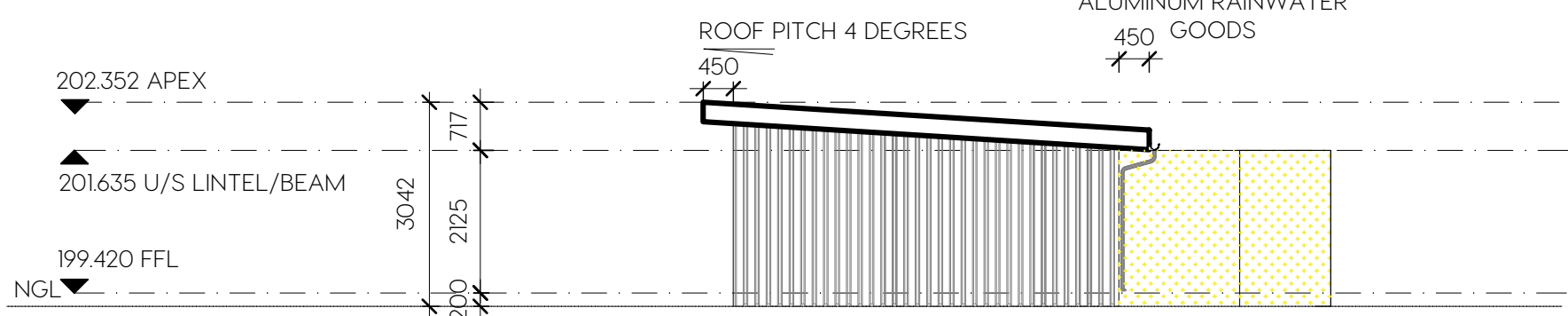
NOTE: ROOF STRUCTURE TO REMAIN. ROOF CONTRACTORS TO MEASURE ON SITE FOR MANUFACTURING OF ROOFING MATERIALS.



BUILDING 2: NORTH ELEVATION

SCALE - 1 : 100

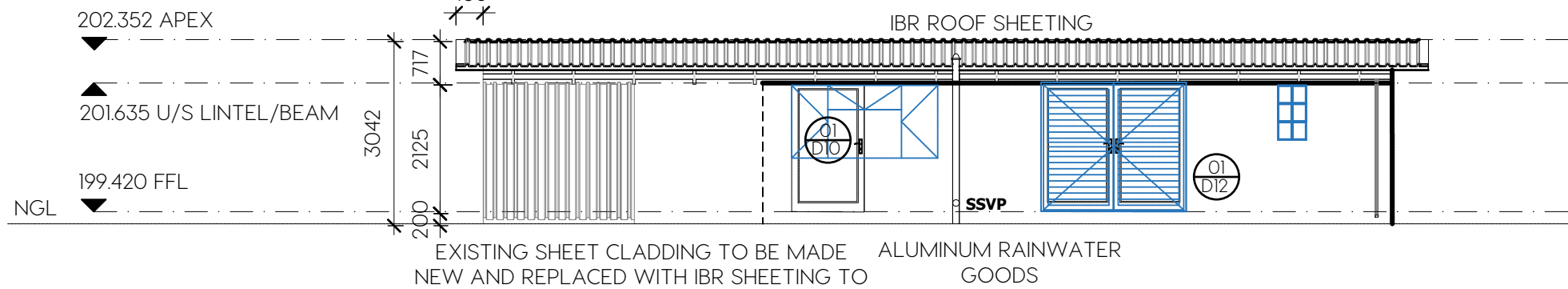
NOTE: ROOF STRUCTURE TO REMAIN. ROOF CONTRACTORS TO MEASURE ON SITE FOR MANUFACTURING OF ROOFING MATERIALS.



BUILDING 2: WEST ELEVATION

SCALE - 1 : 100

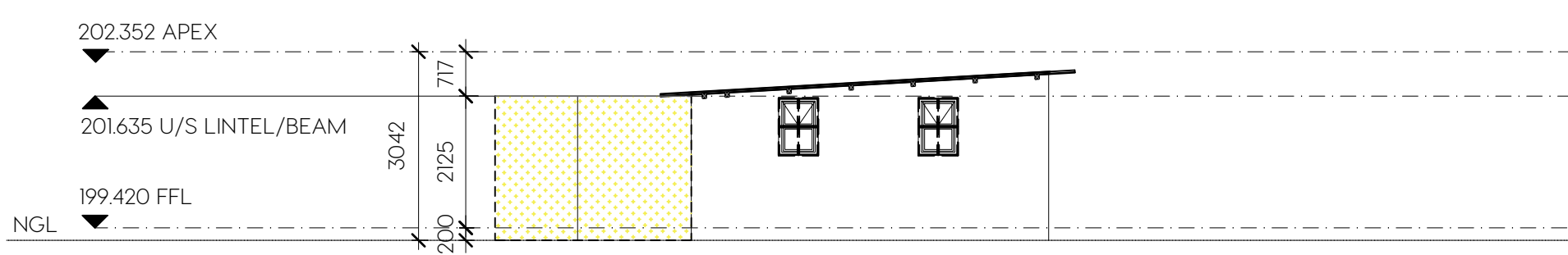
NOTE: ROOF STRUCTURE TO REMAIN. ROOF CONTRACTORS TO MEASURE ON SITE FOR MANUFACTURING OF ROOFING MATERIALS.



BUILDING 2: SOUTH ELEVATION

SCALE - 1 : 100

NOTE: ROOF STRUCTURE TO REMAIN. ROOF CONTRACTORS TO MEASURE ON SITE FOR MANUFACTURING OF ROOFING MATERIALS.



BUILDING 2: EAST ELEVATION

SCALE - 1 : 100

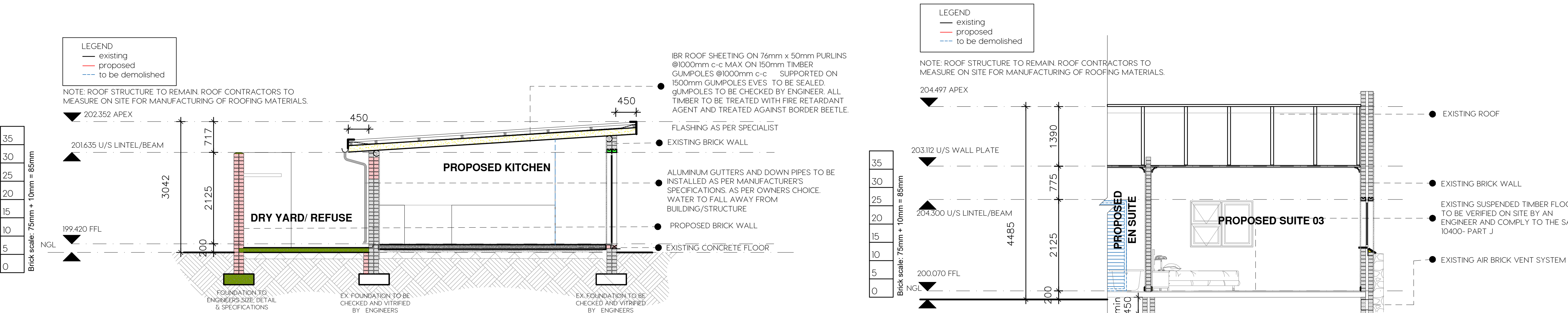


PRINCIPAL ARCHITECT: A.J SMITH
SACAP REG. : Pr Arch 38104356
SAIAT MEMBERSHIP NO. : 32972
CELL NO. : +27 83 658 1139
EMAIL : andriesj.smith89@gmail.com
ADDRESS : 73 VICTORIA STR, WILLOWMORE, EC.

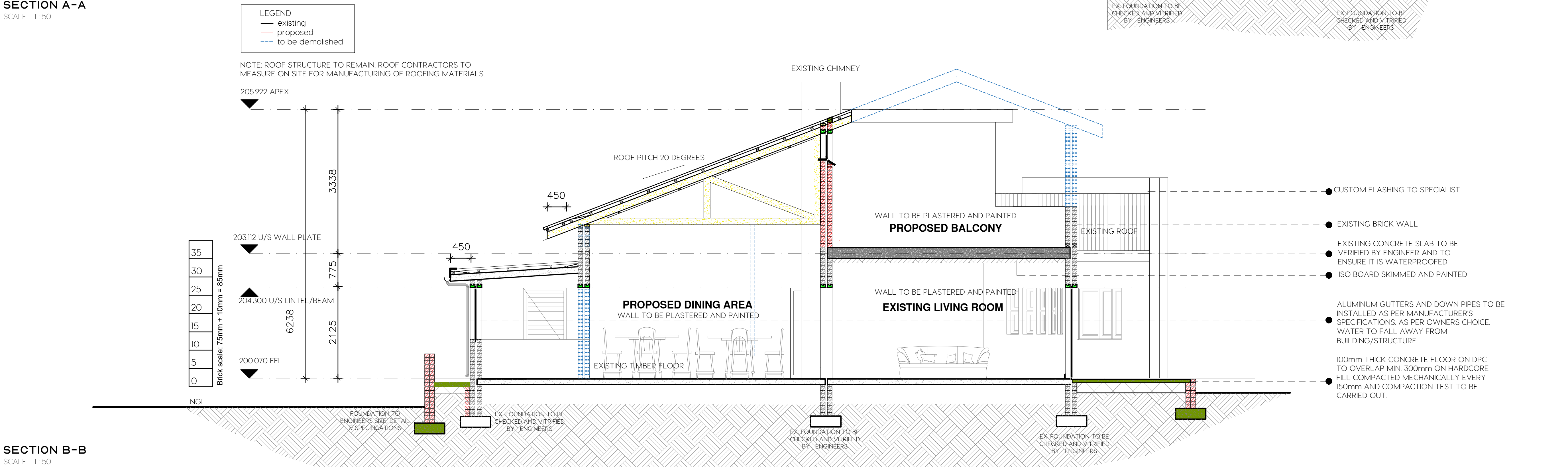
PROJECT INFORMATION

CLIENT NAME: BURGER GERICKE & SHANNON BOTES
PROPERTY OWNER: STEPHANUS KARL BURGER GERICKE
PROJECT NO:
PROJECT TYPE: ADDITIONS AND ALTERATIONS
MUNICIPALITY: GEORGE
ZONING: AGRI 1
ERF: PTN 58 (A PTN OF PTN 10) OF FARM HANS MOES KRAAL 202
ALLOTMENT AREA: PACAL TSDORP
STREET ADDRESS: BEACH ROAD
DATE: 19/03/2026

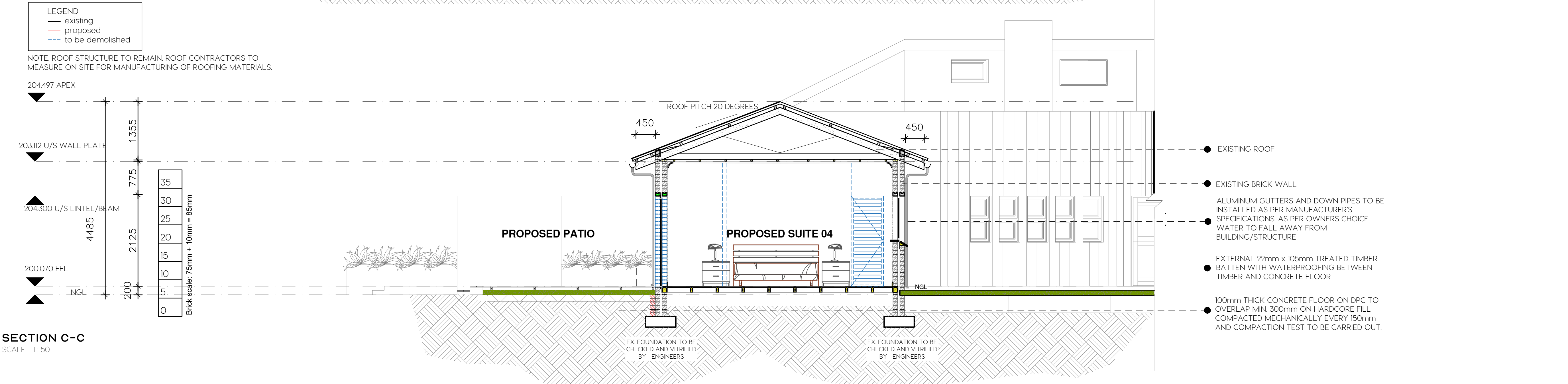
PREVIOUSLY APP PLAN NO: N/A



SECTION A-A
SCALE - 1:50



SECTION B-B
SCALE - 1:50



SECTION C-C
SCALE - 1:50

MUNICIPAL APPROVAL STAMP

AREA CALCULATIONS

- FARM SIZE 35. 5375 HA/ 355 375 SQM
- A. Existing dwelling (Proposed guest- house): 315 sqm
Proposed addition to guesthouse: 8sqm
- B. Existing outbuilding (Proposed outbuilding to guest house): 87sqm

SIGNATURES

PROPERTY OWNER/
REPRESENTATIVE: _____

REGISTERED
PROFESSIONAL: _____

DATE: _____

DATE: _____

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DRAWING INFORMATION:

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DRAWING NUMBER: A4.1 003
DRAWING CONTENTS: sections

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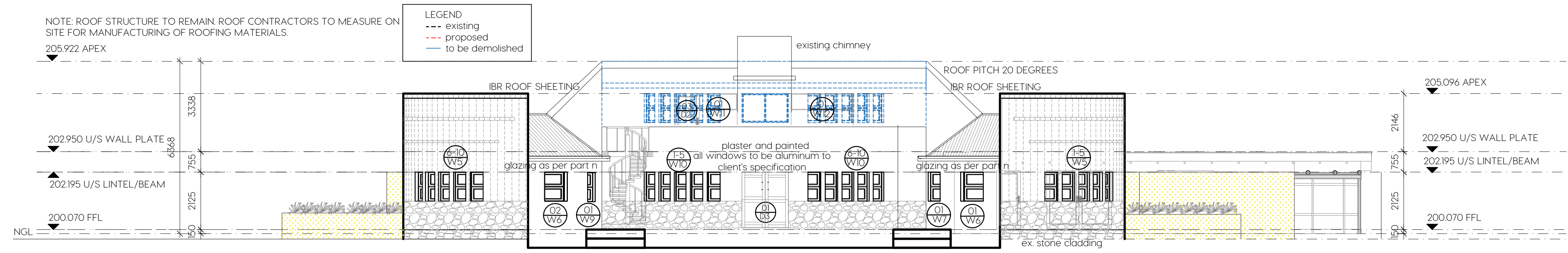


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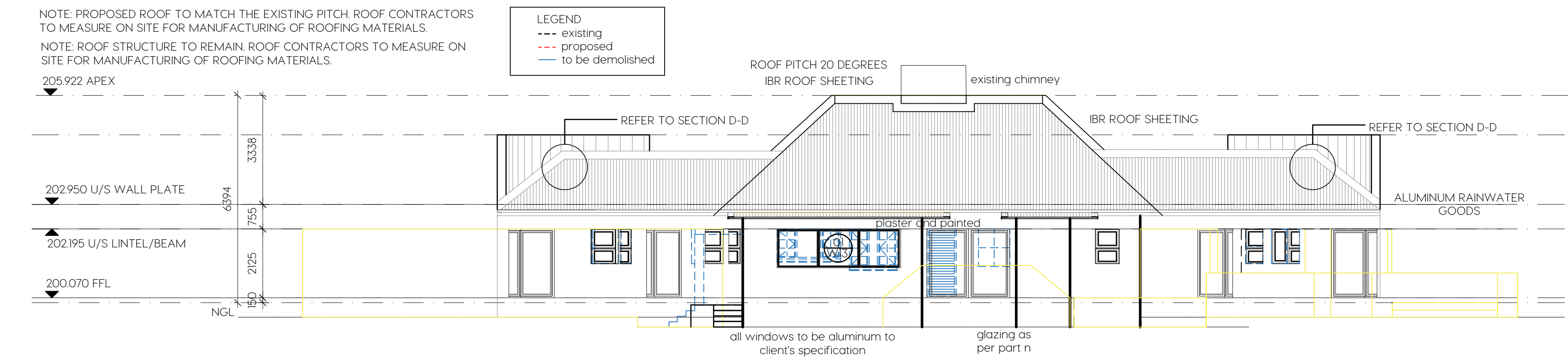
PROJECT INFORMATION

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PROPERTY OWNER: STEPHANUS KARL BURGER GERICKE
PROJECT NO:
PROJECT TYPE: ADDITIONS AND ALTERATIONS
MUNICIPALITY: GEORGE
ZONING: AGRI 1
ERF: PTN 58 (A PTN OF PTN 10) OF FARM HANS MOES KRAAL 202
ALLOTMENT AREA: PACAL TSDORP
STREET ADDRESS: BEACH ROAD
DATE: 19/03/2026

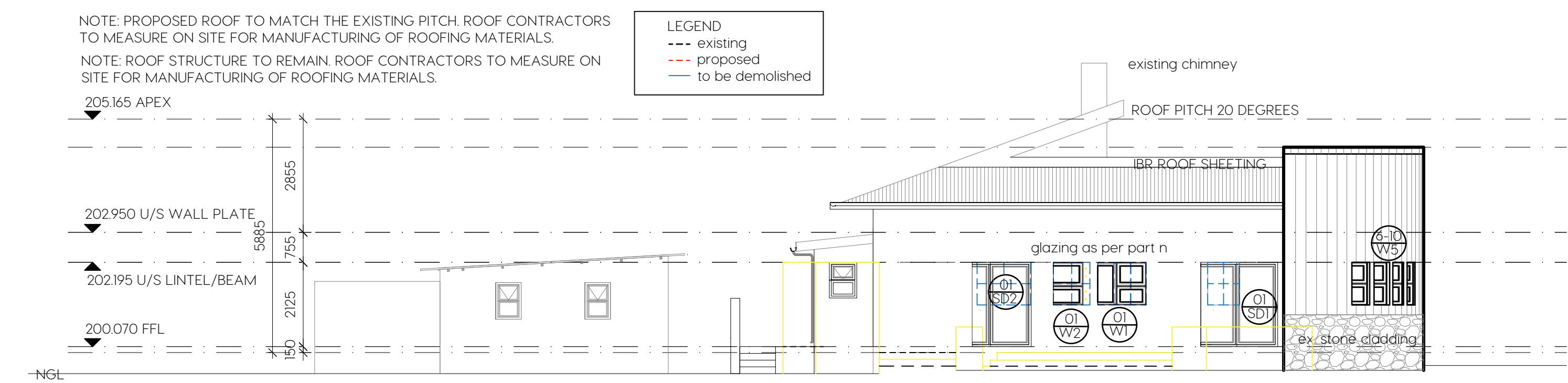
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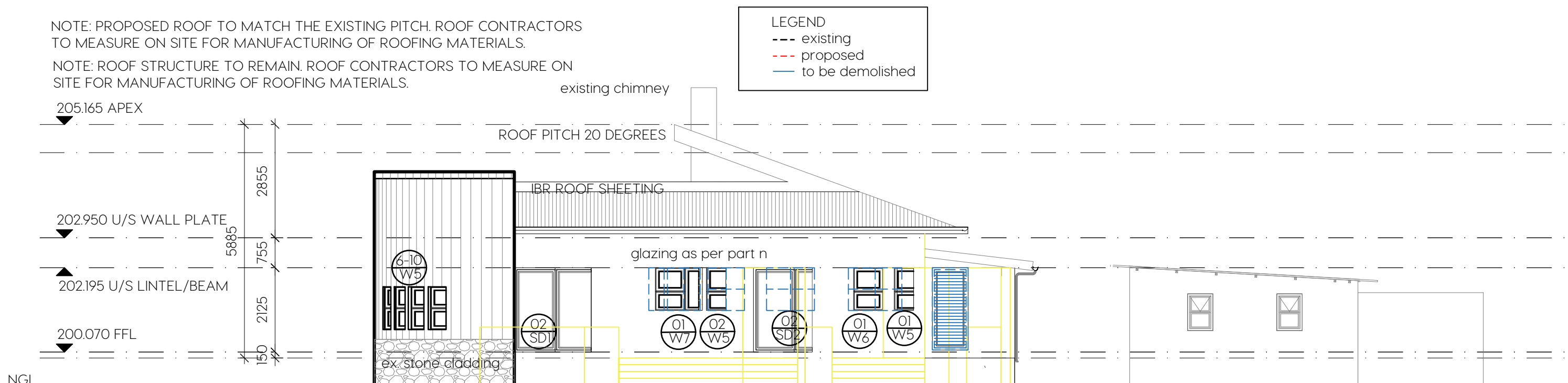
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SCALE - 1:100



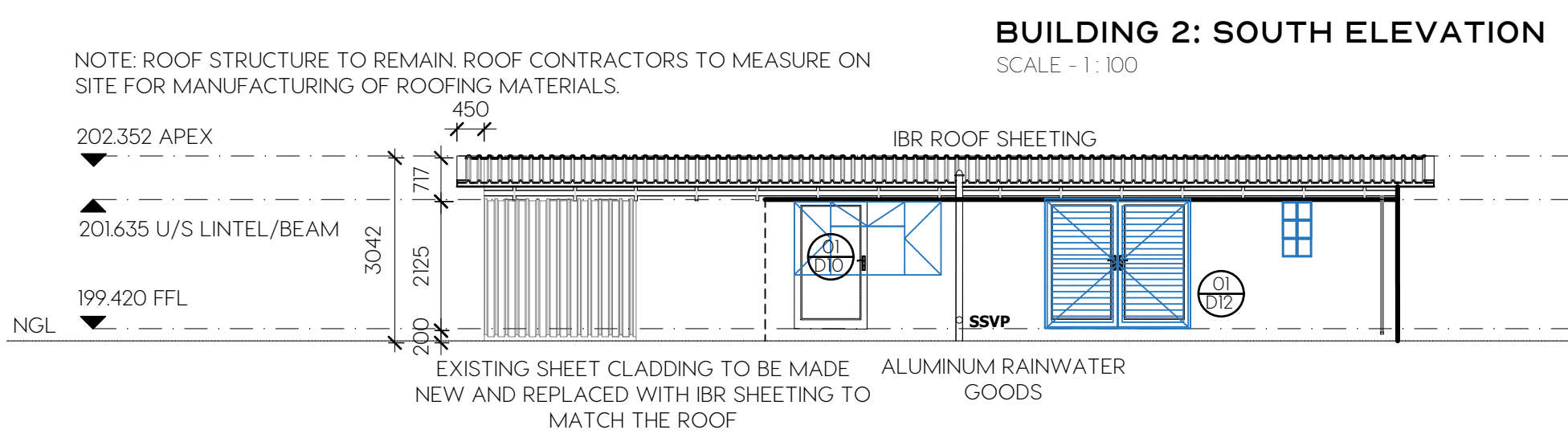
BUILDING 1: SOUTH ELEVATION
SCALE - 1:100



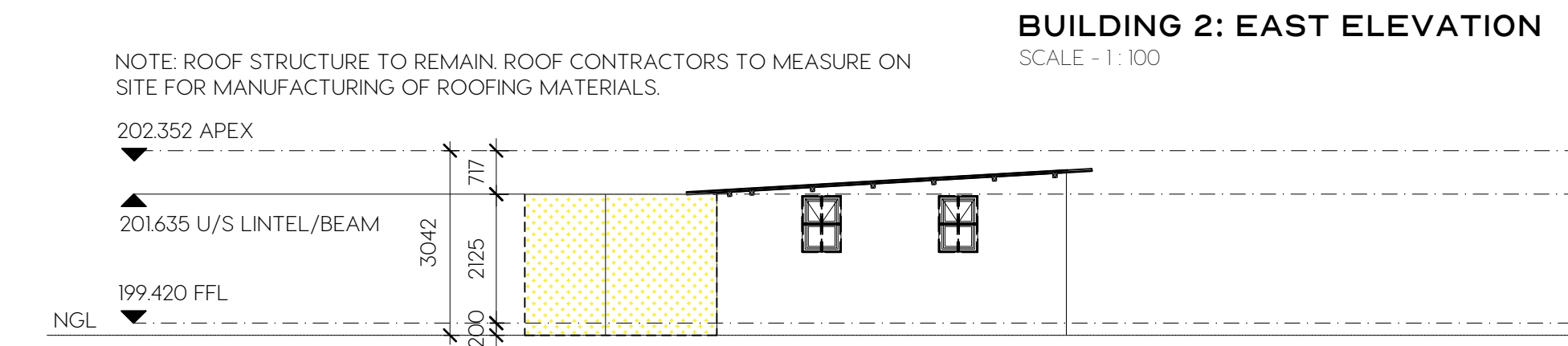
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SCALE - 1:100



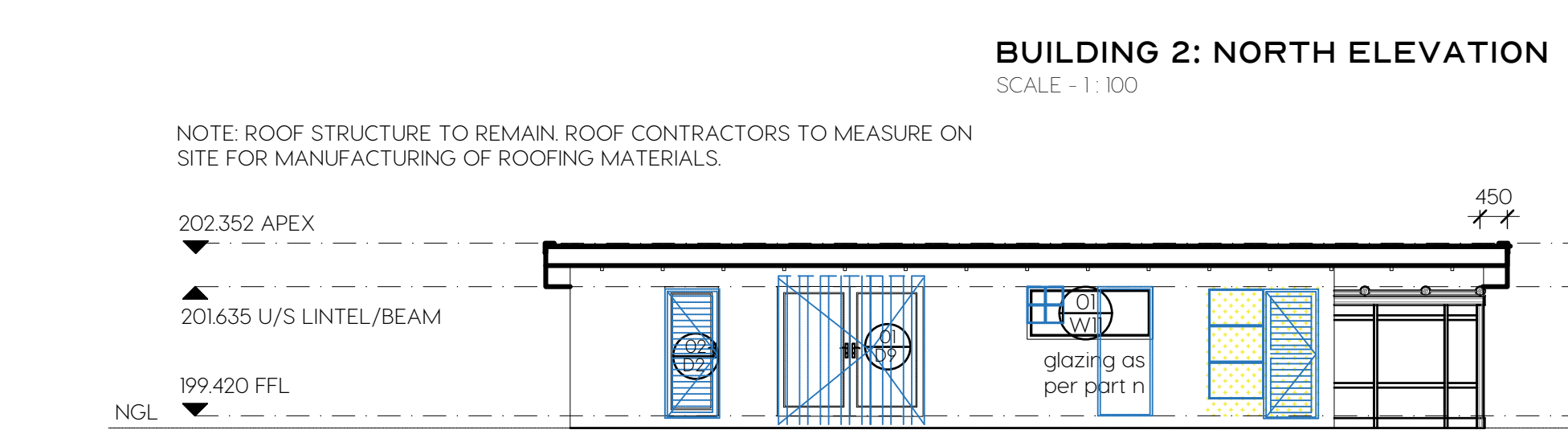
BUILDING 1: WEST ELEVATION
SCALE - 1:100



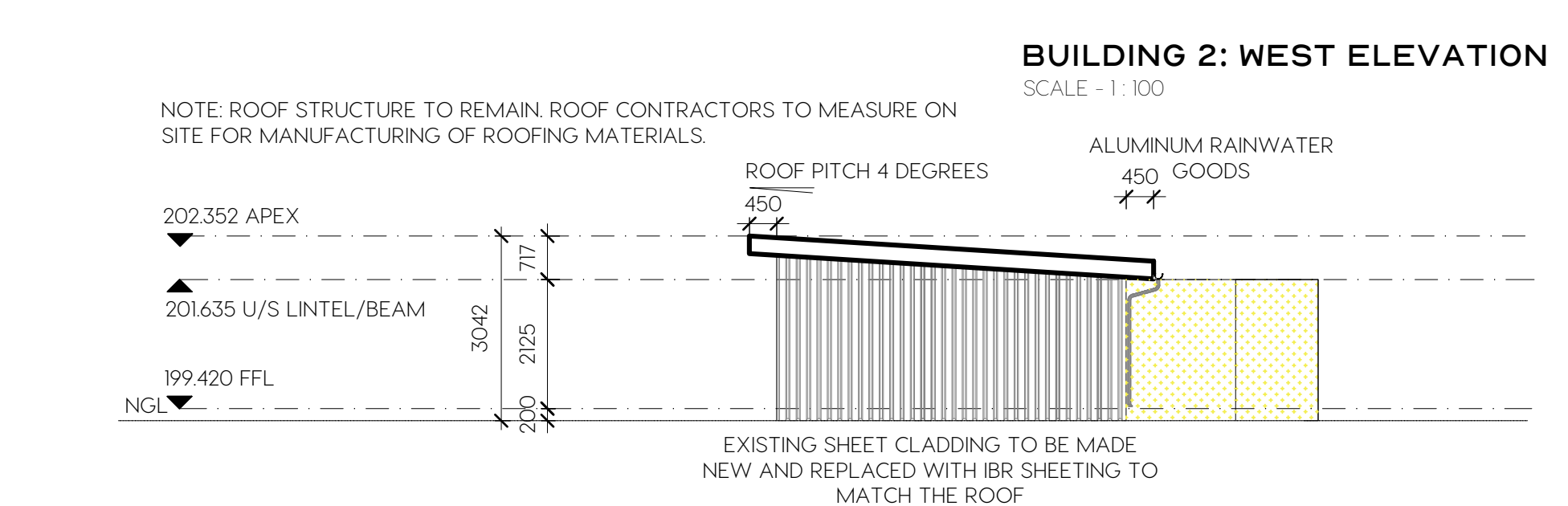
BUILDING 2: SOUTH ELEVATION
SCALE - 1:100



BUILDING 2: EAST ELEVATION
SCALE - 1:100



BUILDING 2: NORTH ELEVATION
SCALE - 1:100



BUILDING 2: WEST ELEVATION
SCALE - 1:100

MUNICIPAL APPROVAL STAMP

AREA CALCULATIONS

- FARM SIZE 35. 5375 HA/ 355.375 SQM
- A. Existing dwelling (Proposed guest- house): 315 sqm
Proposed addition to guesthouse: 8sqm
- B. Existing outbuilding (Proposed outbuilding to guest house): 87sqm

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REGISTERED
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DRAWING INFORMATION:

A4.1 004

DRAWING NUMBER

DRAWING CONTENTS:

- main building elevations

A

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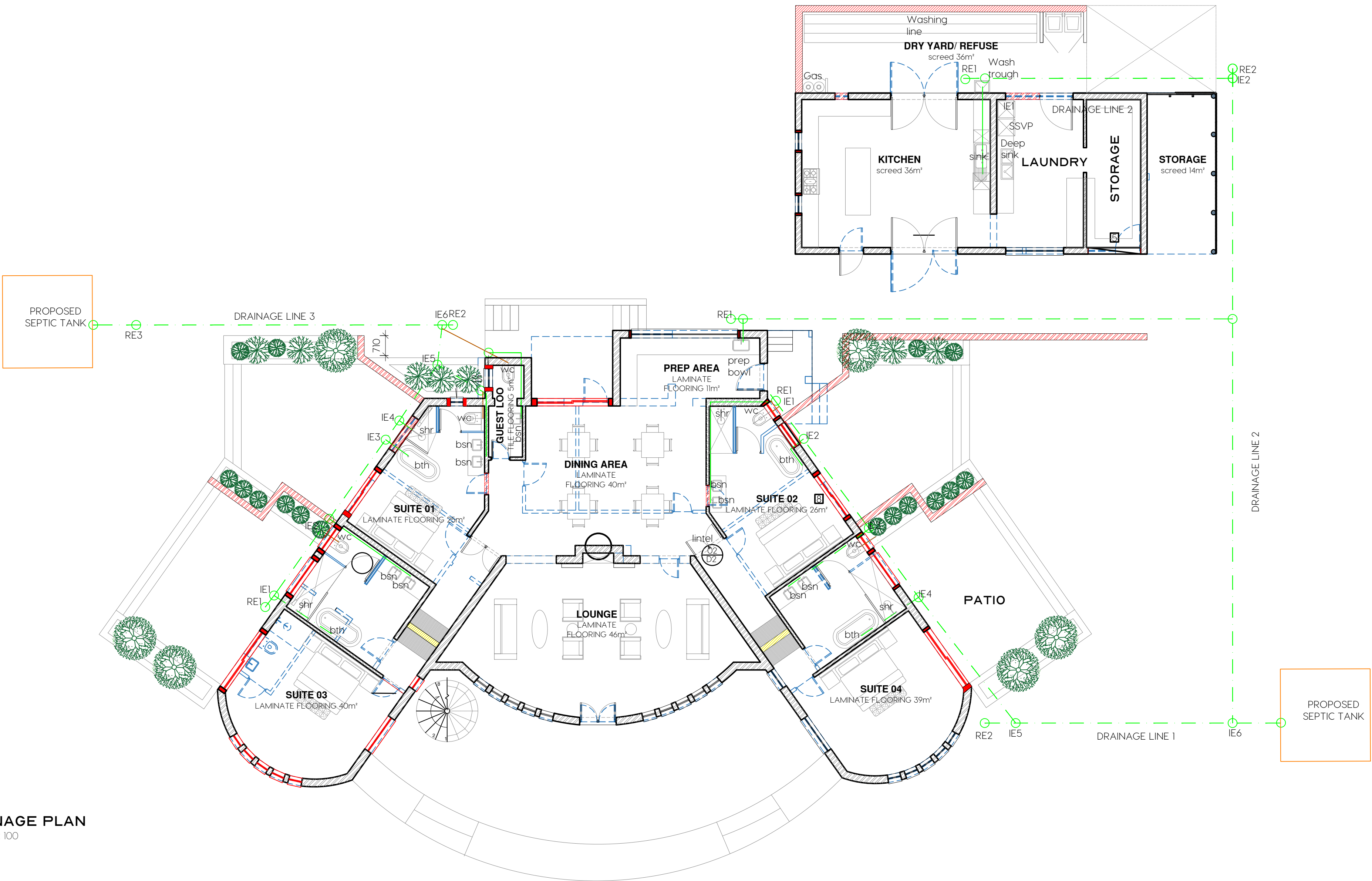


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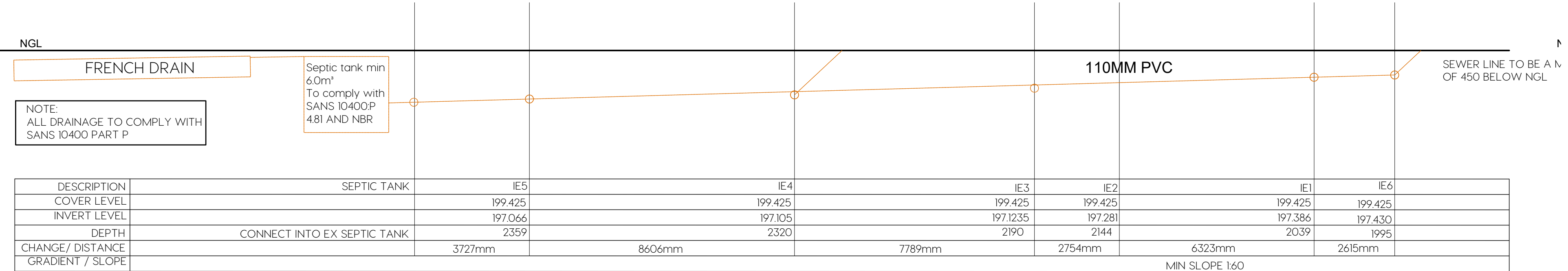
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PROPERTY OWNER: STEPHANUS KARL BURGER GERICKE
PROJECT NO:
PROJECT TYPE: ADDITIONS AND ALTERATIONS
MUNICIPALITY: GEORGE
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ERF: PTN 58 (A PTN OF PTN 10) OF FARM HANS MOES KRAAL 202
ALLOTMENT AREA: PACAL TSDORP
STREET ADDRESS: BEACH ROAD
DATE: 19/03/2026

PREVIOUSLY APP PLAN NO: N/A

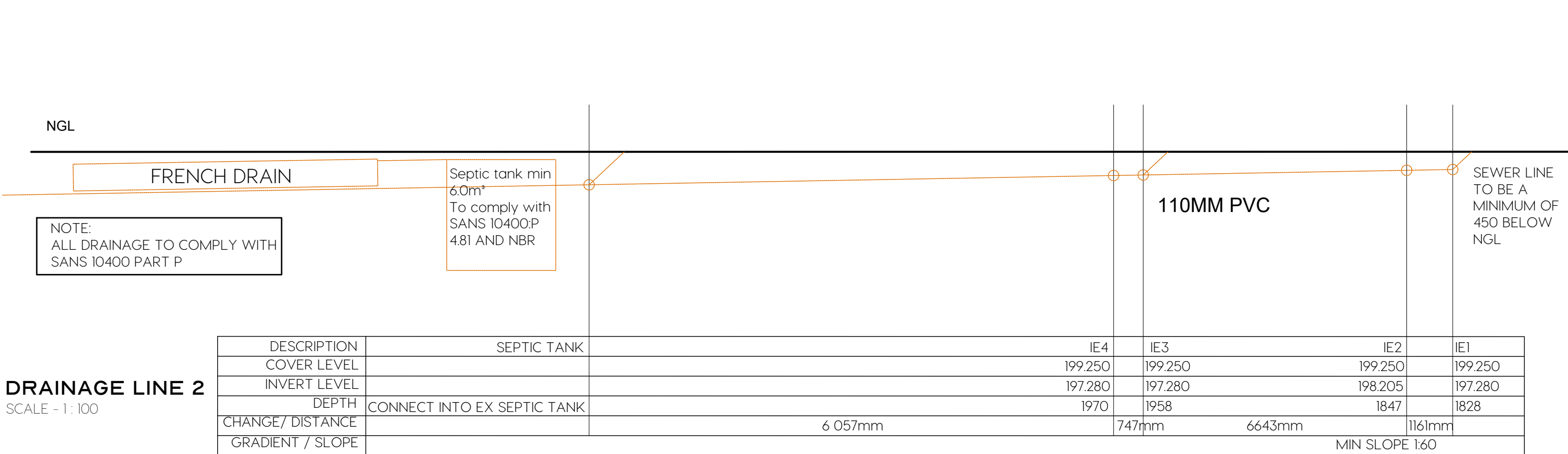


DRAINAGE PLAN
SCALE - 1 : 100



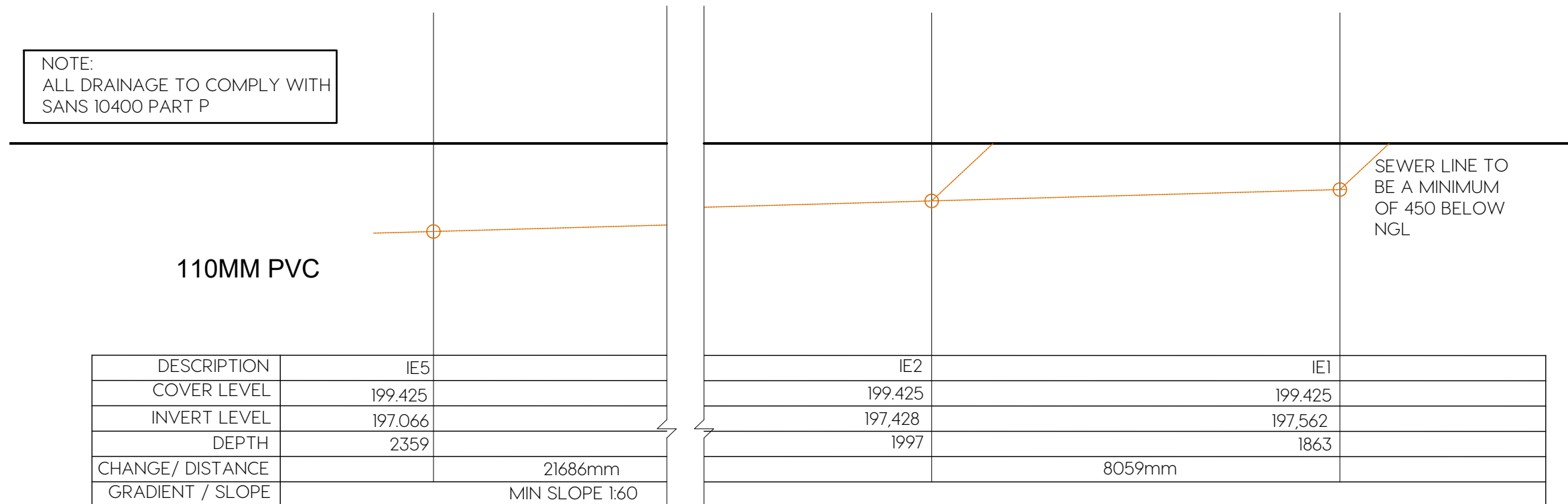
DRAINAGE LINES ARE ONLY DIAGRAMMATIC, LEVELS AND DEPTH TO BE CONFIRMED ON SITE

DRAINAGE LINE 1
SCALE - 1 : 100



DRAINAGE LINE 2
SCALE - 1 : 100

DRAINAGE LINES ARE ONLY DIAGRAMMATIC, LEVELS AND DEPTH TO BE CONFIRMED ON SITE



DRAINAGE LINE 3
SCALE - 1 : 100

MUNICIPAL APPROVAL STAMP

AREA CALCULATIONS

FARM SIZE 35. 5375 HA/ 355.375 SQM

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DRAWING INFORMATION:

A4.1 005

DRAWING NUMBER

DRAWING CONTENTS:

- drainage floorplan
- drainage sections

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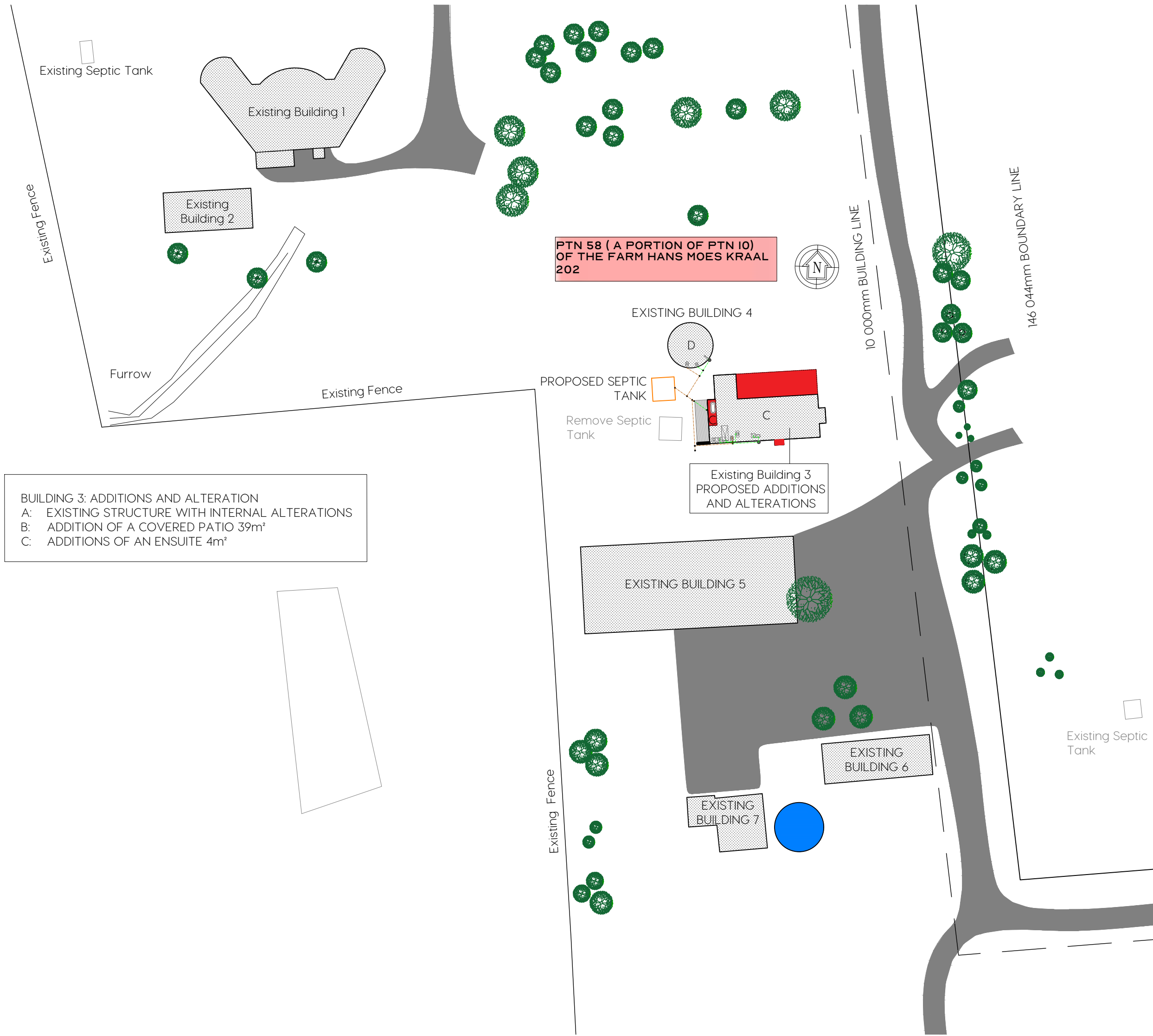


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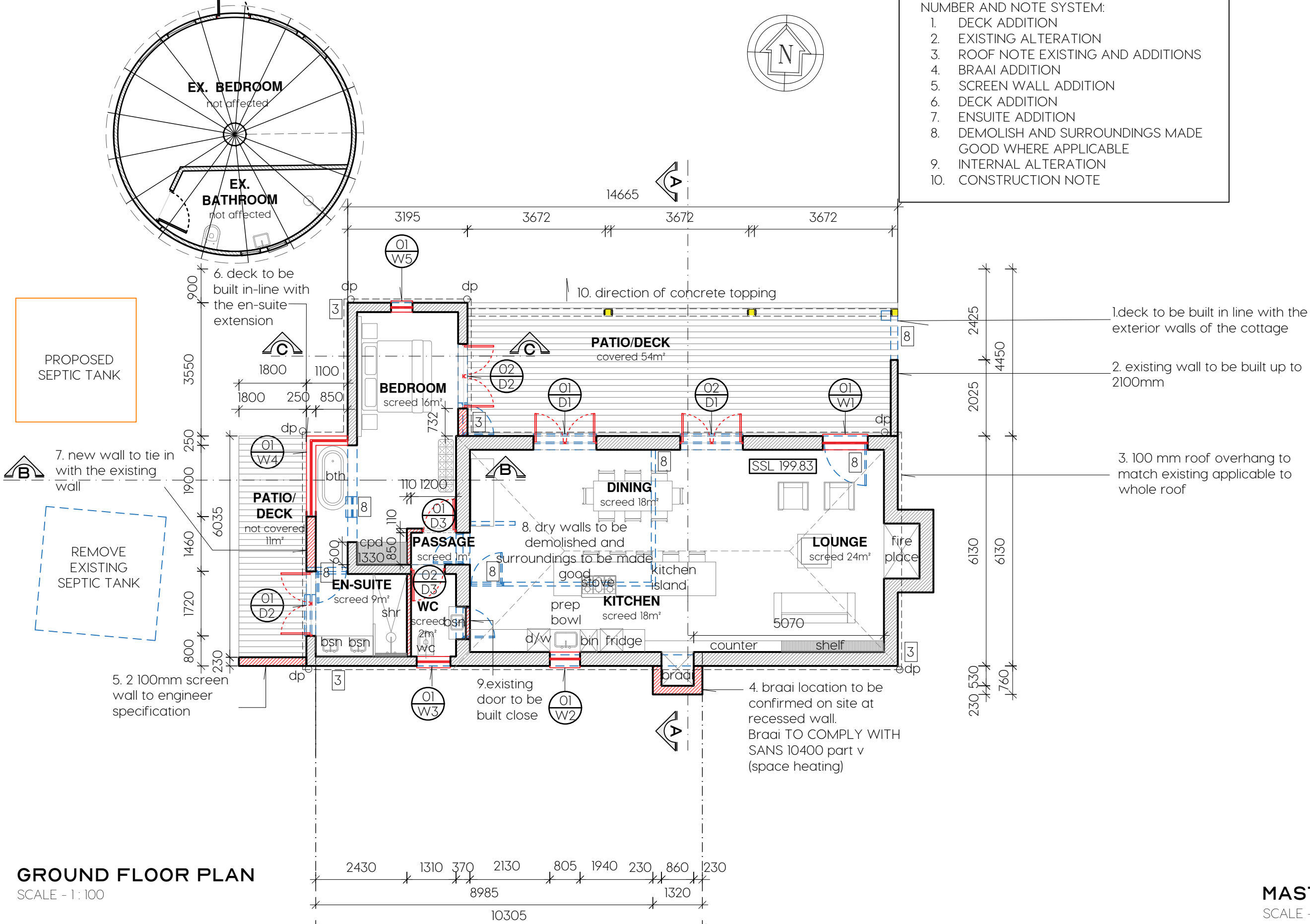
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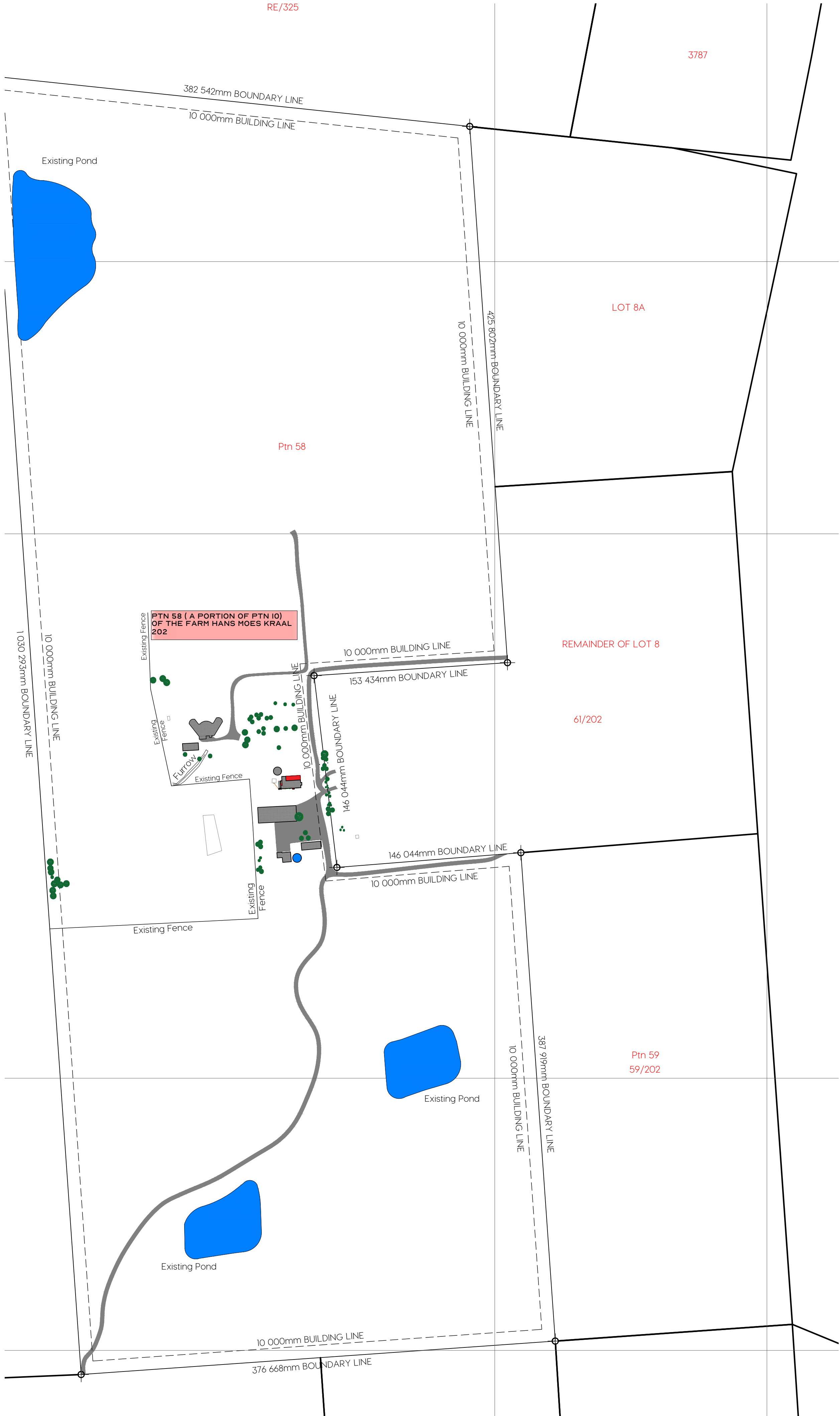
PREVIOUSLY APP PLAN NO: N/A



PARTIAL SITE PLAN
SCALE - 1 : 500



GROUND FLOOR PLAN
SCALE - 1 : 100



MASTER SITE PLAN
SCALE - 1 : 2000

MUNICIPAL APPROVAL STAMP

AREA CALCULATIONS

- C. Existing dwelling unit: 115sqm
Proposed addition to dwelling unit: 43sqm
D. Existing not inter - leading room: 50 sqm

SIGNATURES

PROPERTY OWNER/
REPRESENTATIVE: REGISTERED
PROFESSIONAL

DATE: DATE:

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DRAWING INFORMATION:

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DRAWING NUMBER

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 - partial site plan
 - floorplan

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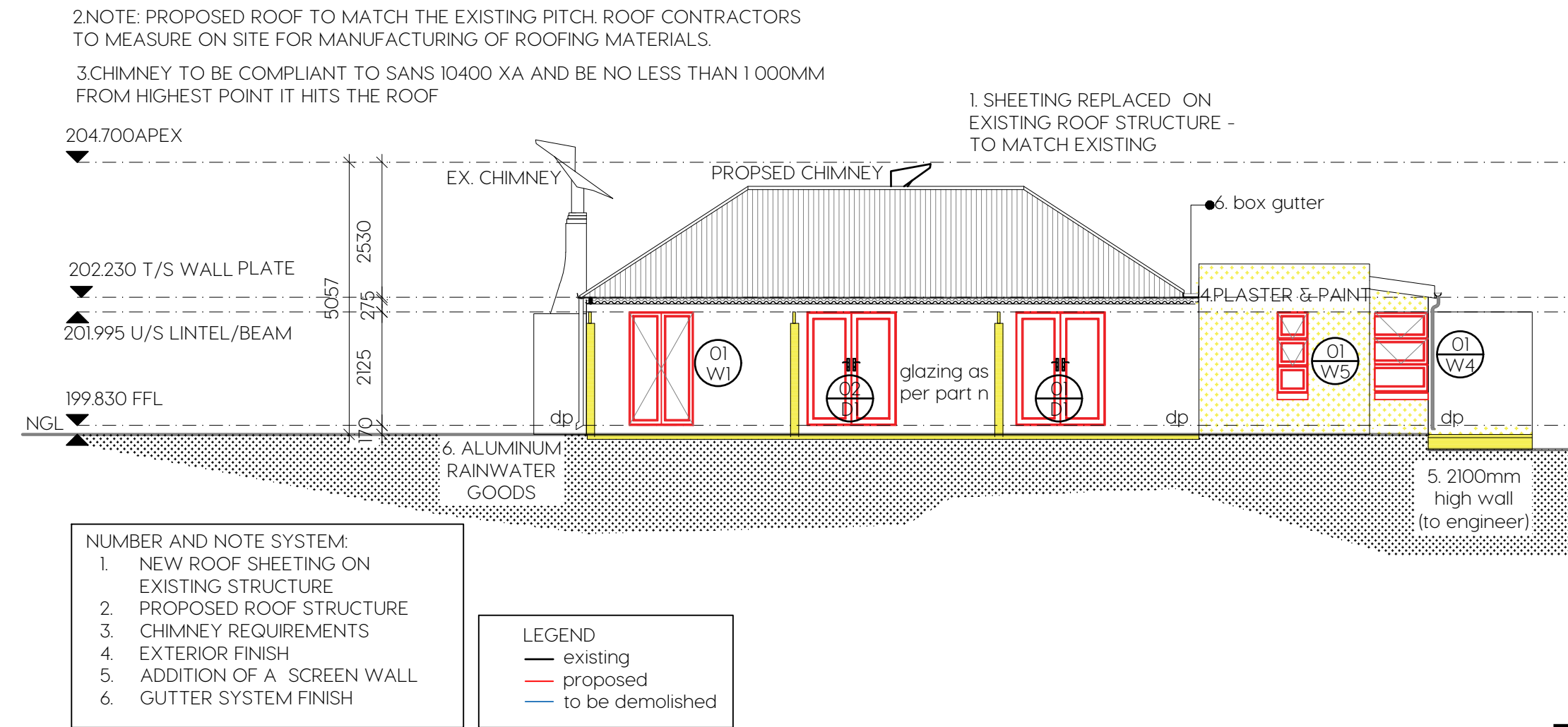
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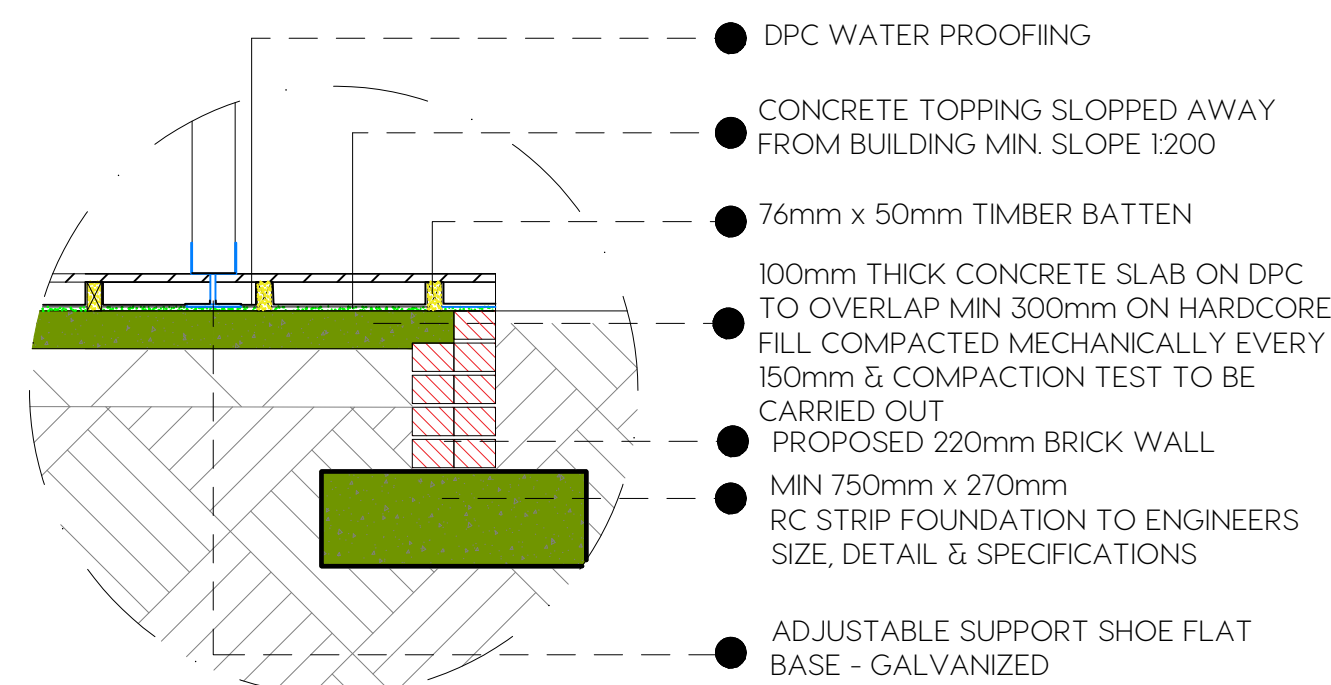
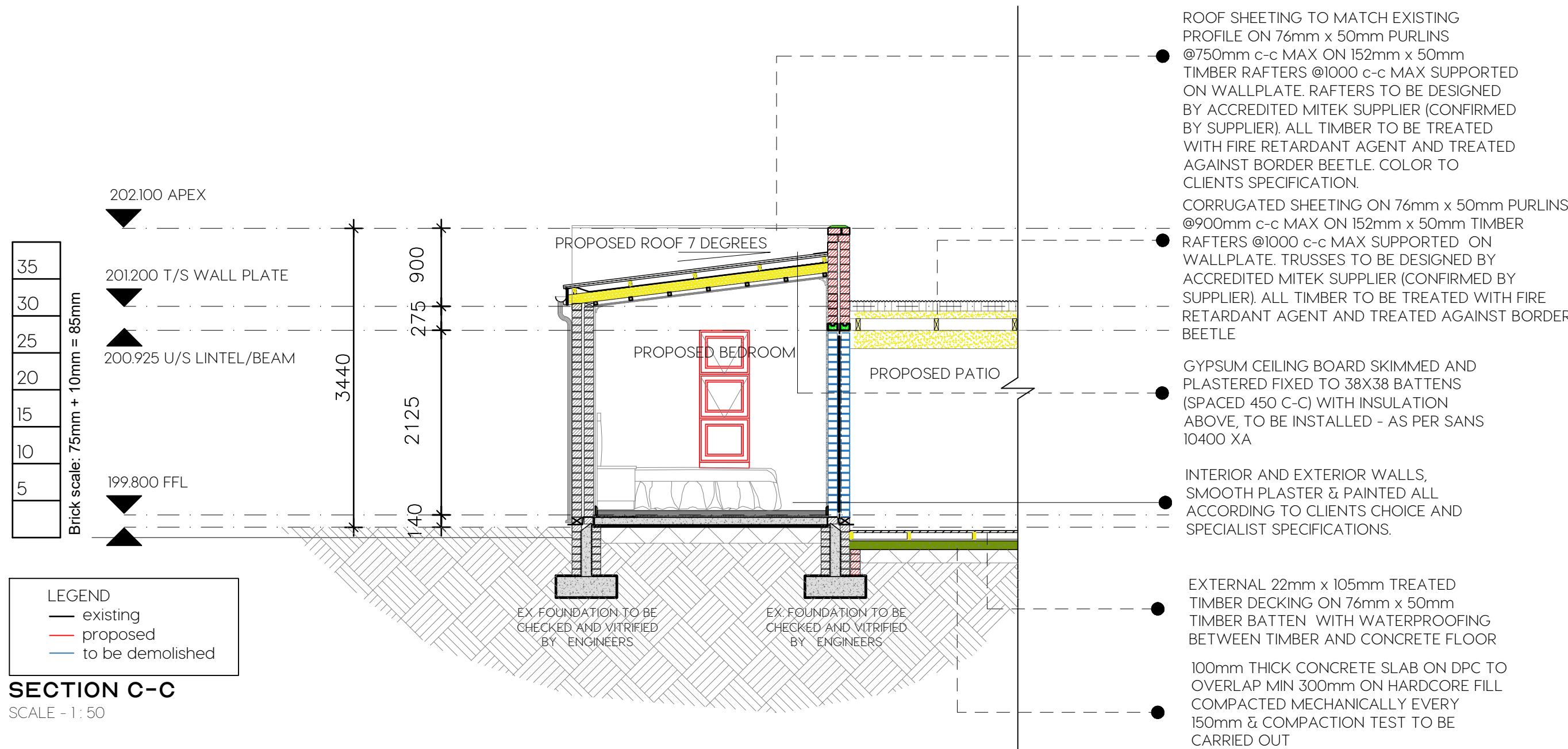
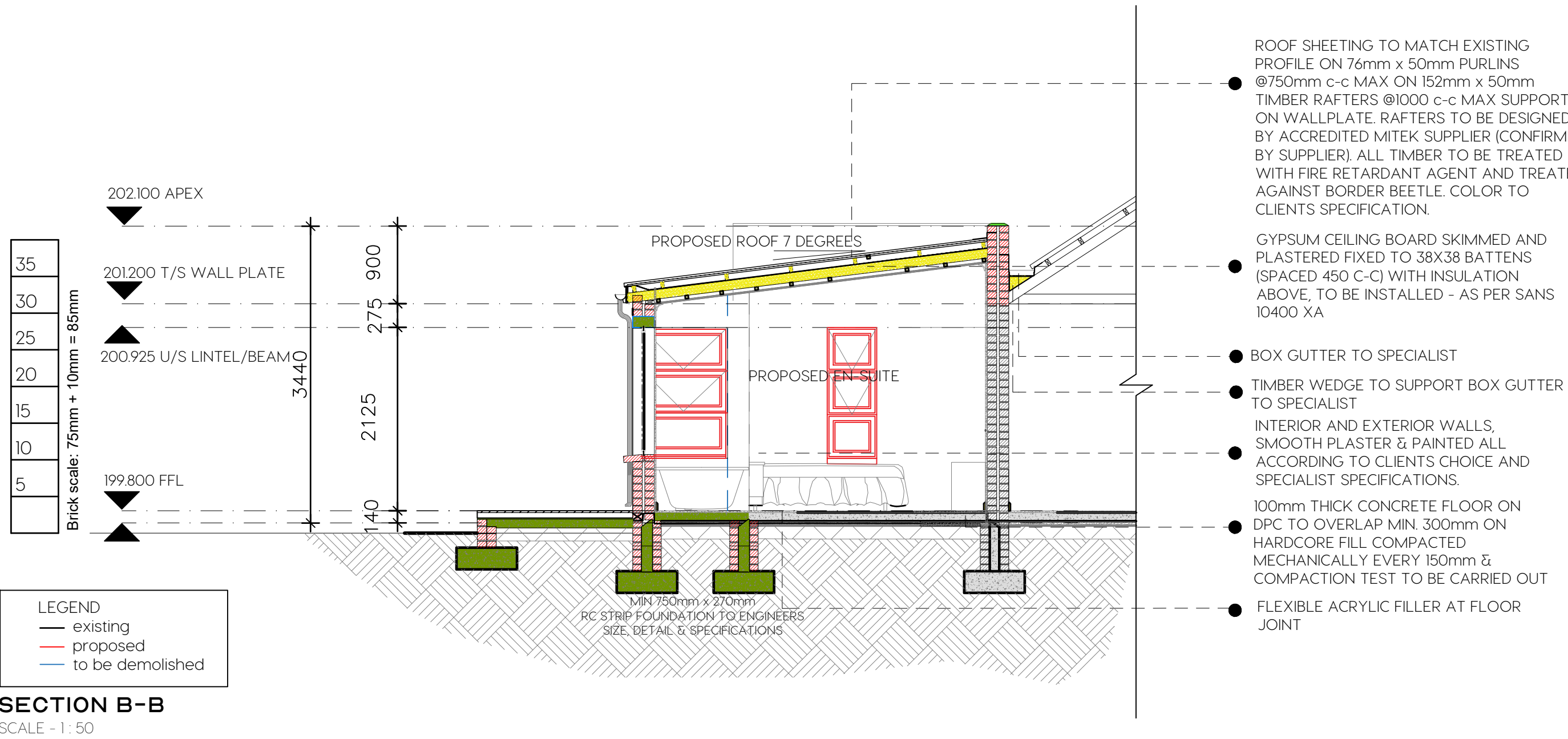
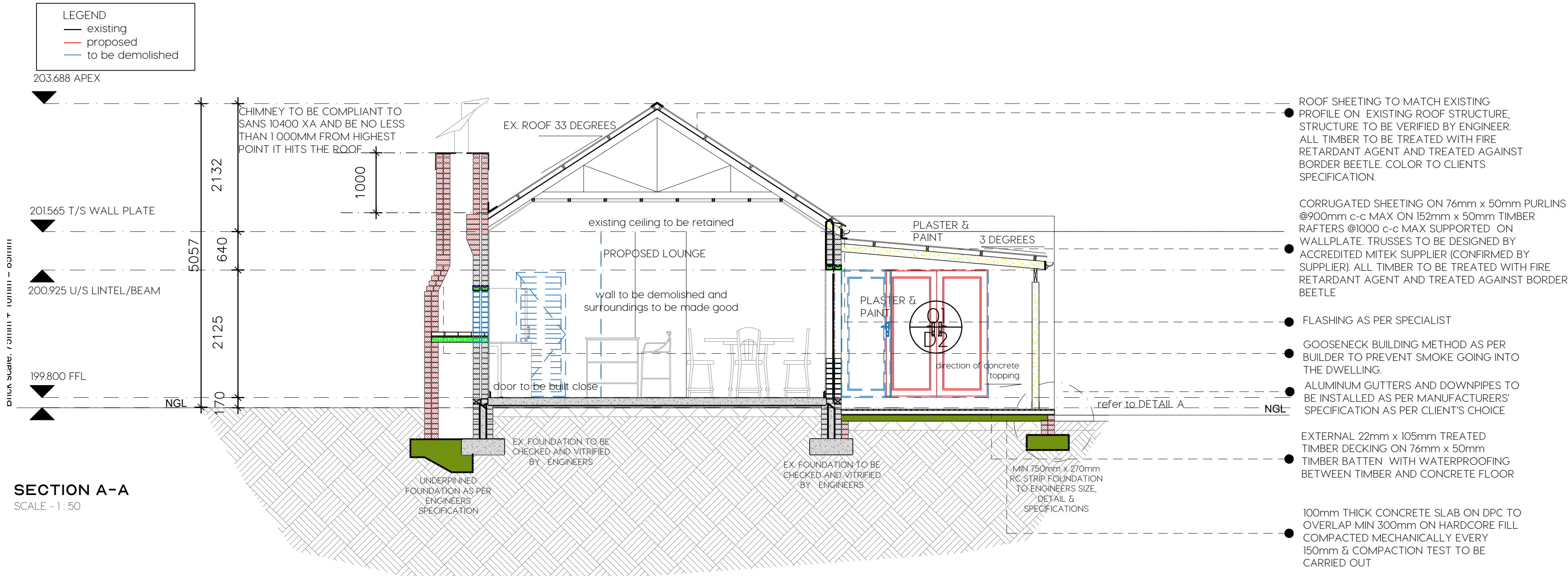
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architecture
design studio

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PROJECT INFORMATION

CLIENT NAME: BURGER GERICK & SHANNON
BOTES
PROPERTY OWNER: STEPHANU KARL BURGER
GERICK
PROJECT NO:
PROJECT TYPE: ADDITIONS AND ALTERATIONS
MUNICIPALITY: GEORGE
ZONING: AGRI 1
ERF: PTN 58 (A PTN OF PTN 10) OF FARM HANS
MOES KRAAL 202
ALLOTMENT AREA: GEORGE
STREET ADDRESS:
DATE: 19/03/2026
PREVIOUSLY APP PLAN NO: N/A





DETAIL A : TYPICAL DECK STRUCTURE

SCALE - 1:20

AREA CALCULATIONS

- C. Existing dwelling unit: 115sqm
Proposed addition to dwelling unit: 43sqm
- D. Existing not inter - leading room: 50 sqm

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A4.3003

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- details

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Photo 1: Southeast facing view across the study area (middle ground) showing existing Mooikloof/ Diepkloof Estates in the background. Farm complex occurs across portions 58 and 61 of the farm Hansmoeskraal. Buildings noted in the image are (from left to right): Modern gabled main farmstead on 202/61, Historic articulated farmstead on 202/58 with its distinctive two wings and remnants of former indigenous "fynbos garden" (to be reinstated) directly in front, Modern corrugated iron, agricultural shed to be converted as part of the Function Venue beyond historic dwelling. Existing additional dwelling (former historic school and rondavel) obscured by mature vegetation. Site for proposed construction of new main dwelling on 202/58 is just aside copse of trees, within foreground, right.



Photo 2: East-facing view across the site showing surrounding urban development. Aside from historic farmstead (proposed guest house) and the modern agricultural shed (proposed function venue), this image offers glimpses of the existing additional dwelling (historic school) and rondawel partially obscured amongst vegetation.



Photo 3: Northwest-facing aerial view across the farm complex with southern periphery of Pacaltsdorp seen in the background, right.



Photo 4,5: Sequential views across the study area with closer views of the study area.



Photo 6: South-facing view along existing access road/ T-junction leading from Beach Road (left) to proposed function venue (continuing straight onwards) and proposed guesthouse (to the right). Modern gabled farmstead, being the main dwelling on adjoining 202/61 seen to the left of this image.



Photo 7: Main, north-facing façade of the historic farmstead (proposed guesthouse) with later added first storey to be removed.



Photo 8: South-facing, rear elevation of historic farmstead with dilapidated open carport (proposed to be removed).



Photo 9: Side (west-facing) elevation of historic farmstead with dilapidated outbuilding (to be repurposed) to rear.



Photo 10: West-facing view across 202/58 – new main dwelling proposed to be constructed to the rear, right.



Photo 11: Closer view of modern agricultural shed (proposed function venue) with minor outbuildings (Buildings G, H and I) to the left.



Photo 12: South-facing view of yard to proposed function venue with minor outbuildings (Buildings G, H and I) to the rear.



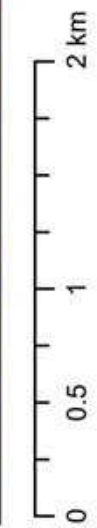
Photo 13: South-facing view along existing access road leading to existing addition dwelling (former historic school) and rondawel and proposed function venue in the distance.



Photo 14: Main, north-facing facades of much altered former historic school building, repurposed as an additional dwelling with rondawel to the right.

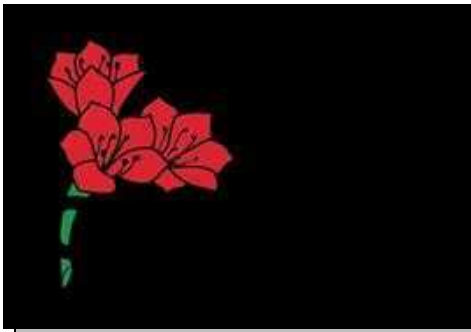


Portion 58 of the farm Hansmoeskraal 202



Date: 6/24/2026 1:02 PM Scale: 1:33,309

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Persons relying on this information do so entirely at their own risk.
George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise,
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Planning and Development
E-mail: kjmukhovha@george.gov.za
Tel: +27 (0)44 801 9477

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

YES	NO
-----	----

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

PART A: PARTICULARS

Reference number: **Collab Ref. No.: 3899636**

Purpose of consultation: **Various consent uses and departures**

Brief proposal: **Proposed additional dwelling (to become main dwelling) and consent for a guesthouse for the consequent additional dwelling, consent for function venue and tourist facility**

Property(ies) description: **Portion 58 of the Farm Hansmoeskraal No 202, Division George**

Date: **29 October 2025**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Khuliso Mukhovha	George Municipality	044 801 9477	kjmukhovha@george.gov.za
	Naudica Swanepoel	George Municipality	044 801 9477	nswanepoel@george.gov.za
Pre-applicant	Stefan de Kock	Perception Planning	0825684719	perceptionplanning@gmail.com

Documentation provided for discussion:
(Include document reference, document/plan dates and plan numbers where possible and attach to this form)

Title Deed
Site plan

Has pre-application been undertaken for a Land Development application with the Department of Environmental Affairs & Development Planning (DEA&DP)?
(If so, please provide a copy of the minutes)

Comprehensive overview of proposal:

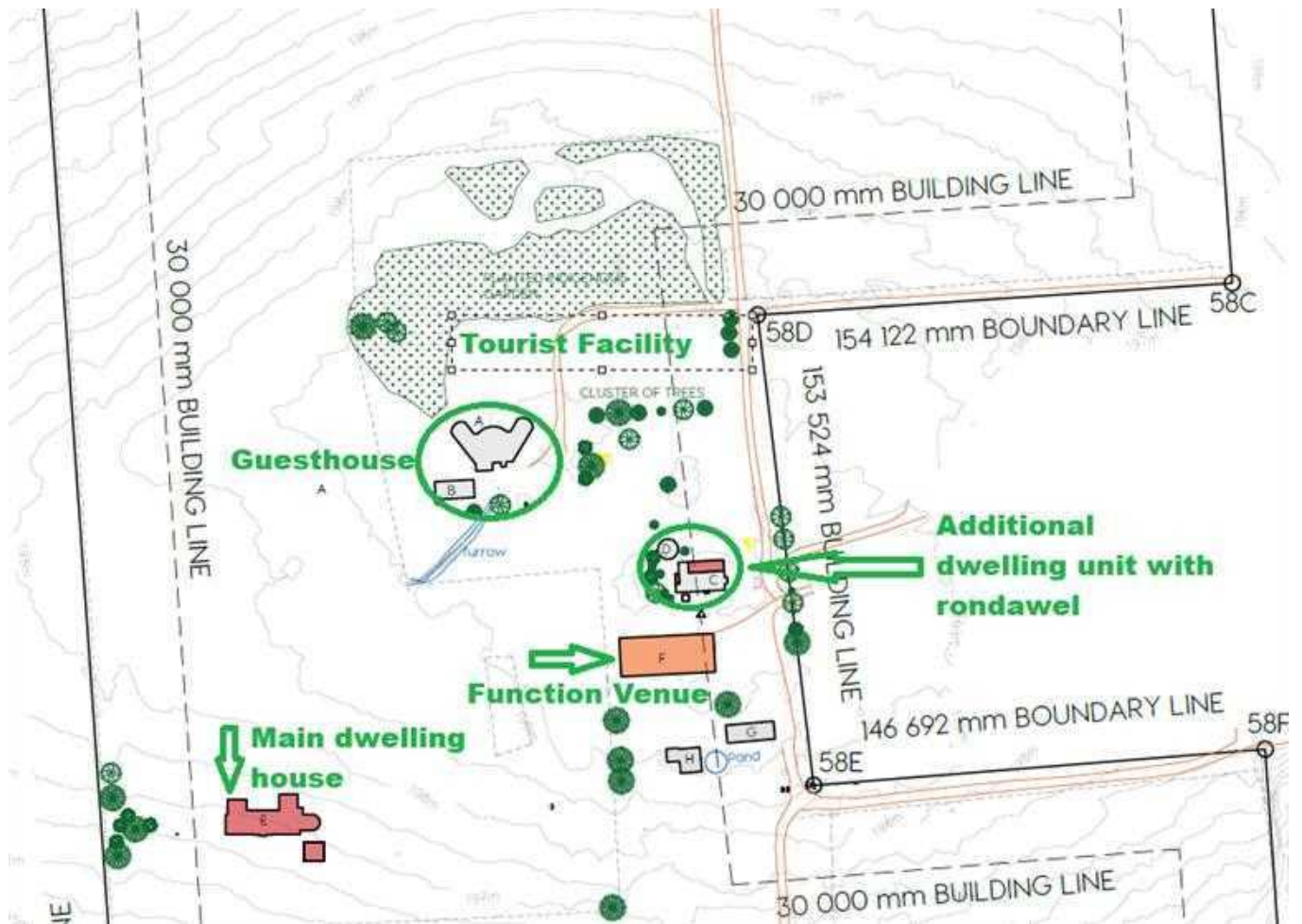
- Portion 58 of the Farm Hansmoeskraal No. 202 have several existing structures including two dwelling units. The existing dwelling units are both older than 60 years and heritage studies will be required for alterations to said buildings.
- A pre-application was submitted in January 2025, however the client wishes to add additional land uses and therefore a new pre-application is submitted in this regard.
- It is proposed to apply for a consent use for an additional dwelling unit. However, said new “additional dwelling unit” will become the main dwelling unit and the 2 existing dwelling units will become the additional dwellings.
- The current main dwelling unit (proposed to become a guesthouse) is significantly larger than the permissible 175m² and a departure for a bigger size will therefore be motivated, partly based on its heritage significance.
- The existing additional dwelling unit is currently below the maximum size, however the owner wishes to add a covered stoep which will increase the size to 208m² and therefore require a departure of the size. This existing additional dwelling unit will comprise of the existing cottage (115m²); the rondawel (which is used as the second bedroom to the additional dwelling with an ensuite bathroom) of 50m² and the new covered stoep of 43m².
- The new main dwelling house will have a modern architectural style and the additional dwelling units have heritage value and is of a different architectural style and therefore a departure from the development parameter (iii) is required.
- The existing main dwelling house (to become the additional dwelling unit with a consent for a guesthouse) has 2 storeys and higher than the height of 6,5 metres and therefore a departure of the development parameter (iv) is required.
- Furthermore, the owner wishes to develop a tourist facility (open-air restaurant) in the existing indigenous garden – the final layout is still in developing stages and will be submitted with the formal application.
- Lastly the owner wishes to convert the existing storeroom (figure F on the site plan) into a Function Venue, the size of the storeroom is in line with the development parameters of Function Venue.
- Building line relaxations will be applied for the existing structures that encroach the building lines.

The following applications will be applied for:

1. Consent Use in terms of Section 15(2)(o) of the Land Use Planning Bylaw for George Municipality, 2023 for an additional dwelling unit (to become the new main dwelling unit).
2. Consent Use in terms of Section 15(2)(o) of the Land Use Planning Bylaw for George Municipality, 2023 for a 6-bedroom guesthouse from the existing farmhouse (proposed to become additional dwelling unit).
3. Consent Use in terms of Section 15(2)(o) of the Land Use Planning Bylaw for George Municipality, 2023 for a Tourist Facility (restaurant) and Function Venue.
4. Departure in terms of Section 15(2)(b) of the Land Use Planning Bylaw for George Municipality, 2023 for the increase in size of both additional dwelling units (existing farmhouse) from 175m² to 430m² (Heritage Value) and from 165m² to 208m² (existing cottage).
5. Departure in terms of Section 15(2)(b) of the Land Use Planning Bylaw for George Municipality, 2023 from development parameter (iii) for the increase in height of the additional dwelling unit from 6,5 metres to 8,5¹ metres.
6. Departure in terms of Section 15(2)(b) of the Land Use Planning Bylaw for George Municipality, 2023 from development parameter (iv) for the additional dwelling units to have different architectural style to the main dwelling house.
7. Departure in terms of Section 15(2)(b) of the Land Use Planning Bylaw for George Municipality, 2023 for various building line relaxations

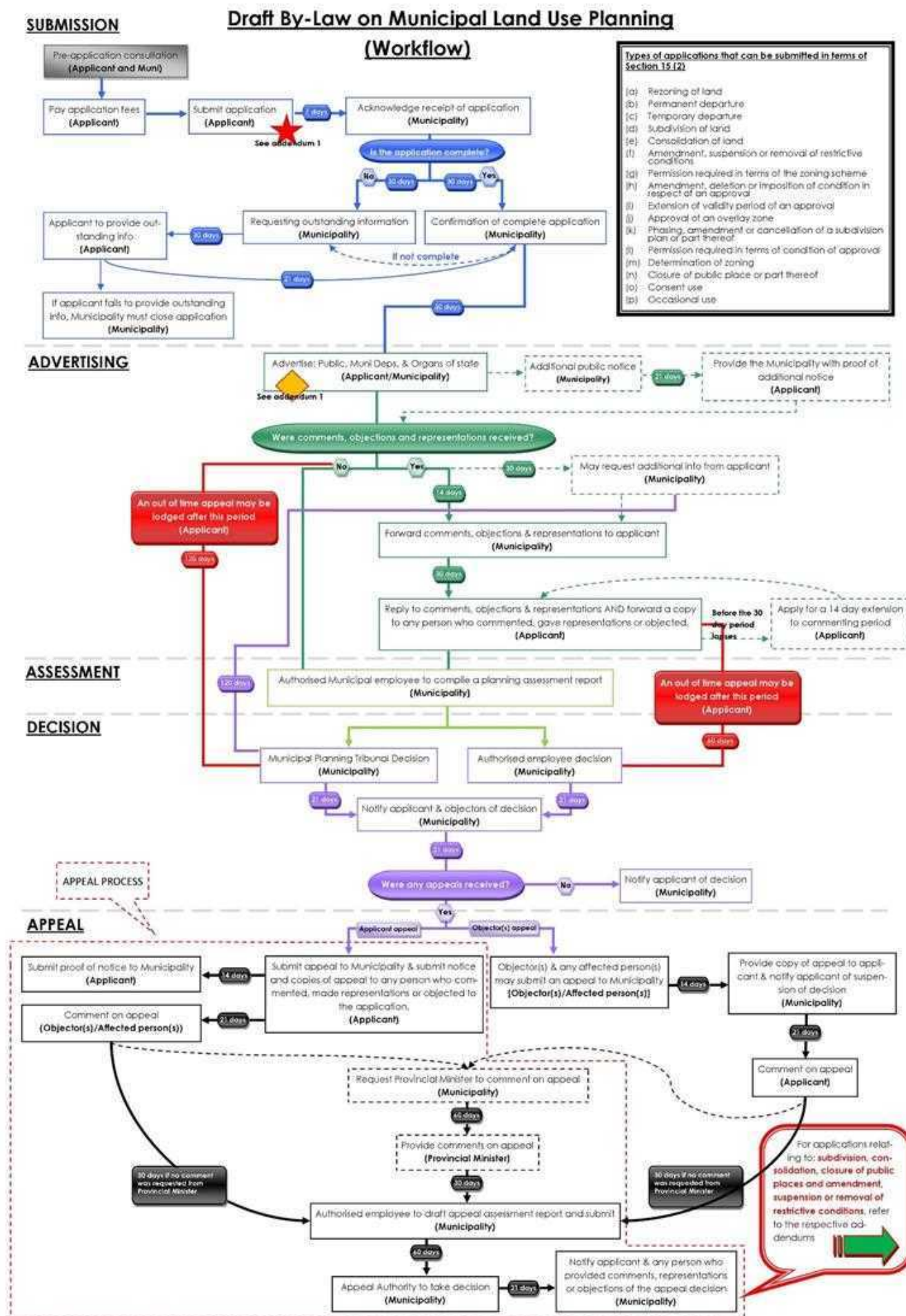
The image below is an extract from the site plan indicating the proposed consent uses.

¹ Exact height to be confirmed, addressed in land use planning 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;	R
✓	2(b) a permanent departure from the development parameters of the zoning scheme;	R
	2(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
	2(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e) a consolidation of land that is not exempted in terms of section 24;	R
	2(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	2(g) a permission required in terms of the zoning scheme;	R
	2(h) an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i) an extension of the validity period of an approval;	R
	2(j) an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l) a permission required in terms of a condition of approval;	R
	2(m) A determination of a zoning;	R
	2(n) A closure of a public place or part thereof;	R
✓	2(o) a consent use contemplated in the zoning scheme;	R
	2(p) an occasional use of land;	R
	2(q) to disestablish a home owner's association;	R
	2(r) to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant	What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N Serving of notices (i.e. registered letters etc.)	R
Y	N Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):		TBD on submission of application.

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	Please motivate George Municipal Spatial Development Framework, 2023 and Hans-Moes-Kraal Local Spatial Development Framework, 2015
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	Submit Conveyancer's Certificate indicating restrictions relating to the proposal, the beneficiaries to be notified as well as method to be dealt with.
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? <u>George Integrated Zoning Scheme By-law, 2023</u> What is the current zoning of the property? <u>Agricultural Zone I</u> What is the proposed zoning of the property? <u>Agricultural Zone I with consent use for a guesthouse, two additional dwelling units, function Venue and Tourist Facility</u> Does the proposal fall within the provisions/parameters of the zoning scheme? <u>No</u> Are additional applications required to deviate from the zoning scheme? (if yes, specify) <u>Departure require to deviate from the size and architectural style of the additional dwelling units and building line relaxations</u>				

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?			X	Motivate WC Provincial Spatial Development Framework, 2014
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)
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)

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Will the proposal affect any Eskom owned land and/or servitudes?			X	Eskom
Will the proposal affect any Telkom owned land and/or servitudes?			X	Telkom
Will the proposal affect any Transnet owned land and/or servitudes?			X	Transnet
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		X		SANParks / CapeNature
Will the proposal require comments from DEFF?		X		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (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:
Electricity supply:			X	Directorate: Electro-technical Services
Water supply:			X	Directorate: Civil Engineering Services
Sewerage and waste water:			X	Directorate: Civil Engineering Services
Stormwater:			X	Directorate: Civil Engineering Services
Road network:			X	Directorate: Civil Engineering Services
Telecommunication services:			X	
Other services required? Please specify.			X	
Development charges:			X	

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

COMPULSORY INFORMATION REQUIRED:

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

MINIMUM AND ADDITIONAL REQUIREMENTS:

Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y	N	Land Use Plan	Y	N	Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Home Owners' Association consent
Y	N	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Other (specify)	Y	N	Required number of documentation copies

PART E: DISCUSSION

- The pre-application was discussed at a meeting held on 29 October 2025.
- The application was submitted with documents as attached.

Town Planning

- In principle, the proposed development of an additional dwelling unit, guesthouse, tourist facility and function venue aligns with spatial policies applicable to the area.
- Please motivate the deviation from the size of the additional dwelling units.
- Motivation should address SPLUMA, LUPA, the Municipal Spatial Development Framework 2023, and the Local Spatial Development Framework.
- Address the Western Cape Rural Development Guidelines.
- Address the George Integrated Zoning Scheme By-law, 2023 in terms of land use description and development parameters – indicate compliance with all relevant parameters.
- The application must include all necessary departure applications with clear motivation where necessary.
- Please investigate if the proposed dwelling house will not affect / impede on the proposed road network of the area - discuss same with CES.
- Heritage approval will be required.

Civil Engineering Services

Access:

- Access be restricted via Heather Street extension or any other road proposed in the road network.
- Access should comply with the GIZS 2023.
- Developer will be required to conduct a new TIA or combine the development within the TIA conducted on Portion 7 of the farm Hans-Moes-Kraal No. 202, Division George.

Parking:

- All parking must be provided on-site, in compliance with the GIZS 2023 parking requirements.
- No parking is allowed within the road reserve, and the owner may be held liable for any costs incurred to prevent unauthorized parking in this area.
- All vehicle mobility should be done on site and must be indicated on the layout plan.

Development Charges:

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

Water and Sewer:

- Municipal water and/or sanitation is limited and available, subject to confirmation of required network &/or treatment capacity.
- The location of the existing municipal services must be confirmed on site.

Stormwater:

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

Service Level Agreement:

- Developer may be required to enter into a Service Level agreement, associated with the extension of Heather and any other road proposed in the road network.
- Developer to investigate possible Go-George bus access.

PART F: SUMMARY / WAY FORWARD

- Application that addresses issues raised above in Part E may be submitted for consideration.

OFFICIAL: KHULISO MUKHOVHA

SIGNED:



DATE: 4 NOVEMBER 2025

PRE-APPLICANT: STÉFAN ETHAN DE KOCK

SIGNED:



DATE: 29 OCTOBER 2025

OFFICIAL: NAUDICA SWANEPOEL

SIGNED:



DATE: 5 NOVEMBER 2025

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

RE: Collab: 3899636 - Portion 58 of the Farm Hansmoeskraal 202

From Ricus Fivaz <Jmfivaz@george.gov.za>

Date Mon 2026-01-26 09:09

To Naudica Swanepoel <nswanepoel@george.gov.za>

Cc Perception Planning <perceptionplanning@gmail.com>; jmullerplanner@gmail.com
<jmullerplanner@gmail.com>

Naudica

As previously discussed, the Heather Street extension will, upon completion, provide formal access to the development. However, CES agrees that the existing access is currently sufficient to support the proposed development and will adequately facilitate the land use application.

The request for a Traffic Impact Assessment (TIA) should be considered in the context of the future development of Portion 7 of Erf 202. Given the current land use proposal, the developer is not required to conduct a new TIA.

Regards

Ricus Fivaz

Manager: Land development
Civil Engineering Services
George Municipality

Office: 044 801 9350 (Internal #1573)

Email: jmfivaz@george.gov.za



From: Jeanne Muller <jmullerplanner@gmail.com>

Sent: Thursday, 22 January 2026 16:42

To: Ricus Fivaz <Jmfivaz@george.gov.za>; Naudica Swanepoel <nswanepoel@george.gov.za>

Cc: Perception Planning <perceptionplanning@gmail.com>; Burger Gericke <buksjames@hotmail.com>

Subject: Re: Collab: 3899636 - Portion 58 of the Farm Hansmoeskraal 202

Importance: High

Caution: External email. Avoid links or attachments unless sender is trusted.

Good day Ricus

Can we please urgently get a response on the email messages below.

Regards,
Jeanne



From: Jeanne Muller <jmullerplanner@gmail.com>

Sent: Tuesday, January 20, 2026 16:14

To: jmfivaz@george.gov.za <jmfivaz@george.gov.za>; Naudica Swanepoel <nswanepoel@george.gov.za>

Cc: Perception Planning <perceptionplanning@gmail.com>

Subject: Re: Collab: 3899636 - Portion 58 of the Farm Hansmoeskraal 202

Afternoon Ricus

Trust that you are back at the office. Can we please urgently discuss your comments on the pre-application for Portion 58 of the Farm Hansmoeskraal No. 202?

Await to hear from you.

Regards,
Jeanne



From: Jeanne Muller <jmullerplanner@gmail.com>

Sent: Monday, January 12, 2026 09:41

To: jmfivaz@george.gov.za <jmfivaz@george.gov.za>; Naudica Swanepoel <nswanepoel@george.gov.za>
Cc: Perception Planning <perceptionplanning@gmail.com>
Subject: Re: Collab: 3899636 - Portion 58 of the Farm Hansmoeskraal 202

Morning Ricus

All the best for 2026.

Can we please arrange a time to discuss the content of my email below and dated 9 December 2025?

We would like to proceed with the consent use application, however we need clarity why the TIA is required.

Await to hear from you.

Regards,
Jeanne



From: Jeanne Muller <jmullerplanner@gmail.com>
Sent: Tuesday, December 9, 2025 13:25
To: jmfivaz@george.gov.za <jmfivaz@george.gov.za>; Naudica Swanepoel <nswanepoel@george.gov.za>
Cc: Perception Planning <perceptionplanning@gmail.com>
Subject: Collab: 3899636 - Portion 58 of the Farm Hansmoeskraal 202

Good day Ricus

We would like to urgently discuss your comments on the pre-application for Portion 58 of the Farm Hansmoeskraal No. 202 with collab no: 3899636.

All the proposed land uses, are consent uses on a Agricultural Zone I property and no urban development is proposed.

We need to obtain information regarding your comments, specifically with regards to Access. Can you please provide us with an extract of Heather Street and the proposed road network for that area?

Your response is highly appreciated. If you are still available this week, can we have a 30minute meeting?

Regards,
Jeanne



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Our Ref: HM/ GARDEN ROUTE / GEORGE / PORTION 58 OF FARM HANS MOES KRAAL 202
Case No.: 28689SB0526
Enquiries: Stephanie Barnardt
E-mail: Stephanie.Barnardt@westerncape.gov.za
Tel 021 829 3315



Applicant: Andries Johannes Smith
Owner: Stephanus Karl Burger Gericke

PERMIT

CASE NUMBER: 28689SB0526

Issued in terms of Section 34 of the National Heritage Resources Act (25 of 1999) and Regulation 3(3)(a) of PN 298 (29 August 2003)

This permit is valid for three years from the date of issue

Proposed Action: Additions & Alterations
Site: Portion 58 of Farm Hans Moes Kraal 202, Off Hibiscus Street, George,
Graded: Not graded

Permit issued in accordance with drawing:

Number: 2304 A4.1 - Revision 0
Dated: 19 March 2026
Drawings prepared by: Andries Johannes Smith

Conditions applicable to this Permit:

1. Work to be done strictly in accordance with the HWC stamped plans.

NOTE:

- This decision is subject to an **appeal period of 14 working days**. Kindly note that the appeal period is **calculated from the date indicated on the HWC date stamp, which is the date the appeal is sent, and not the date of signature**
- Appeals to HWC are to be submitted via www.sahris.org.za
- The applicant is required to inform any party who has expressed a bona fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date above. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date, and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
- **Work may NOT be initiated during this 14-day appeal period.**
- If any archaeological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately.
- This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.
- **An HWC STAMPED PLAN must be always present on the site and must be produced on demand by any heritage inspector, building control official, or any person duly authorized to do so.**
- **A copy of this permit must be displayed in a prominent place on the site until the permitted work is completed.**

Should you have any further queries, please contact the official above and quote the case number.


Corne Alexander
Acting Assistant Director: Professional Services



www.westerncape.gov.za/cas

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** P.O. Box 1665, Cape Town, 8000
• **Tel:** +27 (0)21 483 5959 • **E-mail:** ceoheritage@westerncape.gov.za

Streetadres: Protea Assuransiegebou, Groentemarkplein, Kaapstad, 8000 • **Posadres:** Posbus 1665, Kaapstad, 8000
• **Tel:** +27 (0)21 483 5959 • **E-pos:** ceoheritage@westerncape.gov.za

Idilesi yendawo: kumgangatho 3, kwisakhiwo iprotea Assurance, Greenmarket Square, eKapa, 8000 • **Idilesi yeposi:** Inombolo yebhokisi yeposi 1665, eKapa, 8000 • **Inombolo zomnxeba:** +27 (0)21 483 5959 • **Idilesi ye-imeyile:** ceoheritage@westerncape.gov.za