

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTSDORP ERF 325

PROPOSED SUBDIVISION, CONSOLIDATION & REZONING



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JUNE 2026

CONTENTS

(I) TABLE OF CONTENTS	
SECTION A : BACKGROUND	1
1. BACKGROUND	1
1.1. Pre-Application Consultation with George Municipality	2
2. THE APPLICATION	4
3. PROPERTY DESCRIPTION, SIZE AND OWNERSHIP	6
SECTION B : DEVELOPMENT PROPOSAL	7
4. DEVELOPMENT DESCRIPTION	7
4.1. Access	8
5. STATUTORY SPECIFICATION	9
5.1. Subdivision	9
5.2. Consolidation	10
5.3. Rezoning	11
5.4. Confirmation of Exemption	12
5.5. George Integrated Zoning Scheme By Law (2023)	13
6. CIVIL INFRASTRUCTURE SERVICES	13
6.1. Sewer Services	13
6.2. Water Services	13
7. ELECTRICAL SERVICES	13
SECTION C : CONTEXTUAL INFORMANTS	14
8. LOCALITY	14
9. CURRENT LAND USE AND ZONING	14
9.1. Land Use	14
9.2. Zoning	15
10. CHARACTER OF THE AREA	15
11. EXISTING POLICY FRAMEWORKS	16
11.1. Western Cape Provincial Spatial Development Framework	16
11.2. Western Cape Government Provincial Strategic Plan (2019–2024)	21
11.3. Garden Route District Municipality Spatial Development Framework (2025)	23
11.4. George Municipal Spatial Development Framework (2023)	25

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTS DORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

11.5.	Thembaletu Precinct Plan (2016)	28
11.6.	George Integrated Development Plan (2022 / 2027)	28
SECTION D : MOTIVATION.....		30
12.	ASSESSMENT OF APPLICATIONS.....	30
12.1.	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) 30	
12.2.	Land Use Planning Bylaw for George Municipality, 2023	30
13.	CONSISTENCY WITH SPATIAL PLANNING POLICIES.....	31
14.	IMPACT ON MUNICIPAL INFRASTRUCTURE SERVICES	32
15.	ACCESSIBILITY OF THE APPLICATION AREA.....	33
16.	NO IMPACT ON THE CHARACTER OF THE SURROUNDING AREA	33
17.	NO IMPACT ON EXISTING RIGHTS.....	33
18.	SUBDIVISION OF AGRICULTURAL LAND ACT (ACT 70 OF 1970)	33
19.	HERITAGE WESTERN CAPE	33
20.	INSIGNIFICANT VISUAL IMPACT ASSESSMENT	34
21.	ESSENTIAL MUNICIPAL INFRASTRUCTURE AND PUBLIC BENEFIT	34
22.	IMPROVEMENT OF PUBLIC HEALTH AND ENVIRONMENTAL PROTECTION.....	35
23.	SUPPORTS FUTURE GROWTH AND DEVELOPMENT	35
24.	DESIRABILITY	36
25.	RELEVANT CONSIDERATIONS, WESTERN CAPE – ENVIRONMENTAL AFFAIRS & DEVELOPMENT PLANNING	37
26.	WESTERN CAPE LAND USE PLANNING ACT, 2014 (ACT 3 OF 2014)	40
26.1.	Spatial Justice.....	40
26.2.	Spatial Sustainability	42
26.3.	Spatial Efficiency	44
26.4.	Spatial Resilience.....	44
26.5.	Good Administration	45
27.	CONCLUSION	46

(II) ANNEXURES

ANNEXURE A.	George Municipality Council Resolution dated 5 May 2026
ANNEXURE B.	Environmental Authorisation dated 14 March 2014
ANNEXURE C.	Pre-Application Meeting Minutes date 23 June 2026
ANNEXURE D.	Power of Attorney Western Cape Government

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTSDORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

ANNEXURE E.	Municipal Application Form
ANNEXURE F.	Copy of Title Deed
ANNEXURE G.	S.G. Diagrams of the Application Area
ANNEXURE H.	Conveyancer certificate
ANNEXURE I.	Detailed Design Report for Thembaletu No. 6 Sewer Pump Station

(III) PLANS

PLAN 1.	Locality Plan
PLAN 2.	Consolidation Plan
PLAN 3.	Portion 62 Subdivision Plan
PLAN 4.	Portion 16 Subdivision Plan
PLAN 5.	Land Use Plan
PLAN 6.	Layout Plan

(IV) TABLE OF FIGURES

FIGURE 1.	Locality of the Application Area	1
FIGURE 2.	Extract - Layout Plan.....	7
FIGURE 3.	Proposed access to Thembaletu No. 6 Sewer Pump Station.....	8
FIGURE 4.	Extract - Pr25/42-SUB01.....	9
FIGURE 5.	Extract - Pr25/42-SUB02.....	10
FIGURE 6.	Extract - Pr25/42-CON01	11
FIGURE 7.	Extract - George Integrated Zoning Scheme By-law (2023).....	11
FIGURE 8.	Extract - George Municipality Land-Use Management By-law (2023) ...	12
FIGURE 9.	Extract - George Municipality Land - Use Management By-law (2023) .	12
FIGURE 10.	Locality.....	14
FIGURE 11.	Upgrading of the Thembaletu No. 6 Sewer Pump Station	15
FIGURE 12.	Extract - Land Use Plan	16
FIGURE 13.	Key Transitions for the PSDF.....	17
FIGURE 14.	Policies applicable to the proposed development.....	18
FIGURE 15.	Extract George SDF 2023	27
FIGURE 16.	George IDP 2023- 2027 – Mission & Goals	29
FIGURE 17.	View to the surrounding areas.	34

SECTION A :

BACKGROUND

1. BACKGROUND

The Remainder of Pacaltsdorp Erf 325 surrounds Pacaltsdorp, and is north and east of Sea View and Andersonville, and surrounds the majority of New Dawn Park. The property is zoned “Undetermined Use” and measures approximately 542.39 ha in extent.

Portion 16 of Farm Sandkraal No. 197 is located south-east of the southernmost extent of Thembaletu. It adjoins the easternmost portion of the Remainder of Pacaltsdorp Erf 325 and is currently zoned “Agricultural Zone I”. The property measures approximately 65.19 ha in extent.

Portion 62 of Farm Sandkraal No. 197 is situated directly north of Portion 16 and borders Thembaletu to the east. The property is zoned “Subdivisional Area” and measures approximately 51.39 ha in extent.

The proposed area to be upgraded is located on Portion 62 and 16 of the Farm Sandkraal No. 197, and the proposed pipeline and right-of-way servitudes as discussed in this application will be situated from the Thembaletu No. 6 Sewer Pump Station over the Remainder of Pacaltsdorp Erf 325, Portion 16 of Farm Sandkraal No. 197, and Portion 62 of Farm Sandkraal No. 197. This area will hereafter collectively be referred to as “the Application Area”.

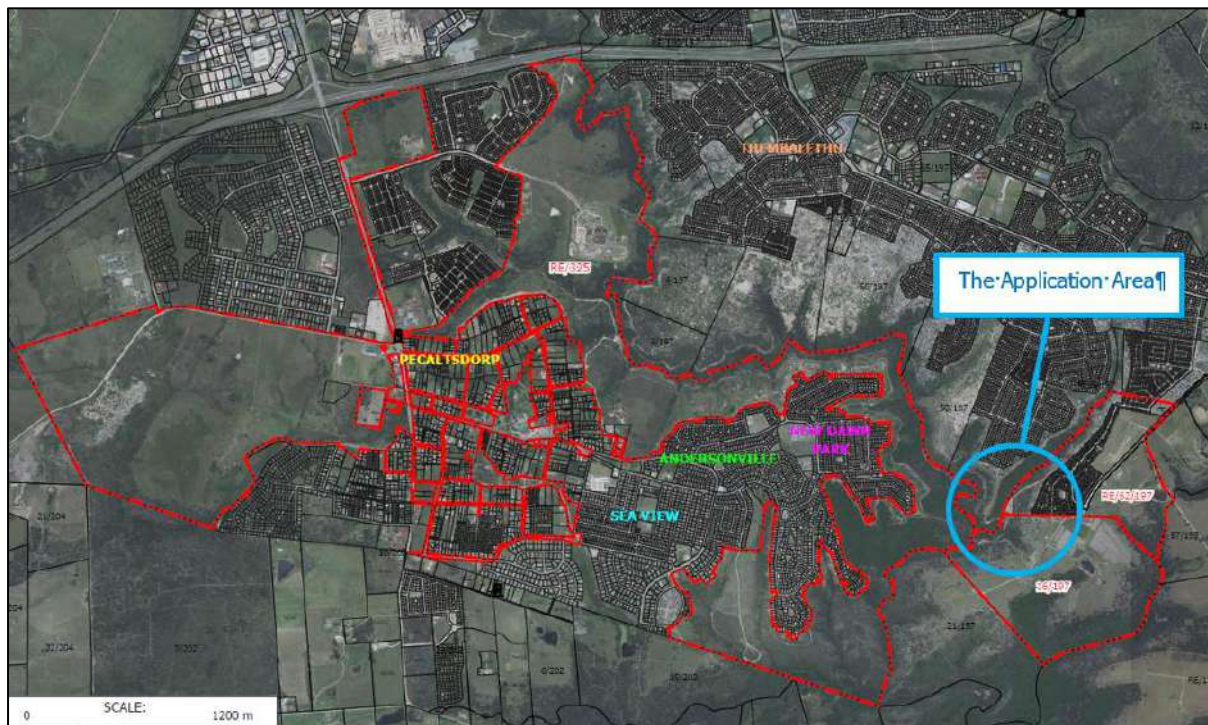


FIGURE 1: LOCALITY OF THE APPLICATION AREA

SMEC South Africa (Pty) Ltd has been appointed by George Municipality for the upgrading of the Thembaletu No. 6 Sewer Pump Station, which is currently under construction. In addition, various

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTS DORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

servitudes are required to facilitate the operation and maintenance of the associated infrastructure. Marika Vreken Town Planners has been appointed to obtain the necessary land use rights to facilitate these proposals. There is an agreement in place for the transfer of the subject properties from Western Cape Government to George Municipality. Refer to **ANNEXURE A** for the council resolution from the meeting of 05 May 2026.

The application proposes the subdivision of Portion 62 and Portion 16 of the Farm Sand Kraal No. 197 to create separate portions accommodating the proposed Thembaletu No. 6 Sewer Pump Station. These portions will subsequently be consolidated to form a single property, which will be rezoned from "Subdivisional Area" and "Agricultural Zone I" to "Utility Zone" to accommodate the sewer infrastructure. The application further includes the confirmation of exemptions for the registration of pipeline and right-of-way servitudes required for the installation, access, operation, and maintenance of the sewer infrastructure.

Environmental Authorisation for the upgrading of the Thembaletu No. 6 Pumpstation was issued 14 March 2014 (refer to Record of Decision attached as **ANNEXURE B**).

The application proposes the subdivision of Portion 62 and Portion 16 of the Farm Sand Kraal No. 197 into respective portions and remainders in terms of Section 15(2)(d) of the George Municipality Land Use Planning By-Law, 2023. The created portions will subsequently be consolidated in terms of Section 15(2)(e) of the George Municipality Land Use Planning By-Law, 2023 to form a single property for the proposed Thembaletu No. 6 Sewer Pump Station. The consolidated property will be rezoned from "Subdivisional Area" and "Agricultural Zone I" to "Utility Zone" in terms of Section 15(2)(a) of the George Municipality Land Use Planning By-Law, 2023, to accommodate the proposed municipal sewer infrastructure. In addition, the application includes the confirmation of exemptions for the registration of pipeline servitudes in terms of Section 24(1)(f)(i) and right-of-way servitudes in terms of Section 24(1)(f)(v) of the George Municipality Land Use Planning By-Law, 2023, over the affected properties to secure lawful access, operation, and maintenance of the proposed infrastructure.

1.1. Pre-Application Consultation with George Municipality

The proposal was discussed at a pre-application consultation meeting held with George Municipality's Town Planning pre-application consultation panel held on 26 May 2026 (see attached Pre-Application meeting minutes attached as **ANNEXURE C**). The pre-application consultation did not highlight any concerns. The table below summarises the main points raised during the pre-application consultation meeting:

Pre-Application Comment	Response
TOWN PLANNING	
Subdivision plans, zoning use plans and detailed site layout plans, indicating all property boundaries must be prepared and submitted to the municipality.	Refer to Plan 2, Plan 3, Plan 4, Plan 5, and Plan 6 .
Areas where services servitudes and other related servitudes are proposed must be indicated on the site layout plans. Also indicate existing servitudes.	Refer to Plan 6 .

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTS DORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

The pumpstation needs to be on one property – subdivision and consolidation required.	Comply. The proposal is to subdivide portions of both Portion 16 and 62 of the Farm Sand Kraal No 197, and the consolidation of these portions into one property.
Address Act 70/1970 in terms of the subdivision of agricultural land (include Consent from the National Department or their comment will need to be requested as part of the public participation process).	Refer to Par. 18 .
Address Section 38 of the National Heritage Resources Act.	A Heritage specialist has been appointed to submit an NID for the proposed application.
Motivate in terms of the MSDF, including environmental and steep slope references where relevant. Deviation to be motivated where required.	Refer to Par. 11.4 and Par. 20 .
The subject property is encumbered by environmental elements – applicant to note that these features form part of a larger environmental network and need to be taken into consideration. Please address in motivation report.	Refer to Record of Decision dated 14 March 2014 (ANNEXURE B). This was already considered when environmental authorisation was granted. The pump station is already under construction in line with environmental authorisation.
An environmental authorisation / final Environmental report must be submitted with the application. It must address all environmental buffers and level of impact that may be a result of the pump station and servitudes.	Refer to Record of Decision dated 14 March 2014 (ANNEXURE B).
A council resolution for the project must be submitted with the application and relevant mandates.	See attached ANNEXURE A .
A land surveyor certificate for the subdivision and the registration of the servitudes will need to be prepared and submitted with the application.	A Land Surveyor has been appointed, and the approved subdivision and surveys will be carried out post-approval.
Proposed development parameters in line with the proposed development for consideration by the Municipality.	The George Zoning Scheme Bylaw states that the Development Parameters for "Utility Services" are: <i>"As determined by the Municipality"</i> . Therefore, compliance can only be determined after George Municipality has determined the development parameters that are applicable to the proposed application.
It is suggested to do a separate submission for the servitude exemptions once the final survey has been done. This is a very short process on a separate portal (submit via email to the Municipality) and will make the focus of the proposal more clear to the Municipal Planning Tribunal when deciding on the application. The servitudes can be referred to and indicated but a separate submission for approval is recommended.	The proposal also includes the confirmation of Exemption to register six servitudes needed to accommodate the Thembaletu No. 6 Sewer Pump Station (refer to Par. 5.4). The servitudes will be registered once confirmation has been granted for the proposed servitudes.
CIVIL ENGINEERING COMMENTS	
Access is via existing municipal roads.	Noted and Confirmed
Any access is subject to the applicable Provincial access guidelines.	Noted and Accepted

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTS DORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

Proper sloped access should be provided as part of the development.	Noted and Accepted
Should the pump station access be zoned as "Transport zone II", all gates should be removed on this section. Consider possible right-of-way servitudes.	No zoning to "Transport Zone II" is proposed. The entire consolidated property to be zoned "Utility Zone".
Should it be required, suitable servitudes should be registered over properties of concern.	Noted and Accepted
All parking requirements, including any loading requirement must be accommodated on site.	Development Parameters are to be determined by the Municipality. Any requirements set out by the municipality will be adhered to.
No parking will be allowed within the road reserve.	Noted and Accepted
Normal PT is applicable	Noted and Accepted
Water and sewer services are already provided for.	Noted
All required servitude/s should be registered, with the width to be confirmed by the applicable operation department.	Noted and Accepted
Applicable development charges, applicable on Municipal infrastructure, will be applicable on the developments.	Noted and Accepted
The developer to ensure compliance with George Municipal stormwater By-law and the National Building regulation R1, dealing with stormwater management.	Noted and Accepted

2. THE APPLICATION

Marika Vreken Urban and Environmental Planners have been appointed by the **SMEC SOUTH AFRICA (PTY) LTD** (refer to **ANNEXURE D:** Power of Attorney) to prepare and submit the required application documentation (refer **ANNEXURE E:** for the Application Form) for:

- (i) The Subdivision of Portion 62 of the Farm Sand Kraal No 197, in terms of Section 15(2)(d) of the George Municipality Land Use Planning By-Law, 2023, into 2x portions (Portion A = ±9861m²) and the Remainder of Portion 62 of the Farm Sand Kraal No 197, as indicated on the subdivision plan Pr25.45-SUB02.
- (ii) The Subdivision of Portion 16 of the Farm Sand Kraal No 197, in terms of Section 15(2)(d) of the George Municipality Land Use Planning By-Law, 2023 into 2x portions (Portion A = ±1145m²) and the Remainder of Portion 16 of the Farm Sand Kraal No 197, as indicated on the subdivision plan Pr25/45-SUB01.
- (iii) Consolidation of Portion A of Portion 62 of Farm Sand Kraal No. 197, and Portion A of Portion 16 of Farm Sand Kraal No. 197, in terms of Section 15(2)(e) of the George Municipality Land Use Planning By-Law, 2023, to accommodate the Thembaletu No. 6 Sewer Pump Station.
- (iv) The Rezoning of the consolidated property from its split zoning of "Subdivisional Area" (Portion A of Portion 62) and "Agricultural Zone I" (Portion A of Portion 16) to

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTSDORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

“Utility Zone” in terms of Section 15(2)(a) of the George Municipality Land Use Planning By-Law, 2023, to allow for “Utility Services”.

(v) The Confirmation of an Exemption to register:

- a pipeline servitude on Portion 16 of the Farm Sand Kraal No 197 in terms of Section 24(1)(f)(i) of the Land Use Planning Bylaw for George Municipality, 2023.
- a pipeline servitude on the remainder of Pacaltsdorp Erf 325 in terms of Section 24(1)(f)(i) of the Land Use Planning Bylaw for George Municipality, 2023.
- a 14m wide right of way servitude over Portion 16 of the Farm Sand Kraal No 197 in terms of Section 24(1)(f)(v) of the Land Use Planning Bylaw for George Municipality, 2023.
- a 14m wide right of way servitude over the remainder of Portions 62 of the Farm Sand Kraal No 197 in terms of Section 24(1)(f)(v) of the Land Use Planning Bylaw for George Municipality, 2023.
- a 14m wide right of way servitude over the remainder of Pacaltsdorp Erf 325 in terms of Section 24(1)(f)(v) of the Land Use Planning Bylaw for George Municipality, 2023.

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTSDORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

3. PROPERTY DESCRIPTION, SIZE AND OWNERSHIP

A copy of the Title Deed of the application area (Portion 16 of the Farm Sandkraal No. 197, Portion 62 of the Farm Sandkraal No. 197, and the remainder of Pacaltsdorp Erf 325, that includes the information outlined below, is contained in **ANNEXURE F**.

The SG Diagram for the application area are contained in **ANNEXURE G**, and a Conveyancer's Certificate addressing the applicable Title Deeds is contained in **ANNEXURE H**.

PORTION 16 OF THE FARM SANDKRAAL NO. 197

Title Deed Description:	Remainder of Portion 16 (a Portion of Portion 5) of the Farm Sandkraal No. 197, Division of George, Western Cape Province.
Property Owner:	Western Cape Government
Title Deed No:	T44697/1991
Title Deed Restrictions:	None – Refer to ANNEXURE H : Conveyancer's Certificate
Bonds:	No Bond is registered over the property.
Property Size:	65,1928 (sixty-five comma one nine two eight) hectare
Servitudes:	Refer to ANNEXURE G : S.G. No. 779/2019

PORTION 62 OF THE FARM SANDKRAAL NO. 197

Title Deed Description:	Portion 62 (a Portion of Portion 5) of the Farm Sandkraal No. 197. Division of George, Western Cape Province.
Property Owner:	Western Cape Government
Title Deed No:	T64530/1990
Title Deed Restrictions:	None – Refer to ANNEXURE H : Conveyancer's Certificate
Bonds:	No Bond is registered over the property.
Property Size:	51,3919 (fifty one comma three nine one nine) hectare
Servitudes:	Refer to ANNEXURE G : S.G. 784/2019

THE REMAINDER OF PACALTSDORP ERF 325

Title Deed Description:	Remainder of Erf 325 Pacaltsdorp, in the Municipality and Division of George, Province of the Western Cape.
Property Owner:	Dorpbestuur Pacaltsdorp (George Municipality)
Title Deed No:	T12043/2004
Title Deed Restrictions:	None – Refer to ANNEXURE H : Conveyancer's Certificate
Bonds:	No Bond is registered over the property.
Property Size:	579,3496 (five seven nine comma three four nine six) hectare
Servitudes:	Refer to ANNEXURE G : S.G. 4517-1664

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTSDORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

SECTION B : DEVELOPMENT PROPOSAL

4. DEVELOPMENT DESCRIPTION

(PLAN 6: Layout Plan)

The proposed development entails the upgrading of the Thembaletu No. 6 Sewer Pump Station and associated infrastructure to support the expansion and enhancement of the municipal sewer network serving Thembaletu and the greater George area.



FIGURE 2: EXTRACT - LAYOUT PLAN

The development will be accommodated on a newly created property resulting from the subdivision of Portion 62 of the Farm Sand Kraal No. 197 into Portion A and a Remainder, and the subdivision of Portion 16 of the Farm Sand Kraal No. 197 into Portion A and a Remainder. Thereafter, Portion A of Portion 62 and Portion A of Portion 16 will be consolidated into a single property.

The newly created property will be rezoned from its current split zoning of "Subdivisional Area" (applicable to Portion A of Portion 62) and "Agricultural Zone I" (applicable to Portion A of Portion 16) to "Utility Zone" to accommodate the proposed utility services and associated sewer infrastructure.

The proposal further includes the registration of a pipeline servitude extending from the existing steel bridge over Portion Portion 16 of the Farm Sand Kraal No. 197, and the Remainder of Pacaltsdorp Erf 325. The servitude will protect both the existing sewer pipeline and the proposed upgraded sewer infrastructure. In addition, a right-of-way servitude will be registered over Portion

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTSORDP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

16 of the Farm Sand Kraal No. 197, the Remainder of Portion 62 of the Farm Sand Kraal No. 197, and the Remainder of Pacaltsdorp Erf 325 to secure access to the pump station and associated infrastructure for operational and maintenance purposes.

4.1. Access

Access to the proposed utility erf will be obtained directly off of the existing road network of the residential neighbourhood to the east of the Thembaletu No. 6 Sewer Pump Station. In addition, a 14 m-wide right-of-way servitude is proposed over Portion 16 of Farm Sandkraal No. 197, from the southern end of Jonga Street towards the existing steel bridge, to secure permanent access to the pipelines and associated sewer infrastructure. The proposed access arrangement will ensure that the facility remains accessible for construction, operation, maintenance, emergency response, and future upgrades to the municipal sewer network.

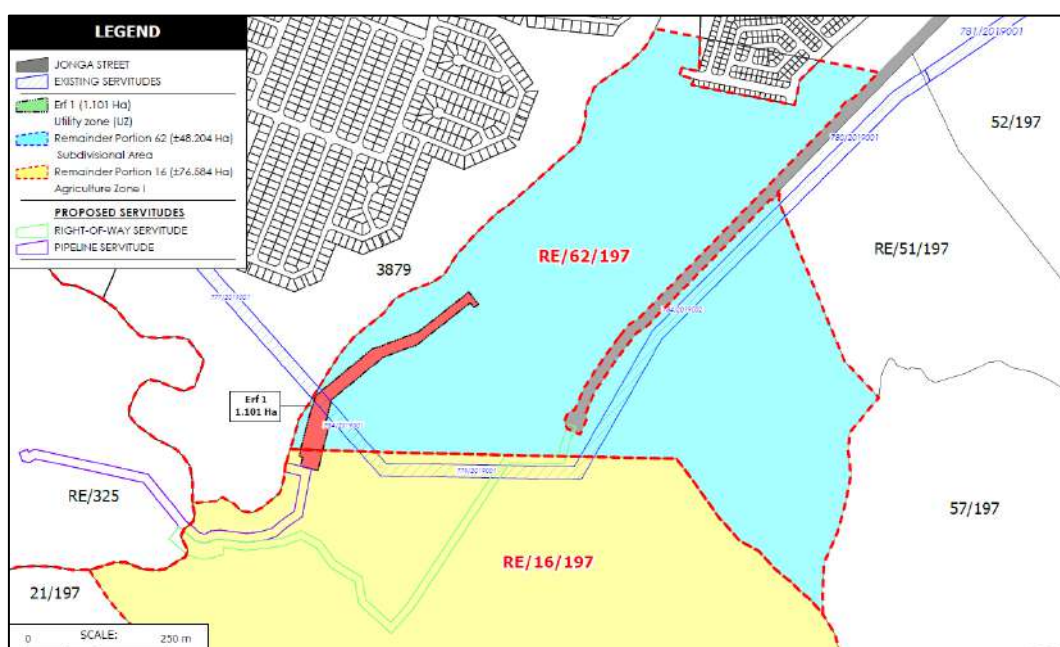


FIGURE 3: PROPOSED ACCESS TO THEMBALETHU NO. 6 SEWER PUMP STATION

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTS DORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

5. STATUTORY SPECIFICATION

The following land development application is lodged in terms of the Knysna Municipality: Spatial Planning and Land Use Management By-law (2021), to achieve the desired outcome.

5.1. Subdivision

SMEC South Africa (Pty) Ltd has been appointed by George Municipality for the upgrading of the Thembaletu No. 6 Sewer Pump Station, which is currently under construction. In order to create a property for the construction of the proposed Thembaletu No. 6 Sewer Pump Station, several subdivisions are required, in accordance with the subdivision plans (Pr25/45-SUB01 and Pr25.45-SUB02), on Portion 62 and Portion 16 of the Farm Sandkraal No. 197.

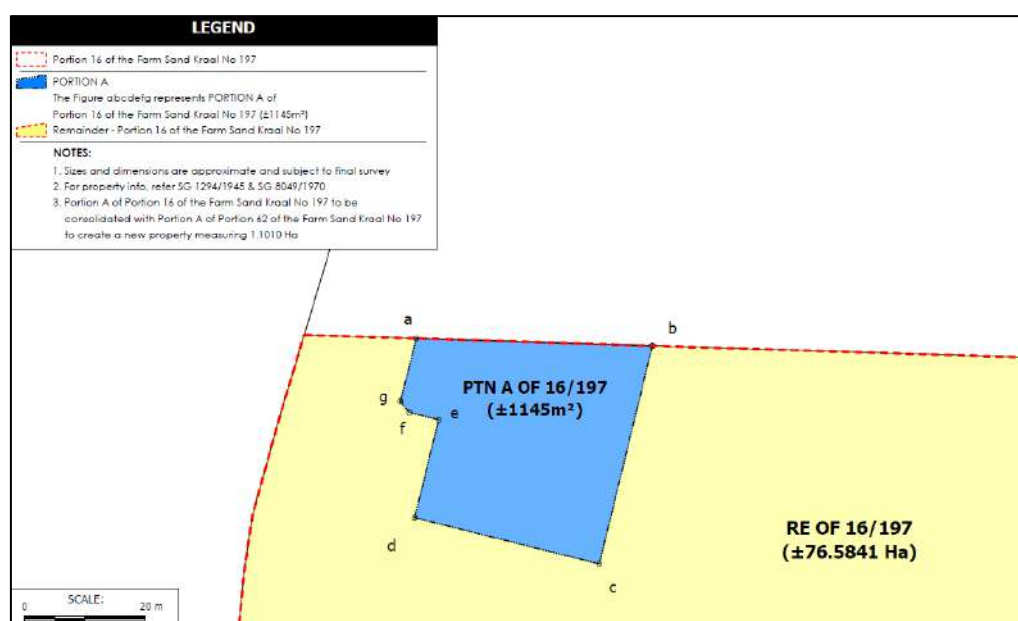


FIGURE 4: EXTRACT - PR25/42-SUB01

Portion 16 of the Farm Sandkraal No. 197 is proposed to be subdivided into Portion A (±1145m²) and a Remainder.

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTS DORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

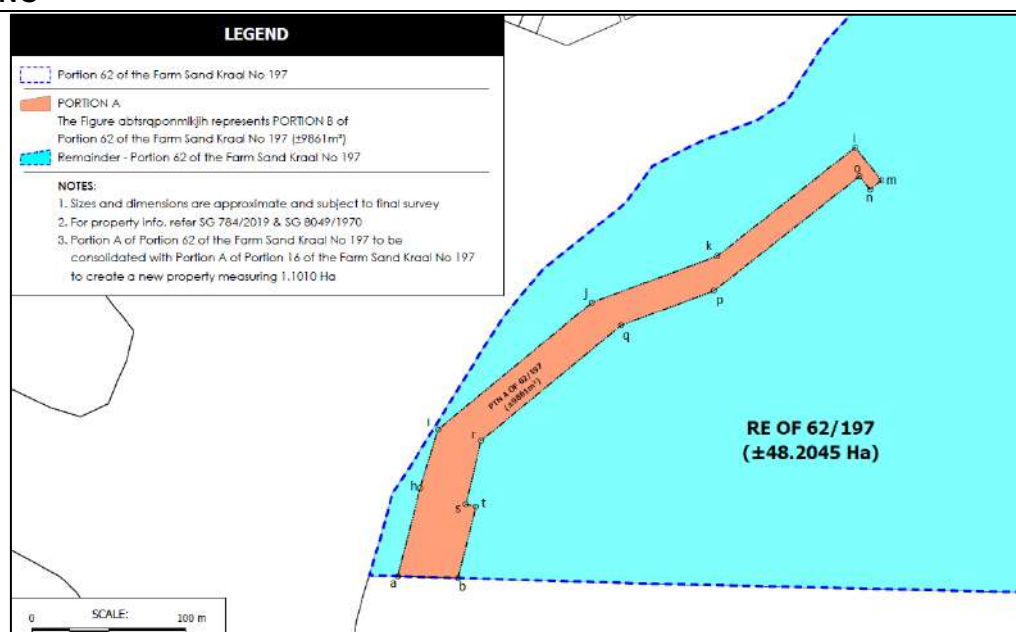


FIGURE 5: EXTRACT - PR25/42-SUB02

Portion 62 of the Farm Sandkraal No. 197 is proposed to be subdivided into Portion A (±9861m²) and a Remainder.

Therefore, it is proposed to apply for the subdivision of:

- Portion 62 of the Farm Sand Kraal No 197, in terms of Section 15(2)(d) of the George Municipality Land Use Planning By-Law, 2023, into 2x portions (Portion A = ±9861m²) and the Remainder of Portion 62 of the Farm Sand Kraal No 197, and
- Portion 16 of the Farm Sand Kraal No 197, in terms of Section 15(2)(d) of the George Municipality Land Use Planning By-Law, 2023, into 2x portions (Portion A = ±1145m²) and the Remainder of Portion 16 of the Farm Sand Kraal No 197.

5.2. Consolidation

It is therefore proposed to apply for the consolidation of Portion A of Portion 62 of Farm Sand Kraal No. 197, and Portion A of Portion 16 of Farm Sand Kraal No. 197, in terms of Section 15(2)(e) of the George Municipality Land Use Planning By-Law, 2023, to accommodate the Thembaletu No. 6 Sewer Pump Station in accordance with the consolidation plan (Pr25/45-CON01).

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTS DORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

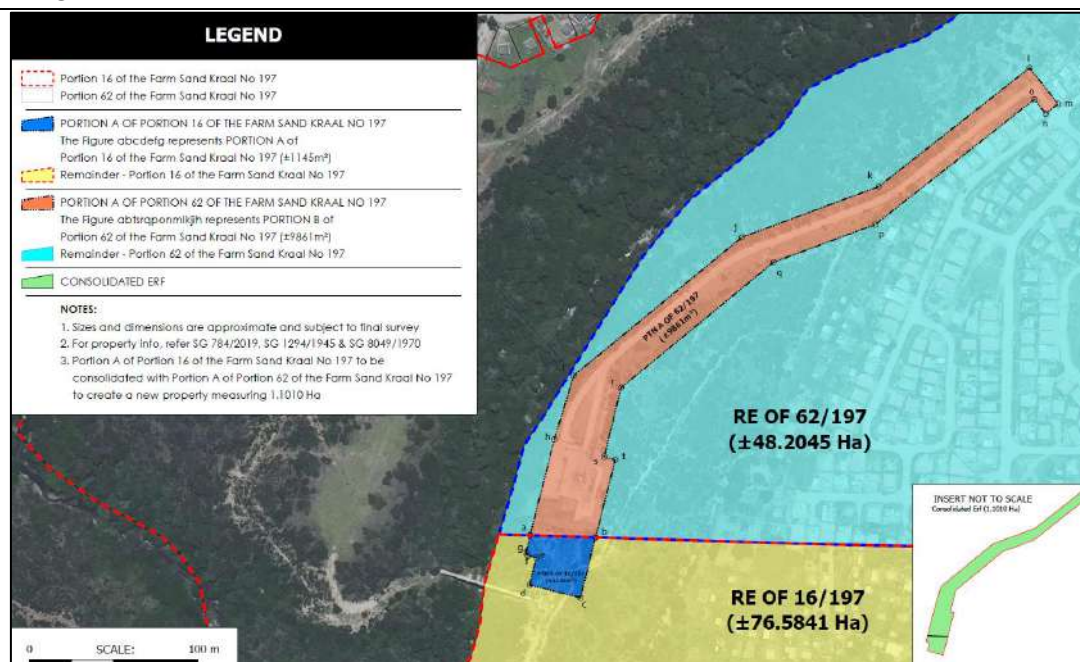


FIGURE 6: EXTRACT - PR25/42-CON01

5.3. Rezoning

It is proposed to rezone the newly created consolidated property to facilitate the establishment of the upgraded Thembalethu No. 6 Sewer Pump Station and its associated utility infrastructure. As the proposed development will be accommodated on a single consolidated erf, it is necessary that the entire property be subject to a uniform zoning category.

Accordingly, it is proposed that the future consolidated erf be rezoned to “Utility Zone” in order to permit “Utility Services” as a primary land use.

“utility service” Land use description: “utility service” means a use or infrastructure that is required to provide engineering and associated services for the proper functioning of urban development and— (a) includes a water reservoir and purification works, electricity substation, storm water retention facilities, and a waste-water pump station and treatment works, data centre, fibre optic infrastructure, rooftop base telecommunication station and freestanding base telecommunication station, renewable energy structures; and (b) does not include transport use; and (c) provided that a road is not regarded as a utility service.

FIGURE 7: EXTRACT - GEORGE INTEGRATED ZONING SCHEME BY-LAW (2023)

At present, Portion A of Portion 62 of the Farm Sandkraal No. 197 is zoned “Subdivisional Area”, while Portion A of Portion 16 of the Farm Sandkraal No. 197 is zoned “Agricultural Zone I”. The application therefore proposes the rezoning of both portions to “Utility Zone”, thereby enabling the lawful development, operation, and maintenance of the proposed sewer pump station and associated municipal infrastructure.

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTSDORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

Therefore, it is proposed to Rezoning of the consolidated property from its split zoning of "Subdivisional Area" (Portion A of Portion 62) and "Agricultural Zone I" (Portion A of Portion 16) to "Utility Zone" in terms of Section 15(2)(a) of the George Municipality Land Use Planning By-Law, 2023, to allow for "Utility Services".

5.4. Confirmation of Exemption

To accommodate the proposed application, six servitudes need to be registered to accommodate the proposed Utility service of the Thembaletu No. 6 Sewer Pump Station.

A 14m wide pipeline servitude needs to be registered to protect the pipelines on Portion 16 of the Farm Sandkraal No. 197, and the Remainder of Pacaltsdorp Erf 325. The registration of the pipeline servitude is exempted from a formal land use application in terms of Section 24(1)(f)(i) of the George Municipality Land-Use Planning By-law (2023). See extract below:

- (i) the provision or installation of water pipelines, electricity transmission lines, sewer pipelines, storm water pipes and canals, gas pipelines or oil and petroleum product pipelines by or on behalf of an organ of state or service provider;

FIGURE 8: EXTRACT - GEORGE MUNICIPALITY LAND-USE MANAGEMENT BY-LAW (2023)

Further, a 14m wide right-of-way servitude needs to be registered to proposed over Portion 16 of Farm Sandkraal No. 197, from the southern end of Jonga Street towards the existing steel bridge, to secure permanent access to the pipelines and associated sewer infrastructure. The registration of the Private Right-of-Way servitude is exempted from a formal land use application in terms of Section 24(1)(f)(v) of the George Municipality Land-Use Planning By-law (2023).

- (v) the granting of a right of habitation, private right of way or usufruct; or

FIGURE 9: EXTRACT - GEORGE MUNICIPALITY LAND - USE MANAGEMENT BY-LAW (2023)

If George Municipality deems it necessary, it could be applied for Public Right-of-Way servitudes instead of Private Right-of-Way servitudes. This defeats the purpose of the proposed right-of-way servitudes as access is only to provide access to the municipal services for servicing and inspection purposes.

Therefore, a request for the confirmation of exemption is made to register:

- a pipeline servitude on Portion 16 of the Farm Sand Kraal No 197 in terms of Section 24(1)(f)(i) of the Land Use Planning Bylaw for George Municipality, 2023.
- a pipeline servitude on the remainder of Pacaltsdorp Erf 325 in terms of Section 24(1)(f)(i) of the Land Use Planning Bylaw for George Municipality, 2023.

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTSDORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

- a 14m wide right of way servitude over Portion 16 of the Farm Sand Kraal No 197 in terms of Section 24(1)(f)(v) of the Land Use Planning Bylaw for George Municipality, 2023.
- a 14m wide right of way servitude over the remainder of Portions 62 of the Farm Sand Kraal No 197 in terms of Section 24(1)(f)(v) of the Land Use Planning Bylaw for George Municipality, 2023.
- a 14m wide right of way servitude over the remainder of Pacaltsdorp Erf 325 in terms of Section 24(1)(f)(v) of the Land Use Planning Bylaw for George Municipality, 2023.

5.5. George Integrated Zoning Scheme By Law (2023)

The Municipality must impose development parameters for the proposed structures on the property used for a 'utility service'.

6. CIVIL INFRASTRUCTURE SERVICES

SMEC South Africa (Pty) Ltd has been appointed by George Municipality for the upgrading of the Thembaletu No. 6 Sewer Pump Station. They have compiled a detailed design report (attached as **ANNEXURE I**). The report addresses the impact the proposed upgrade of the Thembaletu No. 6 Sewer Pump Station will have on municipal services. A summary of the services, addresses, and effects is outlined below:

6.1. Sewer Services

The pump station is being upgraded to accommodate projected flows of **238 l/s over the next 20 years**. Provision is being made for future expansion to an **ultimate capacity of 400 l/s**. The design includes new inlet works, screening facilities, grit removal, pumping equipment and associated infrastructure. The design specifically makes provision for future expansion of the pump station.

6.2. Water Services

Potable water will be required for washer-compactors and cleaning operations. Estimated water consumption is approximately **283 m³/month**.

7. ELECTRICAL SERVICES

The existing electrical rooms were designed with future expansion in mind. There is provision for an alternative 11kV source and future ring-feed arrangements. Space exists for an additional transformer and future electrical expansion. Existing generator, MCC and control infrastructure are described in detail.

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTSDORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

SECTION C :

CONTEXTUAL INFORMANTS

8. LOCALITY

(Plan 1: Locality Plan)

The Remainder of Pacaltsdorp Erf 325 surrounds Pacaltsdorp, and is north and east of Sea View and Andersonville, and surrounds the majority of New Dawn Park. Portion 16 of Farm Sandkraal No. 197 is located south-east of the southernmost extent of Thembaletu. It adjoins the easternmost portion of the Remainder of Pacaltsdorp Erf 325. Portion 62 of Farm Sandkraal No. 197 is situated directly north of Portion 16 and borders Thembaletu to the east.

The centre of the application area is located at **34°1'15.88"S** and **22°29'25.06"E**.

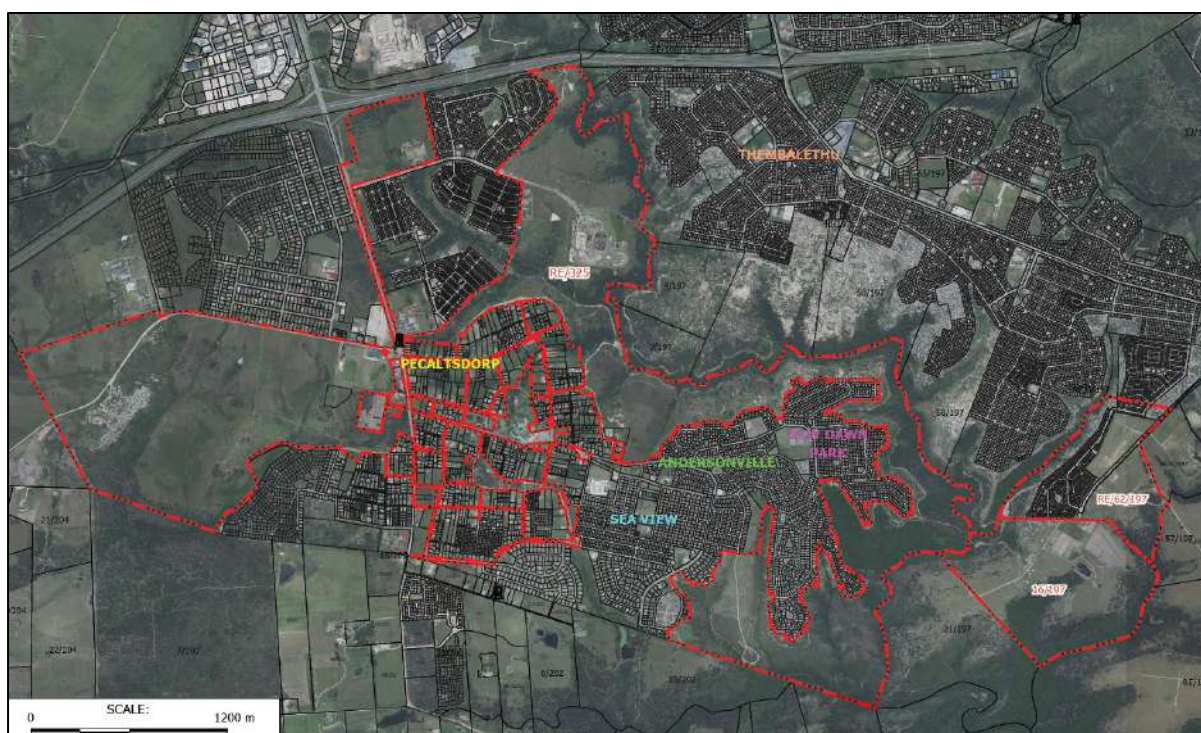


FIGURE 10: LOCALITY

9. CURRENT LAND USE AND ZONING

9.1. Land Use

An existing pump station is already located on the portion of land that is currently being developed. The proposal is to upgrade the existing Thembaletu No. 6 Sewer Pump Station, and to incorporate servitudes to accommodate the Utility services on the application area.

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTSDORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING



FIGURE 11: UPGRADING OF THE THEMBALETHU NO. 6 SEWER PUMP STATION

9.2. Zoning

The Remainder of Pacaltsdorp Erf 325 is zoned "Undetermined Use", Portion 16 of Farm Sandkraal No. 197 is currently zoned "Agricultural Zone I", Portion 62 of Farm Sandkraal No. 197 is zoned "Subdivisional Area" in terms of the George Integrated Zoning Scheme By-law (2023).

10. CHARACTER OF THE AREA

The application area is situated between the residential and informal settlement areas of Thembaletu and New Dawn and is located in close proximity to the established residential neighbourhoods of Andersonville, Sea View, and Pacaltsdorp. The surrounding area exhibits a diverse land use character comprising residential development, informal residential settlements, agricultural land, rural residential properties, public open spaces, vacant land, and properties zoned "Undetermined".

The area is therefore characterised by a mix of urban, and rural land uses, reflecting its function as a transitional area between established urban development and agricultural land. In addition, the area contains existing municipal engineering infrastructure and service corridors that support the surrounding communities and facilitate the provision of essential services.

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTS DORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING



FIGURE 12: EXTRACT - LAND USE PLAN

The proposed upgrading of the Thembaletu No. 6 Sewer Pump Station and associated infrastructure is consistent with the existing character and function of the area. Municipal utility infrastructure is an essential component of any urban environment and is necessary to support the surrounding residential communities and future development. The proposal does not introduce a land use that is foreign or incompatible with the surrounding area, but rather formalises and upgrades infrastructure that serves the broader community.

Furthermore, the proposed utility use will occupy a relatively limited area and will not alter the overall character of the surrounding properties. The proposed servitudes largely follow existing access routes and infrastructure alignments, thereby minimising additional disturbance to the area. The development will therefore complement the existing pattern of land uses while strengthening the municipal services network that supports the surrounding residential communities.

11. EXISTING POLICY FRAMEWORKS

11.1. Western Cape Provincial Spatial Development Framework

The Western Cape Provincial SDF was approved in 2014 by the Western Cape Parliament and serves as a strategic spatial planning tool that “communicates the provinces spatial planning agenda”.

The PSDF sets out a policy framework within which the Western Cape Government will carry out its spatial planning responsibilities. Each of the three spatial themes contributes to the achievement of the Western Capes strategic objectives. These policies are categorised in three themes, namely:

- **Resources:** Sustainable use of spatial assets and resources
- **Space Economy:** Opening up opportunities in the Space Economy
- **Settlement:** Developing Integrated and sustainable settlements.

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTSDORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

The Western Cape's agenda for spatial transformation and improved efficiencies in the use of natural resources are closely linked. The PSDF states that the paradigm that economic growth implies the on-going depletion of the Province's natural capital needs to be broken. This is the rationale for the PSDF embracing a transition to a Green Economy. The so-called 'decoupling' of economic growth strived for, requires reductions/substitutions and/or replacements in the use of limited resources, while avoiding negative environmental impacts. The table below contains a summary of the key transitions promoted in the PSDF:

PSDF THEME	FROM	TO
RESOURCES	Mainly curative interventions	More preventative interventions
	Resource consumptive living	Sustainable living technologies
	Reactive protection of natural, scenic and agricultural resources	Proactive management of resources as social, economic and environmental assets
SPACE-ECONOMY	Fragmented planning and management of economic infrastructure	Spatially aligned infrastructure planning, prioritisation and investment
	Limited economic opportunities	Variety of livelihood and income opportunities
	Unbalanced rural and urban space economies	Balanced urban and rural space economies built around green and information technologies
SETTLEMENT	Suburban approaches to settlement	Urban approaches to settlement
	Emphasis on 'greenfields' development and low density sprawl	Emphasis on 'brownfields' development
	Low density sprawl	Increased densities in appropriate locations aligned with resources and space-economy
	Segregated land use activities	Integration of complementary land uses
	Car dependent neighbourhoods and private mobility focus	Public transport orientation and walkable neighbourhoods
	Poor quality public spaces	High quality public spaces
	Fragmented, isolated and inefficient community facilities	Integrated, clustered and well located community facilities
	Focus on private property rights and developer led growth	Balancing private and public property rights and increased public direction on growth
	Exclusionary land markets and top-down delivery	Inclusionary land markets and partnerships with beneficiaries in delivery
	Limited tenure options and standardised housing types	Diverse tenure options and wider range of housing typologies
	Delivering finished houses through large contracts and public finance and with standard levels of service	Progressive housing improvements and incremental development through public, private and community finance with differentiated levels of service

FIGURE 13: KEY TRANSITIONS FOR THE PSDF

The recent shift in legislative and policy frameworks has clearly outlined the roles and responsibilities of provincial and municipal spatial planning and should be integrated towards the overall spatial structuring plan for the province to create and preserve the resources of the province more effectively through sustainable urban environments for future generations. This shift in spatial planning meant that provincial inputs are in general, limited to provincial-scale planning.

The proposed development complements the SDF's spatial goals that aim to take the Western Cape on a path towards:

- (i) Greater productivity, competitiveness and opportunities within the spatial economy;
- (ii) More inclusive development and strengthening the economy in rural areas;
- (iii) Strengthening resilience and sustainable development.

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTS DORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

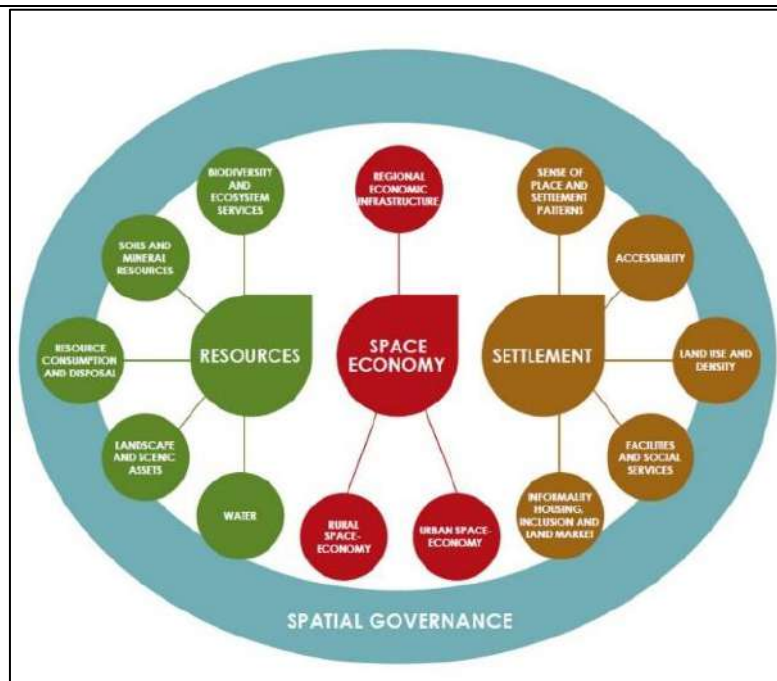


FIGURE 14: POLICIES APPLICABLE TO THE PROPOSED DEVELOPMENT

It is important to note some of the key policies laid down by the Western Cape PSDF have a bearing on this application.

POLICY E1: USE REGIONAL INFRASTRUCTURE INVESTMENT TO LEVERAGE ECONOMIC GROWTH

POLICY STATEMENT	DEVELOPMENT'S RESPONSE
6. <u>Prioritise</u> developing the required bulk infrastructure capacity to <u>serve the connection and compaction of existing human settlements</u> , over developing bulk infrastructure to serve the outward growth of settlements	<i>Entails the upgrading and expansion of existing municipal sewer infrastructure required to serve the established settlement of Thembaletu, rather than facilitating the outward expansion of urban development.</i>

POLICY E2: DIVERSIFY AND STRENGTHEN THE RURAL ECONOMY

POLICY STATEMENT	DEVELOPMENT'S RESPONSE
4. Compatible and sustainable rural activities (i.e. activities that are <u>appropriate in a rural context</u> , <u>generate positive socioeconomic returns</u> , and <u>do not compromise the environment</u> or ability of the municipality to deliver on its mandate) and of an appropriate scale and form <u>can</u>	<i>Essential municipal infrastructure required to support existing and future communities within Thembaletu and the greater George area and is therefore an appropriate land use within its rural setting.</i>

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTS DORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

be accommodated outside the urban edge
(except in bona fide wilderness areas)

POLICY E3: ENSURE COMPACT, BALANCED & STRATEGICALLY ALIGNED ACTIVITIES & LAND USES

POLICY STATEMENT	DEVELOPMENT'S RESPONSE
1. Priority to be given to building the national competitive advantages and innovation of the Western Cape's established and emerging regional economic centres through appropriate infrastructure, facility, amenity, and social service investment (i.e. <u>public and non-motorised transport, tertiary education, health, public open spaces, gap and rental housing</u> , etc.) to <u>support the knowledge economy</u> . Human settlement planning to respond appropriately to the specialist requirements of these centre's skills base.	• <i>Investment in essential municipal engineering infrastructure.</i> • <i>Adequate sewer infrastructure is a prerequisite for economic growth, residential development, and service delivery within Thembaletu and the greater George area.</i>
2. Whilst public investment in the built environment to be spatially targeted to complement <u>new regional economic infrastructure investments</u> (in the dominant and emerging regional growth centres as identified), it will also be made available <u>to any settlement that makes a business case for delivering on the Provincial Strategic Objectives</u> . In this regard the Growth Potential Study (GPS) to be used as a tool to inform spatial investment decisions.	<i>The proposal contributes to several Provincial Strategic Objectives, particularly:</i> • <i>Green Cape (efficient delivery of basic services);</i> • <i>Living Cape (healthy and safe living environments);</i> • <i>Connecting Cape (supporting integrated communities through service delivery); and</i> • <i>Leading Cape (effective infrastructure management).</i>
3. Transversal spatial governance systems and structures (see 3.1) to be applied at regional or district levels to determine integrated public investment programmes (i.e. housing, transport, bulk infrastructure), and these premised on applying the PSDF's spatial principles. The long term land requirements in settlements for education and health facilities to be accommodated in these integrated plans.	<i>The proposal represents the implementation of bulk municipal sewer infrastructure and is therefore directly aligned with this policy objective.</i>

POLICY S2: IMPROVE INTER AND INTRAREGIONAL ACCESSIBILITY

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTSDORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

POLICY STATEMENT	DEVELOPMENT'S RESPONSE
1. Built environment investment programmes to focus on compacting and connecting urban development (especially along public transport routes) and clustering public facilities along these connections.	<i>The application includes the formalisation of access to the pump station through the creation of servitudes, ensuring long-term accessibility for municipal operations and maintenance.</i>

POLICY S3: PROMOTE COMPACT, MIXED USE AND INTEGRATED SETTLEMENTS

POLICY STATEMENT	DEVELOPMENT'S RESPONSE
6. Continue to deliver public investment to meet basic needs in all settlements, with ward level priorities informed by the Department of Social Development's human development indices.	<i>The proposal directly supports the provision of a basic municipal service.</i> <i>Reliable sanitation infrastructure is fundamental to meeting basic needs and improving living conditions within Thembaletu.</i>

POLICY S4: BALANCE AND COORDINATE THE DELIVERY OF FACILITIES AND SOCIAL SERVICES

POLICY STATEMENT	DEVELOPMENT'S RESPONSE
1. Balance sustainable service delivery and equitable access to education and health services.	<i>Although not a health or education facility, the proposal supports public health through improved sanitation infrastructure and contributes to equitable access to essential municipal services.</i>
2. Apply the principles of space utilisation efficiency, multi-functionality and clustering to all facility provision projects.	<i>The proposal makes efficient use of land through the consolidation of properties, utilisation of an existing access route, and the upgrading of existing infrastructure corridors.</i>

Planning Implication:

The Western Cape Spatial Development framework has a strong emphasis on revitalising urban spaces, creating an urban living environment which is more convenient, efficient and aesthetically pleasing to residents without impacting the character of the surrounding area and the surrounding property owners' rights.

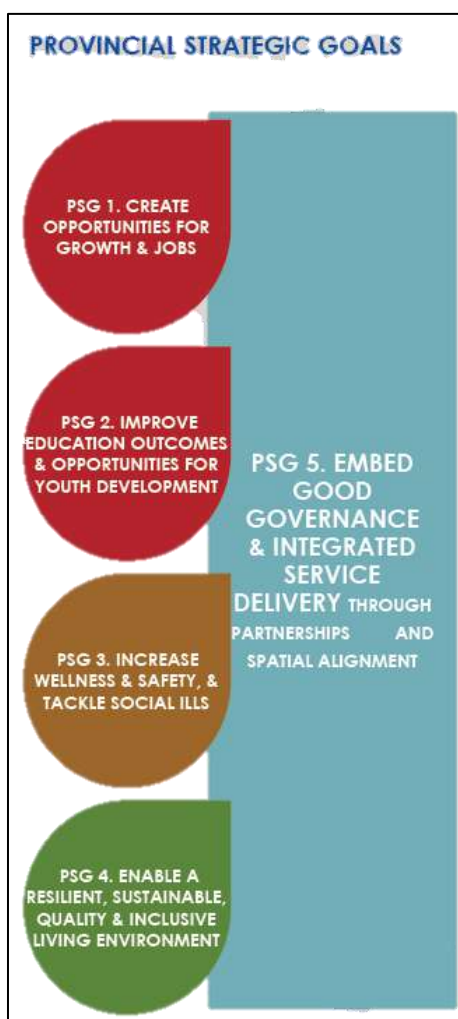
The application area is situated outside the urban edge, and is suitable for the development of service infrastructure. The proposal will not have any negative effect on any of the surrounding landowners in the area or any member of the public, nor will it negatively impact any of the surrounding property owners' rights.

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTS DORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

The proposal is in line with the provisions of this spatial document and is consistent with the strategic objectives and policies E1(6), E2(4), E3(1), (2) and (3), S2(1), S3(6) and S4(1) and (2), as set out by the Western Cape Spatial Development Framework. Therefore, the proposal complies with policies and strategic objectives as set out by the Western Cape Spatial Development Framework.

11.2. Western Cape Government Provincial Strategic Plan (2019–2024)

The Western Cape Government Provincial Strategic Plan (2019-2024) sets out the Western Cape Government's (WCG) vision and strategic priorities. Below is a summary of the strategic goals set out as well as the proposal's compliance herewith.



PROPOSAL'S RESPONSE	
	<i>PSG 1</i> ▪ <i>This Thembaletu No. 6 Sewer Pump Station will employ and create opportunities for skilled and unskilled staff.</i> ▪ <i>During the construction phase, employment opportunities will be generated through the appointment of contractors, subcontractors, and labourers required for the</i>

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTS DORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

<i>construction of the pump station, associated pipelines, access infrastructure, and related engineering works.</i> ▪ <i>In addition, the procurement of construction materials and services will contribute to local economic activity.</i> ▪ <i>The proposal will support economic growth by increasing the capacity, reliability, and efficiency of the municipal sewer network. Adequate engineering infrastructure is a prerequisite for future residential, commercial, and industrial development, and the upgrading of sewer services will enable and support future investment within Thembaletu and the greater George area.</i>
<i>PSG 2</i> ▪ <i>The proposal contributes indirectly to youth development and improved educational outcomes by supporting a healthier, more sustainable, and better-served community.</i>
<i>PSG 3</i> ▪ <i>Thembaletu No. 6 Sewer Pump Station will have a positive influence on community wellness and safety through the upgrading and expansion of essential sanitation infrastructure.</i> ▪ <i>Reliable sewer services are fundamental to maintaining public health, preventing environmental contamination, and reducing the risk of waterborne diseases and other health hazards associated with inadequate sanitation systems.</i> ▪ <i>The proposal will improve the capacity and reliability of the municipal sewer network, thereby reducing the likelihood of sewer overflows, infrastructure failures, and associated environmental and health risks.</i> ▪ <i>Improved sanitation services contribute directly to healthier living environments and enhance the overall well-being of surrounding communities.</i> ▪ <i>During the construction phase, temporary employment opportunities may be created for local residents, while the long-term improvement of municipal infrastructure will support future development and investment within the area.</i>
<i>PSG 4</i> ▪ <i>Thembaletu No. 6 Sewer Pump Station will contribute towards a more resilient, sustainable, quality, and inclusive living environment through the provision of essential municipal infrastructure required to support existing communities and future growth within Thembaletu and the greater George area.</i> ▪ <i>The proposal will improve the capacity, efficiency, and reliability of the municipal sewer network, thereby enhancing the resilience of the area's engineering services infrastructure.</i> ▪ <i>The proposal further promotes sustainability by supporting the efficient functioning of municipal services and enabling future urban development to occur in a planned and serviced manner.</i>

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTS DORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

PSG 5

- *The proposal forms part of George Municipality's ongoing investment in essential engineering infrastructure aimed at improving service delivery and accommodating current and future growth within Thembaletu and the greater George area.*
- *The proposed subdivision, rezoning, consolidation, and servitude registrations ensure that the necessary land use rights are secured to facilitate the long-term operation and maintenance of critical sewer infrastructure.*
- *The proposal therefore promotes good governance by ensuring that infrastructure development is planned, coordinated, legally compliant, and aligned with the long-term service delivery needs of the municipality and its residents.*

11.3. Garden Route District Municipality Spatial Development Framework (2025)

The Department of Land Reform and Rural Development (DLRRD) appointed Plan Associates Development Planners to review the Spatial Development Framework (SDF) of the Garden Route District Municipality (GRDM). The review aims to ensure that the SDF is aligned with the Municipality's Integrated Development Plan (IDP), complies with the requirements of the Municipal Systems Act (MSA) and the Spatial Planning and Land Use Management Act (SPLUMA), and provides a coherent framework to guide future spatial development. The review process is expected to be completed within a twelve-month period.

SPLUMA requires all spheres of government (national, provincial, and municipal) to prepare and coordinate Spatial Development Frameworks that are informed by long-term development goals and spatial planning principles. Municipal SDFs must form part of the IDP process, provide the spatial expression of municipal development objectives, and guide land use management, development decision-making, and infrastructure investment. The SDF also serves as a key tool for directing municipal budgeting and capital expenditure to support sustainable and coordinated spatial development.

The reviewed Garden Route District Municipality Spatial Development Framework (SDF) seeks to address the district's key spatial, environmental, and socio-economic challenges while providing guidance for managing current development pressures and future growth. As a strategic planning tool, the District SDF serves as a link between provincial and local spatial planning frameworks, ensuring that local municipal SDFs are aligned with regional infrastructure strategies and that development is coordinated across municipal boundaries to promote integrated and sustainable spatial development throughout the district.

More specifically, the SDF of the GRDM will aim towards achieving the following objectives:

- ❖ Providing a spatial representation of the land development policies, strategies and objectives of the district in the context of local, provincial and national directives;
- ❖ Coordinating and integrating the spatial expression of the sectoral plans of the local and/or provincial sector departments;

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTSORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

- ❖ Addressing inefficient, impoverished and scattered land use patterns where the poor is generally located far away from places of socio-economic opportunities;
- ❖ Indicate the desired and intended pattern of land use development in the urban and rural parts of the district, including the delineation of areas in which development in general or development of a particular type would not be appropriate;
- ❖ Managing the conflicting demand between agriculture, forestry, urban expansion and biodiversity conservation areas;
- ❖ Providing mechanisms for the establishment of a functional relationship between urban and rural areas – both spatially and economically;
- ❖ Identifying priority investment areas in urban and rural parts of the municipality;
- ❖ Focusing on defining the economic footprint of the municipality and formulating strategies on how this can be enhanced in a sustainable manner;
- ❖ Coordination and alignment of the District SDF with the Provincial SDF's, neighbouring municipal SDFs, and any other regional plans applicable;
- ❖ Channel public and private investment into priority areas and align the capital investment programs of the municipality and different government departments into these areas in pursuit of the five SPLUMA principles;
- ❖ Link all of the above to the Municipal Budget via the GRDM Integrated Development Plan (IDP).

The Garden Route Spatial Vision:

"Garden Route the leading, enabling and inclusive district, characterised by equitable, sustainable development, high quality of life and equal opportunities for all"

Garden Route District Municipality Objectives:

- ❖ **Conserve Natural Resources and Biodiversity:** Protect high-biodiversity areas and productive agricultural land that underpin agriculture and tourism in the region.
- ❖ **Consolidate Urban and Rural Development:** Concentrate growth in key urban and rural nodes to improve spatial efficiency, service delivery, and economic development.
- ❖ **Maintain Public Spaces and Infrastructure:** Ensure proper upkeep and management of infrastructure and public spaces to support efficient, resilient, and equitable spatial development.
- ❖ **Enhance Regional Connectivity:** Improve road and rail networks linking key nodes and surrounding regions to strengthen access, mobility, and trade.

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTS DORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

- ❖ **Support SMME Development & Agricultural Growth:** Promote SMMEs and strengthen agriculture and agri-processing to create jobs, improve food security, and stimulate local economic growth.
- ❖ **Maximise Tourism Potential:** Develop and integrate tourism assets to attract visitors and support broader regional tourism networks and local economies.
- ❖ **Promote Sustainable Infrastructure and Technology:** Encourage energy-efficient and environmentally sustainable infrastructure to reduce environmental impact and improve long-term resilience.

Planning Implication:

The reviewed Garden Route District Municipality Spatial Development Framework (SDF) seeks to address the district's key spatial, environmental, and socio-economic challenges while providing guidance for managing current development pressures and future growth.

The proposal has positive planning implications as it facilitates the provision of essential municipal engineering infrastructure required to support existing and future development within Thembaletu and the greater George area. By increasing the capacity, reliability, and resilience of the municipal sewer network, the development will contribute to improved service delivery, public health, and environmental protection. The proposal further supports sustainable urban development by strengthening infrastructure within an existing service catchment area rather than promoting outward urban expansion.

By upgrading the sewer network, the development promotes sustainable and resilient infrastructure, improves service delivery within an existing urban area, and supports the consolidation of growth within established settlements. The proposal will contribute to public health, environmental protection, and long-term economic development by ensuring adequate engineering services are available to support future investment and development. Furthermore, by utilising existing infrastructure corridors and access routes, the proposal minimises environmental impacts while supporting the efficient functioning of the municipality and the broader regional economy.

11.4. George Municipal Spatial Development Framework (2023)

The Municipal Spatial Development Framework 2023, for the period May 2023 to May 2027, is now deemed the adopted policy, which guides spatial growth and development in George. The MSDF provides clarity with respect to the manner in which land-use, development, and investment will be supported to build a spatial form which facilitates the vision and strategic objectives of the Municipality.

The George MSDF plays a leading role in the broader municipal planning system. The MSDF is the spatial expression of the IDP while at the same time, the MSDF couches the IDP within a long-term spatial vision for the municipal area that seeks to implement the vision, principles and policy directives set out in national and provincial legislation, strategies, policies and plans. Therefore, decisions made by sectors, spheres and entities of the public

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTSORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

sector should be consistent with and work towards realising the vision, spatial strategies and plan set out in the MSDF.

George Municipality's vision, as encapsulated in its 2022 – 2027 Integrated Development Plan (IDP), is to be "a city for a sustainable future". To this end, the following 5 Strategic goals are identified within the George SDF:

- ✚ Develop and grow George;
- ✚ Safe, clean and green;
- ✚ Affordable quality services;
- ✚ Good governance and human capital; and
- ✚ Ensure good governance and human capital in George.

The primary levers for achieving SPLUMA principles include:

- Growth management – compact urban form
- Settlement restructuring – integrated human settlements
- Public transport and supporting road infrastructure
- Adequate bulk services (water and sanitation)
- Understanding the space economy and supporting economic growth
- Sustainable public finances

The vision and mission for George Municipality is: **A City for a Sustainable Future**

4.5.1 Theme A: Infrastructure

A. Prioritize infrastructure which yields best cost-benefit ratio, from a social and economic perspective and facilitates the spatial concept (10year horizon).

Resources are finite and must be allocated to areas where it will have the greatest positive impact of the greatest number of people. Future investment should be in areas with high growth potential and promote densification, infill, and brownfield development, with accessible basic services in rural nodes. Manage the growth of settlements in George to ensure the optimum and efficient use of existing infrastructure and resources and in turn secure the municipality's fiscal sustainability and resilience.

What? - principle	What? - spatially	
Policies	SDF Proposals in achieving the Theme	Link to proposal
A1: Maintain, improve, and expand basic engineering services (Water, Sewer, electricity,	A1: PG a: Facilitate current and future (10year) growth absorption (residential and socio-economic) on local area level, with associated timeframes and services apacityand availability enhancement, and bulk, link, and	The proposal aligns with this guideline by ensuring that bulk sewer infrastructure capacity is available to accommodate existing development needs and future growth in a planned and sustainable manner.

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTSORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

stormwater and refuse removal)	network implementation programs to be synchronized.	
	A1: PG b: Promote service provision to support densification and infill (residential, social, and economic).	Although the application does not propose residential development itself, the improved sewer infrastructure supports the efficient utilisation of existing urban areas by ensuring that established communities can be adequately serviced.

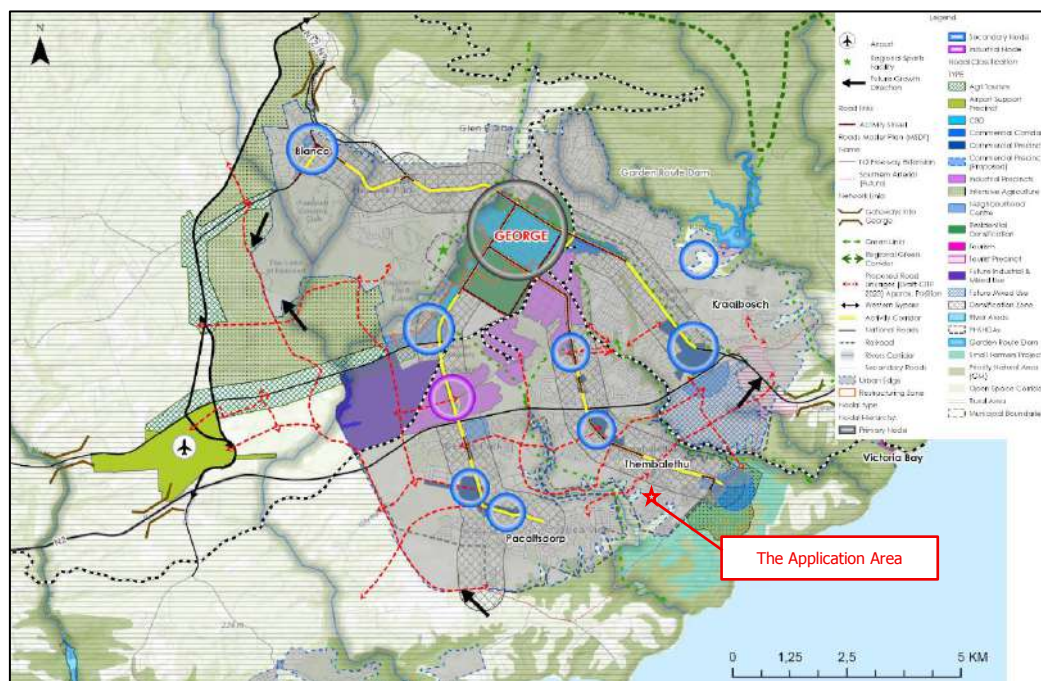


FIGURE 15: EXTRACT GEORGE SDF 2023

Planning Implication:

The proposal is consistent with the George MSDF 2023/27, which identifies reliable infrastructure and service delivery as fundamental components of sustainable development and the Municipality's Smart City vision. The proposed Thembalethu No. 6 Sewer Pump Station will contribute towards the Municipality's strategic objective of providing affordable quality services by improving the capacity, efficiency, and resilience of the municipal sewer network.

Furthermore, the development supports infrastructure growth planning and investment within an existing urban service catchment area, thereby promoting sustainable urban development, improved public health, and long-term service delivery to existing and future communities.

11.5. Thembaletu Precinct Plan (2016)

The purpose of the report is to assess the current state of the Thembaletu Urban Upgrade Precinct, located within the George Local Municipality, and to identify the key issues affecting the area. It serves as a basis for the preparation of an Urban Upgrade Plan aimed at addressing spatial challenges within the precinct. In doing so, the report considers relevant national, provincial, district, and local municipal policies, and examines issues relating to the biophysical environment, the built environment, the local economy, and the resident population.

Planning Implication:

The Thembaletu Precinct Plan identifies substantial population growth within Thembaletu, with the population increasing by approximately 31.6% between 2001 and 2011. The report further acknowledges the need for additional infrastructure and services to accommodate existing and future residents. The proposed upgrading of the Thembaletu No. 6 Sewer Pump Station directly supports this objective by increasing the capacity, reliability, and long-term sustainability of the municipal sewer network required to serve the growing population of Thembaletu and surrounding areas.

The proposal supports the Precinct Plan's broader objective of improving community well-being and public health. By enhancing sewer infrastructure and reducing the risk of sewer failures, overflows, and environmental contamination, the development contributes towards creating healthier and more sustainable living environments for residents of Thembaletu.

11.6. George Integrated Development Plan (2022 / 2027)

The IDP's focus on faster job creation and economic growth is essential, given the challenges faced by the George economy. The IDP is a crucial planning and management tool for municipalities as it informs the budget and prioritises projects based on the needs of the communities. The IDP of George Municipality is particularly significant as it will guide the governance term of the Council of George, which took office in November 2021.

It must be emphasised that the City's commitment to providing reliable and high-quality basic services is unwavering. This commitment provides the necessary foundation for the City to function and prosper. The IDP's objectives and aligned budgetary provisions will ensure that public resources are channelled to programs and projects that deliver the most benefit to the public equitably.

According to the George IDP, the Mission of the George Municipality is to deliver affordable quality service; development and grow George, keep George clean, safe and green; ensure good governance and human capital in George and to participate in George. This mission includes the strategic goals of the IDP as shown in the figure below:

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTSORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING



FIGURE 16: GEORGE IDP 2023- 2027 – MISSION & GOALS

The proposed development on the application area is in keeping with the Strategic goals 1, 2, 3, 4 & 5. The application area is located in **Ward 21** of George Municipality, outside the demarcated urban edge.

Planning Implication:

Many of the priorities set out for ward 21 is focused on basic infrastructure services. Though there is no specific reference made to sewer pump station upgrading, it is classified as a basic service provision.

The proposed development is aligned with the strategic objectives of the George Integrated Development Plan (IDP) (2022/2027), particularly the Municipality's commitment to providing reliable, affordable, and quality basic services. The proposed Thembaletu No. 6 Sewer Pump Station represents investment in essential municipal infrastructure that will improve the capacity, reliability, and sustainability of the sewer network serving Thembaletu and surrounding areas. By strengthening bulk infrastructure, the proposal supports the Municipality's objective to "develop and grow George" by ensuring that adequate services are available to accommodate existing and future development needs.

The proposal further supports the IDP's objective of keeping George "safe, clean and green" by reducing the risk of sewer failures, overflows, and associated environmental and public health impacts. The provision of effective sanitation infrastructure contributes towards healthier living environments and improved quality of life for surrounding communities.

In addition, the proposal aligns with the IDP objective of good governance and effective service delivery by formalising the land use rights, access arrangements, and servitudes required for the long-term operation and maintenance of municipal infrastructure. Although located outside the urban edge, the development is directly linked to servicing an established settlement area and supports efficient infrastructure-led development rather than uncontrolled expansion.

SECTION D :

MOTIVATION

12. ASSESSMENT OF APPLICATIONS

12.1. Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

The Spatial Planning and Land Use Management Act (SPLUMA) came into effect on 1 September 2014. One of the main objectives of this act is to provide a framework for spatial planning and land use management to address past spatial and regulatory imbalances.

Section 42 of SPLUMA prescribe certain aspects that have to be taken into consideration when deciding on an application. These are:

- (1). development principles set out in Chapter 2 of SPLUMA
- (2). protect and promote the sustainable use of agricultural land
- (3). national and provincial government policies
- (4). the municipal spatial development framework; and take into account—
 - (i) the public interest;
 - (ii) the constitutional transformation imperatives and the related duties of the State;
 - (iii) the facts and circumstances relevant to the application;
 - (iv) the respective rights and obligations of all those affected;
 - (iv) the state and impact of engineering services, social infrastructure and open space requirements; and
 - (v) any factors that may be prescribed, including timeframes for making decisions.

12.2. Land Use Planning Bylaw for George Municipality, 2023

George Municipality adopted its new Land Use Planning By-law and it came into effect on 21 April 2023. All land use applications are now being processed and assessed in terms of this by-law. This by-law states that the following aspects will be considered when the decision are made:

Criteria	Reference in Report
The impact of the proposed land development on municipal engineering services .	Par.6 & Par. 7
The integrated development plan , including the municipal spatial development framework.	Par.11.6

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTSDORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

Criteria	Reference in Report
The applicable spatial development frameworks adopted by the Municipality.	Par. 11.4
The applicable structure plans .	Par. 11.5
The applicable policies of the Municipality that guide decision-making .	Par. 12.2
The provincial spatial development framework .	Par. 11.1
Where applicable, a regional spatial development framework contemplated in section 18 of the Spatial Planning and Land Use Management Act or provincial regional spatial development framework.	Par. 11.3
The policies, principles and the planning and development norms and criteria set by the national and provincial government.	Par.12.1
The matters referred to in Section 42 of the Spatial Planning and Land Use Management Act. Principles referred to in Chapter VI (6) of the Western Cape Land Use Planning Act .	Par.26
Applicable provisions of the zoning scheme .	Par. 5
any restrictive condition applicable to the land concerned	n/a

13. CONSISTENCY WITH SPATIAL PLANNING POLICIES

As described in **Par.11** of this report, the proposal is consistent with the relevant spatial planning policies. The proposal is consistent with the relevant spatial planning policies for the following reasons:

- (i) The proposal aligns with the Western Cape SDF by supporting infrastructure-led development, efficient service delivery, and the creation of sustainable living environments. The proposed sewer pump station is an appropriate use outside the urban edge as it provides essential municipal infrastructure required to support existing communities without negatively impacting surrounding landowners, property rights, or the character of the area.
- (ii) The development is consistent with the SDF strategic objectives and policies relating to economic growth, infrastructure investment, accessibility, sustainable settlements, and public service delivery. The proposal will improve municipal service capacity while limiting environmental and visual impacts through the use of existing infrastructure corridors and access routes.
- (iii) The proposal supports economic growth and development by creating temporary employment opportunities during construction and enabling future investment through improved sewer infrastructure capacity. The upgraded infrastructure will support existing and future development within Thembaletu and the greater George area.
- (iv) The proposal contributes towards improved community well-being, safety, and sustainable development by enhancing sanitation services, reducing environmental and health risks,

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTS DORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

and promoting resilient and inclusive communities. The formalisation of land use rights, access, and servitudes further supports good governance and effective service delivery.

- (v) The proposal supports the District SDF objectives by providing essential municipal infrastructure that strengthens existing settlements, improves service delivery, and supports sustainable growth. The upgrading of the sewer network promotes resilient infrastructure, public health, and environmental protection.
- (vi) The proposal contributes towards efficient spatial development by improving infrastructure within an existing service catchment area rather than facilitating outward expansion. The use of existing infrastructure corridors and access routes assists in reducing environmental impacts while supporting long-term economic and community development.
- (vii) The proposal aligns with the George MSDF's focus on reliable infrastructure and quality service delivery by improving the capacity, efficiency, and resilience of the municipal sewer network. The development supports the Municipality's Smart City vision and objective of providing sustainable infrastructure.
- (viii) The proposal supports infrastructure growth planning by ensuring that bulk services are available to accommodate existing and future development demands. It promotes sustainable urban development, improved public health, and efficient use of municipal resources.
- (ix) The proposal responds to the Precinct Plan's recognition of population growth and the need for additional infrastructure and services to support existing and future residents. The upgrading of the sewer pump station will increase capacity and reliability to accommodate the growing community.
- (x) The development supports improved living conditions and community well-being by reducing risks associated with inadequate sanitation infrastructure, including sewer failures, environmental contamination, and public health impacts.
- (xi) The proposal supports the IDP's strategic objective of providing affordable quality services by investing in essential sewer infrastructure that improves service delivery, reliability, and sustainability within Thembaletu and surrounding areas.
- (xii) The proposal contributes to the IDP objectives of developing and growing George, maintaining a safe and clean environment, and ensuring good governance by securing the necessary land use rights, access arrangements, and infrastructure required for long-term municipal service delivery.

14. IMPACT ON MUNICIPAL INFRASTRUCTURE SERVICES

As described in **Par. 6 & Par. 7** of this report, the proposed development will have a positive impact on municipal infrastructure services by upgrading and strengthening the existing Thembaletu No. 6 Sewer Pump Station and associated infrastructure.

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTS DORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

15. ACCESSIBILITY OF THE APPLICATION AREA

Access to the proposed utility erf will be obtained directly off of the existing road network of the residential neighbourhood to the east of the Thembaletu No. 6 Sewer Pump Station. In addition, a 14 m-wide right-of-way servitude is proposed over Portion 16 of Farm Sandkraal No. 197, from the southern end of Jonga Street towards the existing steel bridge, to secure permanent access to the pipelines and associated sewer infrastructure. The proposed access arrangement will ensure that the facility remains accessible for construction, operation, maintenance, emergency response, and future upgrades to the municipal sewer network.

16. NO IMPACT ON THE CHARACTER OF THE SURROUNDING AREA

As described in **Par 10** of this report, the proposed development is not anticipated to have a negative impact on the character of the surrounding area. The application area is situated within a mixed urban environment, comprising residential areas, informal settlements, agricultural land, vacant land, and existing municipal infrastructure.

The upgrading of the Thembaletu No. 6 Sewer Pump Station represents an extension and improvement of an existing municipal service function and is therefore compatible with the established character and land use pattern of the area. The proposal will not introduce an incompatible land use, but rather formalise and strengthen the essential infrastructure required to support the surrounding communities.

17. NO IMPACT ON EXISTING RIGHTS

The proposed Thembaletu No. 6 Sewer Pump Station development will not impact on any existing development rights, and will not prevent any surrounding landowner from exercising their existing land use rights.

18. SUBDIVISION OF AGRICULTURAL LAND ACT (ACT 70 OF 1970)

Portion 16 of the Farm Sandkraal No 197 is still zoned "Agriculture Zone I", and it was earmarked for Agricultural purposes in the former George and Environs Guide Plan. For this reason, it might be that an additional application for Subdivision of Agricultural Land in terms of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) must be submitted to the National Department of Agriculture. If this is confirmed to be the case, an application will be made in terms of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970).

19. HERITAGE WESTERN CAPE

The proposed upgrading of the Thembaletu No. 6 Sewer Pump Station will require approval from Heritage Western Cape and the submission of a Notification of Intent to Develop (NID), as required in terms of Section 38(8) of the National Heritage Resources Act, 1999 (Act 25 of 1999). A Heritage specialist has been appointed to submit an NID for the proposed application.

20. INSIGNIFICANT VISUAL IMPACT ASSESSMENT

The proposed Thembaletu No. 6 Sewer Pump Station is located within a valley-bottom area characterised by undulating topography, surrounding hills, and dense indigenous vegetation. Owing to the site's position at a lower elevation than the surrounding terrain, the proposed development is naturally screened from most surrounding properties and public vantage points.

The topographical conditions of the area significantly limit views towards the proposed pump station. The surrounding hills and ridgelines create a natural visual buffer, while the existing vegetation further obscures the site from the surrounding area. As a result, the proposed pump station will have a limited visual presence within the broader landscape and is unlikely to detract from the visual character of the area.



FIGURE 17: VIEW TO THE SURROUNDING AREAS.

Based on site observations, the only surrounding land uses that may have direct views of the proposed Thembaletu No. 6 Sewer Pump Station are the informal residential structures located to the south-west of the application area. Given the scale and nature of the proposed utility infrastructure, together with the natural screening provided by the surrounding environment, the visual impact of the development is expected to be low. The informal residential area is also situated relatively high in relation to the proposed pump station, ensuring no views are obscured.

The proposal, therefore, does not result in any significant visual intrusion and is considered compatible with the existing landscape character of the area. Furthermore, as the development comprises essential municipal infrastructure, any limited visual impact is outweighed by the broader public benefit associated with the upgrading and expansion of the municipal sewer network.

21. ESSENTIAL MUNICIPAL INFRASTRUCTURE AND PUBLIC BENEFIT

The proposed upgrading of the Thembaletu No. 6 Sewer Pump Station constitutes essential municipal infrastructure that is required to ensure the continued provision of reliable sanitation services to the residents of Thembaletu and the greater George area. Sewer infrastructure forms

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTS DORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

a critical component of municipal service delivery and is fundamental to maintaining acceptable living conditions, public health standards, and economic activity within urban areas.

The existing pump station forms part of the broader municipal sewer network and plays a vital role in conveying wastewater from surrounding communities to downstream treatment facilities. As demand on the municipal sewer system continues to increase as a result of population growth, urban expansion, and ongoing development within George, it is necessary to upgrade and improve existing infrastructure to ensure that adequate capacity and operational efficiency are maintained.

The proposal is therefore not intended to facilitate a private development initiative but rather to support the delivery of an essential public service that benefits the broader community. The upgraded infrastructure will contribute to improved service reliability, reduced maintenance requirements, and enhanced operational performance, thereby providing long-term benefits to both current and future residents within the municipal area.

22. IMPROVEMENT OF PUBLIC HEALTH AND ENVIRONMENTAL PROTECTION

The provision of adequate sanitation infrastructure is intrinsically linked to the protection of public health and the environment. A well-functioning sewer network is essential for the safe collection, conveyance, and management of wastewater, thereby reducing the risk of contamination of land, water resources, and surrounding communities.

The proposed upgrading of the Thembaletu No. 6 Sewer Pump Station will improve the capacity and reliability of the existing sewer system and assist in reducing the potential for sewer blockages, overflows, pump failures, and associated environmental incidents. By ensuring the efficient transfer of wastewater through the municipal sewer network, the proposal will contribute to safeguarding nearby watercourses, groundwater resources, and environmentally sensitive areas from pollution.

Furthermore, the registration of the proposed pipeline servitudes will ensure that the sewer infrastructure is adequately protected and that the Municipality retains the necessary access rights to undertake routine maintenance, emergency repairs, and future upgrades. This will assist in preventing service interruptions and environmental risks associated with inadequate access to critical infrastructure.

The proposal therefore serves an important public interest function by supporting environmental sustainability, protecting natural resources, and promoting healthy living conditions for the communities served by the municipal sewer network.

23. SUPPORTS FUTURE GROWTH AND DEVELOPMENT

The proposed upgrading of the Thembaletu No. 6 Sewer Pump Station forms part of the Municipality's ongoing efforts to strengthen and expand its bulk engineering services infrastructure in response to current and future development pressures. The availability of sufficient engineering services capacity is a prerequisite for sustainable urban growth and the orderly development of communities.

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTS DORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

As George continues to experience population growth and urban expansion, additional pressure is placed on existing sewer infrastructure. The upgrading of the pump station will increase the capacity and efficiency of the municipal sewer network, thereby ensuring that adequate sanitation services can be provided to both existing residents and future developments within the area.

The proposal will assist in unlocking future development opportunities by providing the infrastructure necessary to accommodate additional residential, commercial, community, and economic development activities. Without ongoing investment in municipal infrastructure, development potential may be constrained by insufficient engineering services capacity.

By proactively upgrading key components of the sewer network, the Municipality is promoting sustainable development, supporting economic growth, and ensuring that infrastructure provision keeps pace with the needs of a growing population. The proposal therefore contributes not only to the immediate operational requirements of the municipal sewer system but also to the long-term spatial, social, and economic development objectives of George Municipality.

24. DESIRABILITY

The concept “desirability” in the land use planning context may be defined as the degree of acceptability of a development on land units concerned. This section expresses the desirability of the proposed departure, taken in conjunction with the development principles and criteria set out through the statutory planning framework, as well as the degree to which this proposal may be considered within the context of broader public interest. It is our view that the initial investigation into the desirability of the proposal reveals no obvious negative impacts.

The desirability of a proposed development also relies heavily on consistency with policy documentation but has a distinctly spatial focus. The guideline on Need and Desirability specifically poses the question *“Would the approval of this application compromise the integrity of the existing approved and credible municipal IDP and SDF as agreed to by the relevant authorities?”*

Another defining factor when considering the desirability specifically for the proposal is whether the proposal is “in the public interest”. The criteria as set out in the Relevant Considerations: Provincial Support Document covers the aspects to consider when determining whether a proposal is in the public interest or not:

Criteria	Compliance
The degree to which development principles & norms and standards will be promoted or prejudiced	▪ <i>The proposal promotes the development principles contained in SPLUMA by supporting spatial sustainability, efficiency, and good administration.</i> ▪ <i>The application facilitates the provision and upgrading of essential municipal engineering services required to support existing and future development within Thembaletu and the greater George area.</i> ▪ <i>No development principles, norms, or standards are considered to be prejudiced by the proposal, as the development constitutes a necessary public service that serves the broader community.</i>

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTSORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

Criteria	Compliance
Degree of risk / potential risk	- The proposed development presents a low degree of planning risk. The application relates to municipal infrastructure required to improve the capacity and reliability of the existing sewer network and does not introduce incompatible land uses into the area. - The proposed access route largely follows existing infrastructure corridors and road alignments, thereby minimising physical impacts on the surrounding environment.
Impact on existing and surrounding land uses	- The proposal is not expected to have a significant adverse impact on existing or surrounding land uses. - The pump station and associated infrastructure constitute utility services that are required to support the surrounding urban areas. - The access road and pipeline servitudes are largely aligned with existing disturbed corridors, thereby limiting the impact on adjacent properties. - The proposal will enhance service delivery to surrounding communities without compromising the existing use or development potential of neighbouring properties.
Long term benefits (rather than short terms gains)	- The proposal will result in substantial long-term benefits through the upgrading and expansion of municipal sewer infrastructure serving Thembaletu and the greater George area. - The development will improve the capacity, efficiency, and reliability of the sewer network, thereby supporting existing residents and accommodating future growth and development. The benefits associated with improved sanitation services, public health, environmental protection, and infrastructure resilience significantly outweigh any temporary impacts associated with the construction phase. - The proposal therefore represents a long-term investment in essential public infrastructure that will provide lasting benefits to the broader community.

25. RELEVANT CONSIDERATIONS, WESTERN CAPE – ENVIRONMENTAL AFFAIRS & DEVELOPMENT PLANNING

The following key considerations are taken into account to determine the desirability of the proposed land use application.

ELEMENTS FOR CONSIDERATION	KEY QUESTIONS TO ASK	PROPOSAL (DESIRABILITY)
Economic impact	Positive or Negative impact on neighbourhood / settlement?	The proposal will have a positive economic impact by supporting existing and future development

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTSORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

ELEMENTS FOR CONSIDERATION	KEY QUESTIONS TO ASK	PROPOSAL (DESIRABILITY)
		<i>through the provision of essential municipal sewer infrastructure.</i> ▪ <i>Improved service capacity contributes to economic growth and investment within Thembaletu and the greater George area.</i>
Social impact	Greater social justice, equity of access to opportunity	▪ <i>The proposal promotes social justice and equitable access to basic services by improving sanitation infrastructure for existing and future communities.</i> ▪ <i>The development will contribute to improved living conditions and public health outcomes.</i>
Scale of capital investment	> capital investment - > positive impact	▪ <i>The project represents a significant public-sector investment in essential engineering infrastructure.</i> ▪ <i>The investment will provide long-term benefits to the municipality and surrounding communities.</i>
Compatibility with surrounding land uses		▪ <i>Utility infrastructure is compatible with the surrounding land uses and serves the broader area.</i> ▪ <i>The development is located within a relatively isolated valley-bottom location and will not adversely affect adjacent land uses.</i>
Impact on external engineering services	How much must the developer contribute to municipal costs incurred?	▪ <i>The proposal strengthens and expands municipal engineering services rather than placing additional strain on existing infrastructure.</i> ▪ <i>The development forms part of George Municipality's investment in service delivery infrastructure.</i>
Impact on safety, health & well-being of the surrounding community		▪ <i>The proposal will have a positive impact on public health and well-being through the improvement of sewer infrastructure and sanitation services.</i> ▪ <i>The development will contribute to a more reliable and efficient sewer network.</i>
Impact on heritage		▪ <i>A Heritage specialist has been appointed to submit an NID for the proposed application</i>

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTS DORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

ELEMENTS FOR CONSIDERATION	KEY QUESTIONS TO ASK	PROPOSAL (DESIRABILITY)
Impact on the biophysical environment	Are there negative impacts? Are they adequately mitigated?	The proposal relates primarily to the formalisation and upgrading of existing municipal infrastructure, rather than the introduction of a new land use that would result in the extensive transformation of undeveloped land.
Traffic impacts, parking access, other transport considerations	Support for densification & functional public transport system?	The development will generate minimal traffic as it is an unmanned municipal facility accessed primarily for maintenance and operational purposes. The proposal formalises existing access arrangements and is not expected to impact the surrounding road network.
Impact on quality of life (incl. views, sunlight, privacy, visual impact, character)		- No views will be obscured. - The proposal is expected to have a neutral to positive impact on the quality of life through improved municipal services. - Due to the site's topography and vegetation, visual impacts are expected to be low, with no significant impacts on privacy, sunlight, or neighbourhood character.
Timing – need to densify or protect urban edges	The best option for the site at this point?	The proposal is required at this stage to accommodate existing and future sewer infrastructure demands associated with urban growth in Thembaletu and the greater George area. The timing of the development is therefore appropriate and necessary.
Cumulative impacts	Unacceptable cumulative impacts?	- No unacceptable cumulative impacts are anticipated. - The proposal forms part of the upgrading of existing municipal infrastructure and will improve the overall functioning of the municipal sewer network.
Opportunity costs	Any unacceptable opportunity costs?	- No unacceptable opportunity costs are associated with the proposal. - The development of essential municipal infrastructure represents an appropriate and beneficial use of

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTSDORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

ELEMENTS FOR CONSIDERATION	KEY QUESTIONS TO ASK	PROPOSAL (DESIRABILITY)
		<i>the land in support of broader service delivery objectives.</i>
Alignment with SDF's		Refer to Par.11– proposal consistent with all applicable spatial planning policies.

Note: LUPA (Land Use Planning Act) does not refer to a lack of desirability, nor does it require there to be a positive advantage (i.e. the absence of a positive advantage should not automatically lead to a decision to refuse).

From the table above, it is clear that the proposed development is desirable on the subject property.

26. WESTERN CAPE LAND USE PLANNING ACT, 2014 (ACT 3 OF 2014)

The purpose of this Provincial legislation is to consolidate legislation in the Province pertaining to provincial planning, regional planning and development, urban and rural development, regulation, support and monitoring of municipal planning and regulation of public places and municipal roads arising from subdivisions; to make provision for provincial spatial development frameworks; to provide for minimum standards for, and the efficient coordination of, spatial development frameworks; to provide for minimum norms and standards for effective municipal development management; to regulate provincial development management; to regulate the effect of land development on agriculture; to provide for land use planning principles; to repeal certain old-order laws; and to provide for matters incidental thereto.

Section 59 of this Act prescribes the Land Use Planning Principles that are applicable to all land development in the province. The tables below aim to summarise how the proposal complies with these planning principles.

26.1. Spatial Justice

Criteria	Compliance	Planning Implication
Past spatial and other development imbalances must be redressed through improved access to and use of land.	COMPLY	- The proposal improves access to essential municipal services by upgrading sewer infrastructure serving Thembaletu and the greater George area. - It supports spatial justice by addressing infrastructure needs and improving living conditions in an established community. - The proposal promotes equitable and sustainable development by securing long-term sanitation service provision.

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTS DORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

Criteria	Compliance	Planning Implication
Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.	Not applicable	This policy is not applicable to the application area. Not a Spatial Development Framework or Policy.
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	Not applicable	This policy is not applicable to the application area.
Land use management systems should include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas and informal settlements.	COMPLY	▪ The proposal supports effective land use management by formalising land required for essential municipal infrastructure within the municipal area. ▪ The upgraded sewer infrastructure improves service delivery and supports the needs of established communities, including disadvantaged areas. ▪ The application ensures that land use rights align with the intended municipal utility function, enabling efficient infrastructure management. ▪ The proposal contributes to sustainable development by improving access to reliable sanitation services and supporting future growth.
Land development procedures must include provisions that accommodate access to, and facilitation of, security of tenure and the incremental upgrading of informal areas.	COMPLY	▪ The proposal supports this principle by improving access to reliable municipal sanitation services, which contributes to improved living conditions and security for surrounding communities. ▪ The upgrading of the sewer infrastructure enables sustainable development and supports the incremental improvement of established residential areas. ▪ The formalisation of land use rights and servitudes ensures long-term protection and management of infrastructure required to support community development. ▪ The proposal contributes to creating a more secure and serviced environment by strengthening essential municipal infrastructure.

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTS DORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

Criteria	Compliance	Planning Implication
A competent authority contemplated in this Act or other relevant authority considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property will be affected by the outcome of the application.	COMPLY	The competent decision-making authorities should process and decide upon this application within the prescribed decision-making time frames.
The right of owners to develop land in accordance with current use rights should be recognised.	COMPLY	The proposal recognises existing land use rights by aligning the zoning of the affected properties with their intended municipal infrastructure function.

26.2. Spatial Sustainability

Criteria	Compliance	Planning Implication
Promote land development that is spatially compact, resource-frugal and within the fiscal, institutional and administrative means of the relevant competent authority in terms of this Act or other relevant authority;	COMPLY	- The proposal promotes compact development by upgrading existing municipal infrastructure within an established service area rather than extending services into new areas. - The upgrade supports resource efficiency by improving the capacity and reliability of the existing sewer network. - The development is within the Municipality's mandate and administrative capacity as it involves the upgrading of essential public infrastructure.
Ensure that special consideration is given to the protection of prime, unique and high potential agricultural land.	COMPLY	Not prime or high-potential agricultural land.
Uphold consistency of land use measures in accordance with environmental management instruments.	COMPLY	The Western Cape Government has granted Environmental Authorisation on 14 March 2014 for the proposed upgrading of Thembaletu No. 6 Pumpstation, which is attached as ANNEXURE B.
Promote and stimulate the effective and equitable functioning of land markets.	COMPLY	- The proposal supports the effective functioning of land markets by aligning the zoning of the property with its intended municipal utility use. - The subdivision, consolidation, and servitude registrations provide clear and secure land use rights for essential infrastructure. - The application enables the efficient use of land for public benefit while maintaining the development rights of surrounding properties.

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTS DORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

Criteria	Compliance	Planning Implication
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	COMPLY	- The proposal considers long-term infrastructure requirements by upgrading existing municipal sewer infrastructure to accommodate current and future service demands. - The upgraded pump station will improve operational efficiency, reduce maintenance risks, and support sustainable municipal service delivery. - The development is undertaken by the Municipality as part of planned infrastructure investment, ensuring costs are managed within available institutional and financial capacity.
Promote land development in locations that are sustainable and limit urban sprawl.	COMPLY	Upgrade of an Existing service infrastructure that is already developed. No urban sprawl will be created.
Result in communities that are viable.	COMPLY	- The proposal supports the creation of viable communities by improving access to reliable municipal sanitation infrastructure. - The upgraded sewer pump station will enhance service delivery, improve public health conditions, and support a better living environment. - Improved infrastructure capacity will enable existing communities to grow sustainably and accommodate future development. - The proposal strengthens community resilience by reducing the risk of service interruptions and environmental impacts associated with inadequate sewer infrastructure.
Strive to ensure that the basic needs of all citizens are met in an affordable way.	COMPLY	- The proposal supports the provision of basic municipal services by upgrading essential sewer infrastructure serving surrounding communities. - The upgraded pump station will improve access to reliable and efficient sanitation services for residents of Thembaletu and the greater George area. - Improved sewer capacity and reliability will reduce the risk of service failures, supporting healthier and more sustainable communities. - The proposal contributes to equitable access to essential services and improved quality of life for residents.
The sustained protection of the environment should be ensured.	COMPLY	The Western Cape Government has granted Environmental Authorisation on 14 March 2014 for the proposed upgrading of Thembaletu No. 6 Pumpstation, which is attached as ANNEXURE B.

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTS DORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

26.3. Spatial Efficiency

Criteria	Compliance	Planning Implication
Land development should optimise the use of existing resources, infrastructure, agriculture, land, minerals and facilities.	COMPLY	- The proposal optimises the use of existing municipal infrastructure by upgrading the current Thembaletu No. 6 Sewer Pump Station rather than developing a new facility elsewhere. - The development makes efficient use of existing access routes and infrastructure corridors through the registration of servitudes. - The proposal ensures that existing municipal assets are utilised and enhanced to meet current and future service demands.
Integrated cities and towns should be developed.	COMPLY	- The proposal supports integrated development by strengthening municipal infrastructure that connects and supports surrounding residential communities. - The upgraded sewer pump station will improve service capacity and enable sustainable growth within Thembaletu and the greater George area. - Improved sanitation infrastructure contributes to better integration of residential areas by ensuring equitable access to essential services. - The proposal aligns municipal infrastructure provision with current and future spatial development needs.
Policy, administrative practice and legislation should promote speedy land development.	Not Applicable	The municipality should process this application within the prescribed time frames of the Land Use Planning By-Law for George Municipality, 2023, as well as the NEMA.

26.4. Spatial Resilience

Criteria	Compliance	Planning Implication
Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.	COMPLY	- The proposal is in line with all the various spatial plans, zoning scheme and policies, as motivated by the report. - The proposed application complies with the requirements of the Land Use Planning By-Law for George Municipality, 2023.

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTS DORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

26.5. Good Administration

Criteria	Compliance	Planning Implication
All spheres of government should ensure an integrated approach to land use planning.	Applicable to George Municipality	<i>This principle has no direct bearing on the application; however, the George Municipality is obligated to consider the application fairly and within the timeframes provided in terms of the municipal planning bylaw.</i> <i>What is however important is that all decision-making is aligned with sound policies based on nation, provincial and local development policies.</i>
All government departments must provide their sector inputs and comply with any other statutory requirements during the preparation or amendment of spatial development frameworks.		
The requirements of any law relating to land development and land use must be met timeously.		
The preparation and amendment of spatial plans, policy, zoning schemes and procedures for land development and land use applications, should include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.		
The legislation, procedures and administrative practice relating to land development should be clear, promote predictability, trust and acceptance in order to inform and empower members of the public.		
A spatial development framework, zoning scheme or policy should be developed in phases and each phase in the development thereof should include consultation with the public and relevant organs of state and should be endorsed by the relevant competent authority.		

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTSORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

Criteria	Compliance	Planning Implication
Decision-making procedures should be designed to minimise negative financial, social, economic or environmental impacts.		
Development application procedures should be efficient and streamlined and timeframes should be adhered to by all parties.		
Decision-making in all spheres of government should be guided by and give effect to statutory land use planning systems.		

27. CONCLUSION

In light of this motivation, and the information contained in the foregoing report, it is clear that the application for:

- (i) The Subdivision of Portion 62 of the Farm Sand Kraal No 197, in terms of Section 15(2)(d) of the George Municipality Land Use Planning By-Law, 2023, into 2x portions (Portion A = ±9861m²) and the Remainder of Portion 62 of the Farm Sand Kraal No 197, as indicated on the subdivision plan Pr25.45-SUB02.
- (ii) The Subdivision of Portion 16 of the Farm Sand Kraal No 197, in terms of Section 15(2)(d) of the George Municipality Land Use Planning By-Law, 2023 into 2x portions (Portion A = ±1145m²) and the Remainder of Portion 16 of the Farm Sand Kraal No 197, as indicated on the subdivision plan Pr25/45-SUB01.
- (iii) Consolidation of Portion A of Portion 62 of Farm Sand Kraal No. 197, and Portion A of Portion 16 of Farm Sand Kraal No. 197, in terms of Section 15(2)(e) of the George Municipality Land Use Planning By-Law, 2023, to accommodate the Thembaletu No. 6 Sewer Pump Station.
- (iv) The Rezoning of the consolidated property from its split zoning of "Subdivisional Area" (Portion A of Portion 62) and "Agricultural Zone I" (Portion A of Portion 16) to "Utility Zone" in terms of Section 15(2)(a) of the George Municipality Land Use Planning By-Law, 2023, to allow for "Utility Services".
- (v) The Confirmation of an Exemption to register:
 - a pipeline servitude on Portion 16 of the Farm Sand Kraal No 197 in terms of Section 24(1)(f)(i) of the Land Use Planning Bylaw for George Municipality, 2023.

PORTION 16 OF THE FARM SANDKRAAL NO 197, PORTION 62 OF THE FARM SANDKRAAL NO 197, AND REMAINDER OF PACALTSDORP ERF 325 – PROPOSED SUBDIVISION, CONSOLIDATION & REZONING

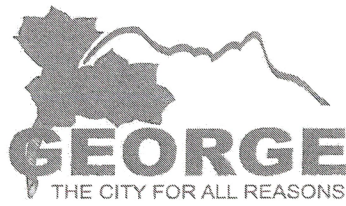
- a pipeline servitude on the remainder of Pacaltsdorp Erf 325 in terms of Section 24(1)(f)(i) of the Land Use Planning Bylaw for George Municipality, 2023.
- a 14m wide right of way servitude over Portion 16 of the Farm Sand Kraal No 197 in terms of Section 24(1)(f)(v) of the Land Use Planning Bylaw for George Municipality, 2023.
- a 14m wide right of way servitude over the remainder of Portions 62 of the Farm Sand Kraal No 197 in terms of Section 24(1)(f)(v) of the Land Use Planning Bylaw for George Municipality, 2023.
- a 14m wide right of way servitude over the remainder of Pacaltsdorp Erf 325 in terms of Section 24(1)(f)(v) of the Land Use Planning Bylaw for George Municipality, 2023.

Meets the criteria as set out in The Spatial Planning and Land Use Management Act (SPLUMA) and the George Municipality's By-Law on Municipal Land Use Planning (2023) and is desirable. It is therefore recommended that the application be supported by the relevant authorities and approved by George Municipality.

Marika Vreken Urban and Environmental Planners
June 2026

ANNEXURE A:

*George Municipality Council Resolution dated 5
May 2026*



EXTRACT FROM DRAFT MINUTES: ORDINARY COUNCIL MEETING OF 26 MARCH 2026

8.1.1 **TRANSFER OF PORTIONS OF FARM 197 PORTIONS 5, 16, 62 AND 204 IN SUPPORT OF THE UPGRADE OF THE THEMBALETHU EASTERN BULK SEWERAGE SYSTEM [6.1.1]**

Proposed by Councillor D Gultig and seconded by Councillor Masase, it was

RESOLVED

- (a) That Council take note of the transfer of portions of portion 5, 16, 62 and 204 of Farm 197 Sandkraal which is required for the minimum level of basic Municipal service delivery in terms of Section 14(2)(a) of the Municipal Finance Management Act 2003, (Act 56 of 2003);
- (b) That the transfer will allow for the upgrading of the Thembaletu bulk sewerage system to service current and future developments and increase in population;
- (c) That the Municipality **BE RESPONSIBLE** for all costs associated with the transfer of the abovementioned portions, such as subdivision and rezoning costs and all other matters incidental thereto;
- (d) That the Directorate: Civil Engineering Services **ENSURE** that Capital funding is available for the costs associated with the transfer;
- (e) That the Director: Civil Engineering Services be authorised to negotiate the final terms and conditions of the transfers for the portions required to construct the sewerage services.


Date: 27/03/2026
Manager: Committee Support (Miss R Bredenkamp)


Date: 27/3/2026
Deputy Director: Corporate Services (Admin) (Mr E Ganza)


Date: 30/03/2026
Acting Municipal Manager / Director: Corporate Services
(Mr B Ellman)

ANNEXURE B:

*Environmental Authorisation dated 14 March
2014*



Land Management
(Region 3)

REFERENCE: 16/3/1/1/D2/50/0060/12
ENQUIRIES: Shireen Pullen
DATE OF ISSUE: 2014-03-14

The Municipal Manager
George Municipality
Private Bag 19
GEORGE
6530

received
14 March 2014

Attention: Mr. S. Erasmus

Tel: (044) 801 9111
Fax: (044) 873 3377

Dear Sir

CORRECTION NOTICE FOR THE ENVIRONMENTAL AUTHORISATION ("EA") ISSUED ON 4 MARCH 2014 FOR THE THEMBALETHU HOUSING AREAS 8 A&B AND THEMBALETHU BULK SERVICES

1. Please be informed that in terms of Section 47A(1)(b) of the National Environmental Management Act, 1998 (Act no. 107 of 1998, as amended) the description of the approved development on page 7 under Section B of the EA is hereby corrected to read as follows:

"The applicant is herein authorised to undertake the following alternatives related to the listed activities:

Formalisation of Area 8A&B (Erf 4056 & Erf 4055):

This authorization is only for the formalisation of 186 erven within Area 8A(Erf 4056) and 8B (Erf 4055) in Thembaletu appropriate to the Draft Subdivisional Plan for Areas 8A&B Alternative 1 – Preferred done by Delplan and dated January 2013. It entails the following:

- 181 residential erven;
- an erf for the existing Telkom tower;
- an erf for the existing crèche and church;
- an erf for the existing corner shop,

4th Floor, York Park Building,
93 York Street, George, 6529
tel: +27 44 805 8600 fax: +27 44 874 2423

Private Bag X6509, George, 6530

www.westerncape.gov.za/eadp

- two areas of public open space (one as a thoroughfare between two blocks of erven and one large area designated over the dam area).
- Internal road, water, sewerage, electrical and stormwater services/infrastructure.

Upgrade of Bulk Sewer Infrastructure:

Approximate to Plan No: 108429 GE 400 Rev 1, dated 13 November 2013, including:

- New bulk gravity and rising mains totalling a distance of approximately 12km to service for UISP Areas 1, 2, 3, 5, 6A&B, 7 and 8A,B &C;
- Upgrade of Pacaltsdorp No. 1 Pumpstation and Thembaletu No. 6 Pumpstation;
- Decommissioning of Thembaletu Pumpstations No. 3, 4 & 5 and associated rising main sewer lines; and
- Five pipe bridges over the Schaapkop River, as well as several stream / tributary crossings as detailed and defined by the Water Use License Application.

Installation of Bulk Electrical Powerline:

A 66kV overhead powerline, aligned from Kraaibosch area, south-east of Thembaletu Areas 4A and 4C to link to the authorised 66kV powerline running along the northern edge of Pacaltsdorp to the Protea Substation. This powerline is to cross over the Schaapkop River in two places."

2. Condition 5 of the EA must also be corrected to read as follows:

"This authorization is only for the formalisation of 186 erven within Area 8A (Erf 4056) and 8B (Erf 4055), the upgrade of bulk sewer infrastructure and the construction of a powerline. The proposed development will comprise of the following:

5.1 Formalisation of Area 8A&B (Erf 4056 & Erf 4055):

The proposed formalisation will take place in accordance with the Draft Subdivisional Plan for Areas 8A&B and with the preferred lay-out done by Delplan and dated January 2013. It entails the following:

- 5.1.1 181 residential erven;
- 5.1.2 an erf for the existing Telkom tower;
- 5.1.3 an erf for the existing crèche and church;
- 5.1.4 an erf for the existing corner shop,
- 5.1.5 two areas of public open space (one as a thoroughfare between two blocks of erven and one large area designated over the dam area).
- 5.1.6 Internal road, water, sewerage, electrical and stormwater services/infrastructure.

5.2 Upgrade of Bulk Sewer Infrastructure:

Approximate to Plan No: 108429 GE 400 Rev I, dated 13 November 2013, including:

- 5.2.1 New bulk gravity and rising mains totalling a distance of approximately 12km to service for UISP Areas 1, 2, 3, 5, 6A&B, 7 and 8A,B &C;
- 5.2.2 Upgrade of Pacaltsdorp No. 1 Pumpstation and Thembaletu No. 6 Pumpstation;
- 5.2.3 Decommissioning of Thembaletu Pumpstations No. 3, 4 & 5 and associated rising main sewer lines; and
- 5.2.4 Five pipe bridges over the Schaapkop River, as well as several stream / tributary crossings as detailed and defined by the Water Use License Application.

5.3 Installation of Bulk Electrical Powerline:

A 66kV overhead powerline, aligned from Kraaibosch area, south-east of Thembaletu Areas 4A and 4C to link to the authorised 66kV powerline running along the northern edge of Pacaltsdorp to the Protea Substation. This powerline is to cross over the Schaapkop River in two places."

- 3. Please ensure that reference is made to this correction notice in all future correspondence and that the notice is at all times attached to the environmental authorisation when distributed.
- 4. The Department apologise for any inconvenience caused.

Yours Faithfully



MR. KOBUS MUNRO

DIRECTOR: LAND MANAGEMENT (REGION 3)

DATE OF NOTICE: 14 March 2014

Copied to: Ms Siân Holder (Cape EAPrac)

Fax: (044) 874 0432



DIRECTORATE: LAND MANAGEMENT
REGION 3

EIA REFERENCE: 16/3/1/1/D2/50/0060/12
NEAS EIA REFERENCE: WCP/EIA/0001610/2014
EXEMPTION REFERENCE: 16/3/1/4/D2/50/0029/13
NEAS EXEMPTION REFERENCE: WCP/EIA/0001114/2012
ENQUIRIES: Shireen Pullen
DATE OF ISSUE: 2014-03-04



The Municipal Manager
George Municipality
Private Bag 19
GEORGE
6530

Attention: Mr. S. Erasmus

Tel: (044) 801 9111
Fax: (044) 873 3377

Dear Sir

APPLICATION FOR ENVIRONMENTAL AUTHORISATION AND EXEMPTION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2010: THE PROPOSED THEMBALETHU HOUSING AREAS 8 A&B AND THEMBALETHU BULK SERVICES

With reference to your application for the abovementioned, find below the outcome with respect to this application.

ENVIRONMENTAL AUTHORISATION AND EXEMPTION

DECISION

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations, 2010, ("NEMA EIA Regulations") the competent authority herewith **grants environmental authorisation and exemption** to the applicant to undertake the list of activities specified in section B below with respect to the preferred alternative described in the Final Basic Assessment Report ("final BAR") dated 25 November 2013.

The applicant is herewith exempted from the following provisions of the NEMA EIA Regulations:

Regulation 10(2)(d) of Government Notice No. R.543, which reads as follows:

10(2) *The applicant must, in writing, within 12 days of the date of the decision of the application*

4th Floor, 93 York Street, George, 6530 Private Bag X6509, George, 6530
tel: +27 44 805 8600 fax: +27 44 874 2423 www.westerncape.gov.za/eadp

(d) publish a notice –

- (i) informing interested and affected parties of the decision;
- (ii) informing interested and affected parties where the decision can be accessed; and
- (iii) drawing the attention of interested and affected parties to the fact that an appeal may be lodged against the decision in terms of Chapter 7 of these Regulations, if such appeal is available under the circumstances of the decision,

in the newspapers contemplated in regulation 54(2)(c) and (d) and which newspaper was used for the placing of advertisements as part of the public participation process.

The granting of this environmental authorisation and exemption (hereinafter referred to as the "environmental authorization") is subject to compliance with the conditions set out in section E below.

A. DETAILS OF THE APPLICANT FOR THIS ENVIRONMENTAL AUTHORISATION

The Municipal Manager
George Municipality
% Mr. S. Erasmus
Private Bag 19
GEORGE
6530

Tel: (044) 801 9111
Fax: (044) 873 3377

The abovementioned Municipality is the holder of this environmental authorisation and is hereinafter referred to as "the applicant".

B. LIST OF ACTIVITIES AUTHORISED

Government Notice No. R544 of 18 June 2010 –

Activity Number: 9

Activity Description:

The construction of facilities or infrastructure exceeding 1000 meters in length for the bulk transportation of water, sewage or storm water -

- (i) with an internal diameter of 0,36 meters or more; or
- (ii) with a peak throughput of 120 liters per second or more, excluding where:

- a. such facilities or infrastructure are for bulk transportation of water, sewage or storm water or storm water drainage inside a road reserve; or
- b. where such construction will occur within urban areas but further than 32 metres from a watercourse, measured from the edge of the watercourse.

Activity Number: 11

Activity Description:

The construction of:

- (i) canals;
- (ii) channels;
- (iii) bridges;
- (iv) dams;
- (v) weirs;
- (vi) bulk storm water outlet structures;
- (vii) marinas;
- (viii) jetties exceeding 50 square meters in size;
- (ix) slipways exceeding 50 square meters in size;
- (x) buildings exceeding 50 square meters in size; or
- (xi) infrastructure or structures covering 50 square meters or more

Where such construction occurs within a watercourse or within 32 meters of a watercourse, measured from the edge of a watercourse, excluding where such construction will occur behind the development setback line.

Activity Number: 18

Activity Description:

The infilling or depositing of any material of more than 5 cubic meters into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock from

- (i) a watercourse;
- (ii) the sea;
- (iii) the seashore;
- (iv) the littoral active zone, an estuary or a distance of 100 meters inland of the high-water mark of the sea or an estuary, whichever distance is the greater- but excluding where such infilling, depositing, dredging, excavation, removal or moving:
- (i) is for maintenance purposes undertaken in accordance with a management plan agreed to by the relevant environmental authority; or
- (ii) occurs behind the development setback line.

Activity Number: 23

Activity Description:

The transformation of undeveloped, vacant or derelict land to –

- (i) residential, retail, commercial, recreational, industrial or institutional use, inside an urban area, and where the total area to be transformed is 5 hectares or more, but less than 20 hectares, or
- (ii) residential, retail, commercial, recreational, industrial or institutional use, outside an urban area and where the total area to be transformed is bigger than 1 hectare but less than 20 hectares; -

except where such transformation takes place for

- (i) linear activities;
- (ii) for purposes of agriculture or afforestation, in which case Activity 16 of Notice No. R. 545 applies.

Activity Number: 37

Activity Description:

The expansion of facilities or infrastructure for the bulk transportation of water, sewage or storm water where:

- (a) the facility or infrastructure is expanded by more than 1000 meters in length; or
- (b) where the throughput capacity of the facility or infrastructure will be increased by 10% or more—

excluding where such expansion:

- (i) relates to transportation of water, sewage or storm water within a road reserve; or
- (ii) where such expansion will occur within urban areas but further than 32 meters from a watercourse, measured from the edge of the watercourse.

Activity Number: 40

Activity Description:

"The expansion of

- (i) jetties by more than 50 square metres;
- (ii) slipways by more than 50 square metres; or
- (iii) buildings by more than 50 square metres
- (iv) Infrastructure by more than 50 square metres

within a watercourse or within 32 meters of a watercourse, measured from the edge of a watercourse, but excluding where such expansion will occur behind the development setback line";

Activity Number: 56

Activity Description:

"Phased activities for all activities listed in this Schedule, which commenced on or after the effective date of this Schedule, where any one phase of the activity may be below a threshold but where a combination of the phases, including expansions or extensions, will exceed a specified threshold; -

excluding the following activities listed in this Schedule:

2;

11(i)-(vii);

16(i)-(iv);

17;

19;

20;

22(ii) & 22(iii);

25;

26;

27(iii) & (iv);

28;

39;

45(i)-(iv) & (vii)-(xv);

50;

51;

53; and

54".

Government Notice No. R546 of 18 June 2010—

Activity Number: 4

Activity Description:

The construction of a road wider than 4 metres with a reserve less than 13, 5 meters.

(d) In Western Cape:

- i. In an estuary;
- ii. All areas outside urban areas;
- iii. In urban areas:
 - (aa) Areas zoned for use as public open space within urban areas; and
 - (bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority, or zoned for a conservation purpose.

Activity Number: 13

Activity Description:

The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation, except where such removal of vegetation is required for:

- (1) the undertaking of a process or activity included in the list of waste management activities published in terms of section 19 of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008), in which case the activity is regarded to be excluded from this list.
- (2) the undertaking of a linear activity falling below the thresholds mentioned in Listing Notice 1 in terms of GN No 544 of 2010.

d) In the Western Cape

- i. In an estuary;
- ii. Outside urban areas, the following:
 - (aa) A protected area identified in terms of NEMPAA, excluding conservancies;
 - (bb) National Protected Area Expansion Strategy Focus areas;
 - (cc) Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority;
 - (dd) Sites or areas identified in terms of an International Convention;
 - (ee) Core areas in biosphere reserves;
 - (ff) Areas within 10 kilometres from national parks or world heritage sites or 5 kilometres from any other protected area identified in terms of NEMPAA or from the core area of a biosphere reserve;
 - (gg) Areas seawards of the development setback line or within 1 kilometre from the high-water mark of the sea if no such development setback line is determined.
- iii. In urban areas, the following:
 - (aa) Areas zoned for use as public open space;
 - (bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority or zoned for a conservation purpose;
 - (cc) Areas seawards of the development setback line;

(dd) Areas on the watercourse side of the development setback line or within 100 metres from the edge of a watercourse where no such setback line has been determined.

Activity 16

The construction of:

- (i) jetties exceeding 10 square meters in size;
- (ii) slipways exceeding 10 square meters in size;
- (iii) buildings with a footprint exceeding 10 square meters in size; or
- (iv) infrastructure covering 10 square meters or more

where such construction occurs within a watercourse or within 32 meters of a watercourse, measured from the edge of a watercourse, excluding where such construction will occur behind the development setback line

(d) In Western Cape:

- i. All watercourses;
- ii. In an estuary;
- iii. Outside urban areas, in:
 - (aa) A protected area identified in terms of NEMPAA, excluding conservancies;
 - (bb) National Protected Area Expansion Strategy Focus areas;
 - (cc) World Heritage Sites;
 - (dd) Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority;
 - (ee) Sites or areas identified in terms of an International Convention;
 - (ff) Critical biodiversity areas or ecosystem service areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans;
 - (gg) Core areas in biosphere reserves;
 - (hh) Areas within 10 kilometres from national parks or world heritage sites or 5 kilometres from any other protected area identified in terms of NEMPAA or from the core area of a biosphere reserve;
 - (ii) Areas seawards of the development setback line or within 1 kilometre from the high-water mark of the sea if no such development setback line is determined.
- iv. Inside urban areas:
 - (aa) Areas zoned for use as public open space;
 - (bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority or zoned for a conservation purpose;
 - (cc) Areas seawards of the development setback line or within 100 metres of the high water mark where no setback line.

Activity Number: 24

Activity Description:

The expansion of

- (a) jetties where the jetty will be expanded by 10 square meters in size or more;
- (b) slipways where the slipway will be expanded by 10 square meters or more;

- (c) buildings where the buildings will be expanded by 10 square meters or more in size; or
- (d) infrastructure where the infrastructure will be expanded by 10 square meters or more

where such construction occurs within a watercourse or within 32 meters of a watercourse, measured from the edge of a watercourse, excluding where such construction will occur behind the development setback line.

- i. In an estuary;
- ii. All watercourses;
- iii. Outside urban areas, in:
 - (aa) A protected area identified in terms of NEMPAA, excluding conservancies;
 - (bb) National Protected Area Expansion Strategy Focus areas;
 - (cc) Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority;
 - (dd) Sites or areas identified in terms of an International Convention;
 - (ee) Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans;
 - (ff) Core areas in biosphere reserves;
 - (gg) Areas within 10 kilometres from national parks or world heritage sites or 5 kilometres from any other protected area identified in terms of NEMPAA or from the core area of a biosphere reserve;
 - (hh) Areas seawards of the development setback line or within 1 kilometre from the high-water mark of the sea if no such development setback line is determined.
- iv. Inside urban areas:
 - (aa) Areas zoned for use as public open space;
 - (bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority or zoned for a conservation purpose.

Activity Number: 26

Activity Description:

Phased activities for all activities listed in this Schedule and as it applies to a specific geographical area, which commenced on or after the effective date of this Schedule, where any phase of the activity may be below a threshold but where a combination of the phases, including expansions or extensions, will exceed a specified threshold.

All the areas as identified for the specific activities listed in this schedule.

The abovementioned list is hereinafter referred to as "the listed activities".

The applicant is herein authorised to undertake the following alternative related to the listed activities:

This authorization is only for the formalization of 186 erven within Area 8A (erf 4056) and 8B (erf 4055) in Thembaletu approximate to the Draft subdivisional Plan for Areas 8A&B Alternative 1:-Preferred done by Delplan and dated January 2013. It entails the following:

- 181 residential erven;
- an erf for the existing Telkom tower;
- an erf for the existing crèche and church;
- an erf for the existing corner shop;
- two areas of public open space (one as a thoroughfare between two blocks of erven and one large area designated over the dam area).
- The proposal also entails the upgrade of the bulk services approximate to Plan No: 108429 GE 400 Rev 1 dated 13 November 2013 including:
 - New bulk gravity and rising mains totaling a distance of approximately 8km, mainly to provide service for UISP Areas 1, 5, 6A, 6B and 2.
 - Upgrade to the Pacaltsdorp No.1 Sewer Pump Station as well as the Thembaletu No. 6 Sewer Pump Station.
 - decommissioning of Pumpstations 3 and 5 and installation of associated rising main sewer lines.
 - Several pipe bridges over the Schaapkop River or tributaries

C. PROPERTY DESCRIPTION AND LOCATION

The listed activities will take place on Erf 4056 (8A) and Erf 4055 (8B) Tyolora, which is located within the Thembaletu suburb, 3km south of the N2 national road.

The proposed bulk sewerage pipelines and associated infrastructure will be aligned predominantly on the edge of the Thembaletu residential settlement, along the edge and within the Schaapkop River valley to the south, which separates Thembaletu from Pacaltsdorp.

Co-ordinates:

POINTS ON SITE	LATITUDE	LONGITUDE
Revised starting point of the activity	34° 00' 51.76"S	22° 29' 39.95"E
Middle point of the activity	34° 00' 40.48"S	22° 28' 26.16"E
End-point of the activity	33° 59' 48.39"S	22° 27' 56.11"E
Area 8 A & B	34° 00' 46.81"S	22° 29' 30.41"E
River Crossing 1	34° 00' 46.57"S	22° 28' 58.87"E
River Crossing 2	34° 01' 10.97"S	22° 27' 46.10"E

hereinafter referred to as "the site".

D. DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER

Cape EAPrac (Pty) Ltd.
 c/o Ms. S. Holder
 PO Box 2070
GEORGE
 6530

Tel: (044) 874 0365
 Fax: (044) 874 0432

E. CONDITIONS OF AUTHORISATION

1. This environmental authorisation is valid for a period of **five years** from the date of issue. The holder must commence with all the listed activities within

the said period or this environmental authorisation lapses and a new application for environmental authorisation must be submitted to the competent authority, unless the holder has lodged a valid application for the amendment of the validity period of this environmental authorisation, before the expiry of this environmental authorisation. In such instances, the validity period will be automatically extended ("the period of administrative extension") from the day before this environmental authorisation would otherwise have lapsed, until the amendment application for the extension of the validity period is decided. The listed activities, including site preparation, may not commence during the period of administrative extension.

2. The listed activities, including site preparation, may not commence within 20 (twenty) calendar days of the date of issue of this environmental authorisation. In the event that an appeal notice and subsequent appeal is lodged with the competent authority, the effect of this environmental authorisation may be suspended until such time as the appeal is decided.
3. The applicant must in writing, within 12 (twelve) calendar days of the date of this decision and in accordance with regulation 10(2)–

3.1 notify all registered interested and affected parties of –

- 3.1.1 the outcome of the application;
- 3.1.2 the reasons for the decision as included in Annexure 1;
- 3.1.3 the date of the decision; and
- 3.1.4 the date of issue of the decision;

3.2 draw the attention of all registered interested and affected parties to the fact that an appeal may be lodged against the decision in terms of Chapter 7 of the Environmental Impact Assessment Amendment Regulations, 2010 detailed in section F below; and

3.3 draw the attention of all registered interested and affected parties to the manner in which they may access the decision.

4. Seven calendar days notice, in writing, must be given to the competent authority before commencement of construction activities.

4.1. The notice must make clear reference to the site details and EIA Reference number given above.

4.2. The notice must also include proof of compliance with the following conditions described herein:

Conditions: 2, 3, 9, 12 and 18

5. This authorization is only for the formalization of 186 erven within Area 8A (erf 4056) and 8B(erf 4055) in Thembaletu approximate to the Draft subdivisional Plan for Areas 8A&B Alternative 1:-Preferred done by Delplan and dated January 2013. It entails the following:
 - 5.1 181 residential erven;

- 5.2 an erf for the existing Telkom tower;
- 5.3 an erf for the existing crèche and church;
- 5.4 an erf for the existing corner shop;
- 5.5 two areas of public open space (one as a thoroughfare between two blocks of erven and one large area designated over the dam area).
- 5.6 The preferred alternative also includes the upgrade of the bulk services approximate to Plan No: 108429 GE 400 Rev 1, 13/11/13 (option 3) including:
 - 5.6.1 New bulk gravity and rising mains totalling a distance of approximately 8km, mainly to provide service for UISP Areas 1, 5, 6A, 6B and 2.
 - 5.6.2 Upgrade to the Pacaltsdorp No.1 Sewer Pump Station as well as the Thembaletu No. 6 Sewer Pump Station.
 - 5.6.3 Decommissioning of Pumpstations 3 and 5 and installation of associated rising main sewer lines.
 - 5.6.4 Several pipe bridges over the Schaapkop River or tributaries.
6. The holder is responsible for ensuring compliance with the conditions by any person acting on his/her behalf, including an agent, sub-contractor, employee or any person rendering a service to the holder.
7. Any changes to, or deviations from the scope of the description set out in section B above must be accepted or approved, in writing, by the competent authority before such changes or deviations may be implemented. In assessing whether to grant such acceptance/approval or not, the competent authority may request such information as it deems necessary to evaluate the significance and impacts of such changes or deviations and it may be necessary for the holder to apply for further authorisation in terms of the applicable legislation.
8. The applicant must notify the competent authority in writing, within 24 hours thereof if any condition herein stipulated is not being complied with.
9. The draft Environmental Management Programme ("EMP") submitted as part of the application for environmental authorisation must:
 - 9.1. be amended to:
 - 9.1.1. incorporate the conditions of authorisation given in this Environmental Authorisation;
 - 9.1.2. include the removal of alien vegetation to co-incide with the end of the construction phase;
 - 9.1.3. The development of a long-term alien management plan after completion of the project which must include follow up removal of invasive alien vegetation and removal of any rubble at least twice a year for a period of not less than 10 years after construction;
 - 9.1.4. incorporate measures pertaining to the identification and allocation of environmental management roles, responsibilities and accountability, including timeframes for the implementation of the EMP;

9.1.5. make provision for the compilation of method statements that are to the satisfaction of the appointed Environmental Control Officer ("ECO");

9.1.6. be submitted to the Directorate: Land Management (Region 3) for consideration at least three weeks prior to the commencement of construction activities;

9.2. be approved by the Department before the commencement of any construction activities and

9.3. meet the requirements outlined in Section 24N (2) & (3) of the National Environmental Management Act, 1998 (Act no 107 of 1998, as amended) ("NEMA") and regulation 34 of the Environmental Impact Assessment Regulations 2010;

An application for amendment to the EMP must be submitted to the competent authority if any further amendments are to be made to the EMP, other than those mentioned above and approved by the competent authority, and this may only be implemented once the amended EMP has been authorised by the competent authority.

10. The applicant must compile and submit an Environmental Audit Report six months after commencement of construction and thereafter annually with the last report within 12 months after completion of construction activities. Such audit report must indicate the date on which construction activities were commenced with and when it was completed and detail compliance with the mitigation/rehabilitation measures and recommendations referred to in the EMP and conditions of this Environmental Authorisation.
11. Disturbance through the sensitive forest areas must be limited and this area must be demarcated with shade cloth "walling" above and below the work area.
12. A clearly demarcated working footprint must be established, prior to construction activities commencing and all areas outside the demarcated area must be treated as no-go areas.
13. A copy of the environmental authorisation and the EMP must be kept at the site where the listed activities will be undertaken. Access to the site referred to in section C above must be granted and, the environmental authorisation and EMP must be produced to any authorised official representing the competent authority who requests to see it for the purposes of assessing and/or monitoring compliance with the conditions contained herein. The environmental authorisation and EMP must also be made available for inspection by any employee or agent of the applicant who works or undertakes work at the site.
14. The applicant must submit an application for amendment of the environmental authorisation to the competent authority where any detail with respect to the environmental authorisation must be amended, added, substituted, corrected, removed or updated. Further, the rights granted by this environmental authorisation are personal rights (i.e. not attached to a

property, but granted to a natural or juristic person). As such, only the holder may undertake the activities authorised by the competent authority. Permission to transfer the rights and obligations contained herein must be applied for in the following manner:

14.1 The applicant must submit an originally signed and dated application for amendment of the environmental authorisation to the competent authority stating that he/she wishes the rights and obligations contained herein to be transferred, and including (a) confirmation that the environmental authorisation is still in force (i.e. that the validity period has not yet expired or the activity/ies was/were lawfully commenced with); (b) the contact details of the person who will be the new holder; (c) the reasons for the transfer; (d) an originally signed letter from the proposed new holder acknowledging the rights and obligations contained in the environmental authorisation and indicating that he/she has the ability to implement the mitigation and management measures and to comply with the stipulated conditions.

14.2 The competent authority will issue an amendment to the new holder either by way of a new environmental authorisation or an addendum to the existing environmental authorisation if the transfer is found to be appropriate.

15. Non-compliance with a condition of this environmental authorisation or EMP may result in suspension of this environmental authorisation and may render the holder liable for criminal prosecution.
16. Notwithstanding this environmental authorisation, the holder must comply with any other statutory requirements that may be applicable to the undertaking of the listed activities.
17. The holder must appoint a suitably experienced environmental control officer ("ECO") for the construction phase of implementation before commencement of any land clearing or construction activities to ensure compliance with the EMP and the conditions contained herein.
18. An integrated waste management approach, which is based on waste minimisation and incorporates reduction, recycling, re-use and disposal, where appropriate, must be employed. Any solid waste must be disposed of at a landfill licensed in terms of the applicable legislation.
19. No surface or ground water may be polluted due to any actions on the site. The applicable requirements with respect to relevant legislation pertaining to water must be met.
20. The applicable requirements with respect to relevant legislation pertaining to cutting, damaging, disturbing or destroying protected trees or trees from a natural forest must be adhered to.
21. The applicable requirements with respect to relevant legislation pertaining to occupational health and safety must be adhered to.

22. Should any heritage remains be exposed during excavations or any actions on the site, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape (in accordance with the applicable legislation). Heritage remains uncovered or disturbed during earthworks must not be further disturbed until the necessary approval has been obtained from Heritage Western Cape. Heritage remains include: archaeological remains (including fossil bones and fossil shells); coins; indigenous and/or colonial ceramics; any articles of value or antiquity; marine shell heaps; stone artifacts and bone remains; structures and other built features; rock art and rock engravings; shipwrecks; and graves or unmarked human burials.
23. A qualified archaeologist must be contracted where necessary (at the expense of the applicant and in consultation with the relevant authority) to remove any human remains in accordance with the requirements of the relevant authority.

F. APPEALS

Appeals must comply with the provisions contained in Chapter 7 of the NEMA EIA Regulations.

1. An appellant must –
 - 1.1. submit a notice of intention to appeal to the Minister, within 20 (twenty) calendar days of the date of the decision;
 - 1.2. submit the appeal within 30 (thirty) calendar days after the lapsing of the 20 (twenty) calendar days contemplated in regulation 60(1), for the submission of the notice of intention to appeal; and
 - 1.3. within 10 (ten) calendar days of having lodged the notice of intention to appeal, provide each person and organ of state registered as an interested and affected party in respect of the application, or the applicant, with –
 - 1.3.1. a copy of the notice of intention to appeal form; and
 - 1.3.2. a notice indicating where and for what period the appeal submission will be made available for inspection by such person, organ of state, or applicant, on the day of lodging it with the Minister, and that a responding statement may be made on the appeal within 30 (thirty) calendar days from the date the appeal submission was lodged with the Minister.
2. A person, organ of state or applicant who submits a responding or answering statement in terms of regulation 63 must within 10 (ten) calendar days of having submitted the responding or answering statement, serve a copy of the statement on the other party.
3. All notice of intention to appeal and appeal forms must be submitted by means of one of the following methods:

By post: Western Cape Ministry of Local Government, Environmental Affairs and Development Planning
 Private Bag X9186
 CAPE TOWN

8000

By facsimile: (021) 483 4174; or

By hand: Attention: Mr J. de Villiers Tel: (021) 483 3721
Room 809
8th Floor Utilitas Building,
1 Dorp Street, Cape Town, 8001

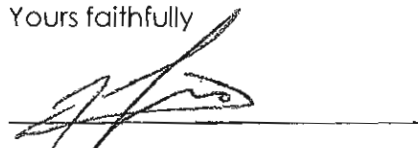
4. A prescribed notice of intention to appeal form and appeal form as well as assistance regarding the appeal processes is obtainable from the office of the Minister at: Tel. (021) 483 3721, E-mail Jaap.DeVilliers@westerncape.gov.za or URL <http://www.westerncape.gov.za/eadp>

G. DISCLAIMER

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this environmental authorisation shall not be responsible for any damages or losses suffered by the holder, developer or his/her successor in any instance where construction or operation subsequent to construction is temporarily or permanently stopped for reasons of non-compliance with the conditions as set out herein or any other subsequent document or legal action emanating from this decision.

Your interest in the future of our environment is appreciated.

Yours faithfully



KOBUS MUNRO
DIRECTOR: LAND MANAGEMENT (REGION 3)

DATE OF DECISION:

4.3.2014

Copied to:

Ms Siôn Holder (Cape EAPrac)

Fax: (044) 874 0432

FOR OFFICIAL USE ONLY:

EIA REFERENCE:

16/3/1/1/D2/50/0060/12

NEAS EIA REFERENCE:

WCP/EIA/0001610/2014

EXEMPTION REFERENCE:

16/3/1/4/D2/50/0029/13

NEAS EXEMPTION REFERENCE:

WCP/EIA/0001114/2012

ANNEXURE 1: REASONS FOR THE DECISION

In reaching its decision, the competent authority, *inter alia*, considered the following:

- a) The information contained in the application form dated 13 November 2013; the Basic Assessment Report (BAR) received by the competent authority on 27 November 2013 and the EMP submitted together with the BAR on 27 November 2013;
- b) Relevant information contained in the Departmental information base, including, the Guidelines on Public Participation, Alternatives and Exemptions (dated March 2013);
- c) The objectives and requirements of relevant legislation, policies and guidelines, including section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998);
- d) The comments received from interested and affected parties and the responses provided thereon, as included in the BAR dated 25 November 2013.
- e) The sense of balance of the negative and positive impacts and proposed mitigation measures; and

A site visit was conducted on 11 February 2014 attended by Ms. S. Holder from Cape EA Prac, Mr. Danie Swanepoel from this Department and Mr. A. Molendorf from Aurecon.

All information presented to the competent authority was taken into account in the consideration of the application for environmental authorisation. A summary of the issues which, according to the competent authority, were the most significant reasons for the decision is set out below.

1. Exemption

Exemption from regulation 10(2)(d) was granted due to the small number of comments received during the public participation process. All registered interested and affected parties ("I&AP's") were notified of the exemption application, as required. No significant concerns were raised by I&APs in this regard.

As such, the exemption application was regarded as appropriate by the competent authority in this instance based on the adequate public participation process and the limited number of comments submitted with respect to the application.

2. Public Participation

The public participation process included:

- Identification of and engagement with interested and affected parties;
- Site Notices in English, Afrikaans and Xhosa were placed at the gate on Area 8 and along the main sewer alignment routes (visible to the public) on 10 and 11 February 2013 and 13 and 26 March 2013;

- Initial Notification Letters were sent on 10 and 11 February 2013 (in English and Xhosa), explaining the project, environmental process and the opportunity to register as Interested & Affected Parties (I&APs) were hand delivered by the EAP and Community Liaison Officer (CLO) to occupiers of Area 8 and directly adjacent neighbours of Area 8;
- Notifications sent to Ward Councillors, Stakeholders, State Departments & Organs of State detailing proposal and process on 18 February 2013;
- Hard copies of the Draft Basic Assessment Report (DBAR) were placed at the George Municipal offices (Planning Department, Progress Street) and Thusong Service Centre (located in Jeriko Street, Thembaletu), for a review & comment period of 40-days. The DBAR has also been made available on the Cape EAPrac website: www.cape-eaprac.co.za/active on 2 October 2013;
- Hard copies of this Final Basic Assessment Report (FBAR) have been placed at the George Municipal offices (Planning Department, Progress Street) and Thusong Service Centre (located in Jeriko Street, Thembaletu), for review & comment period of 21-days. The DBAR has also been made available on the Cape EAPrac website: www.cape-eaprac.co.za/active on 25 November 2013
- A newspaper advertisement was placed in the George Herald dated 31 January 2013.

No objections were received from I&APs and all the concerns raised by interested and affected parties were responded to and adequately addressed during the public participation process. Specific management and mitigation measures have been considered in this environmental authorization and in the EMP to adequately address the concerns raised. CapeNature submitted their support for the development of Areas 8 A&B, but does not support the encroachment of development into the remaining Afro Temperate forest patched and fynbos. The Department of Health did not have any objection to the proposed development. The Department of Agriculture, Forestry and Fisheries supports the development proposal subject to mitigation measures that includes amongst others that trenches in the forest must be hand-dug to disturb the forest as little as possible. This is unfortunately not possible, and mitigation measures such as strict demarcation with shade cloth "walling" above and below the area is included in the EMP.

This Department concurs with the environmental assessment practitioner's responses to the issues raised during the public participation process and has included appropriate conditions in this environmental authorization and in the EMP.

3. Alternatives

3.1 Development Lay-out Alternatives

Two possible layouts have been designed for the combined Area 8 (Erf 4056 & 4055) property, being:

3.1.1 Lay-out Alternative 1 (Preferred Lay-out) to be read together with the preferred sewer alignment alternative

This lay-out is proposed within 32 meters of the small dam on Area 8b. This layout proposes the formalisation of 186 erven, which include the following:

- 181 residential erven;

- an erf for the existing Telkom tower;
- an erf for the existing crèche and church;
- an erf for the existing corner shop,
- two areas of public open space (one as a thoroughfare between two blocks of erven and one large area designated over the dam area).
- Internal road, water, sewerage, electrical and stormwater services/infrastructure.

The findings of the ecological assessment of the dam revealed that it is not sensitive to disturbance and that the area would be acceptable for infill. Furthermore, the community wants the dam removed for safety reasons and therefore the proposal to reshape the dam area to allow for the removal of deep standing water and creation of an effective stormwater system within this area of open space. According to the BAR the formalisation of a stormwater channel will allow for the continued management of run-off from the property towards the tributary and river valley to the east.

3.1.2 Lay-out Alternative 2

According to the BAR this layout was design to restrict encroachment of erven into the 32m buffer of the small dam, with the partial overlap of six erven and a portion of an access road into this buffer. This layout proposes the formalisation of 173 residential erven; with the Telkom, crèche / church, corner shop erven and two public open space areas as described in the above layout. The proposal to retain the small dam as it is currently is included in this development proposal. Comment in this regard has been sought from the Department of Water Affairs. Considering the reduced number of residential erven, as well as the low ecological sensitivity and safety risk associated with the small dam, this alternative is not considered to be a desirable option.

3.2 Bulk Sewer Infrastructure Alternatives

Various other sewer infrastructure proposals/alternatives were investigated to solve some of the sewer service difficulties and demands. The proposed bulk sewer infrastructure, involves approximately 12km of sewer pipeline, the upgrade and decommissioning of sewer pumpstations, five (5) river crossings and several stream / tributary crossings, within the Schaapkop River Valley.

Activity Need and Desirability

It is submitted in the BAR that the existing Thembaletu bulk sewer system is overloaded, with blockages and leaks resulting in pollution and sewage spillage into the Schaapkop River, which is a common occurrence. In addition, the BAR further states that the lack of proper sewerage reticulation in the new and proposed formal extensions of Thembaletu UISP (over 4939 erven) and proposed Syferfontein Housing Project (7700 erven) would aggravate the current situation and generate a range of additional, environmental and health problems. The proposed development has been designed to rectify several of the constraints / problems experienced by the current system, while providing the necessary capacity to handle the new and proposed housing developments proposed for the area.

According to the BAR there is currently a need for the George Municipality to intervene as a matter of urgency in order to relieve the lack of services in the informal settlements and to prevent potential community unrest. The development proposal is thus not to create a new township, but rather to upgrade / formalise the in situ / existing informal settlement

area, as well as to provide the necessary internal bulk services required for the on-going formalisation of erven throughout Thembaletu.

The currently sewerage reticulation system for Thembaletu includes the following:
From pumpstation 4 sewage is piped through the township to pumpstation 3 and then to pumpstation 5, which pumps the sewage over River crossing 4 to the Outeniqua Waste Water Treatment Works.

The current proposal is to replace this system with new gravity lines on the edge of Thembaletu, that will feed into the Pacaltsdorp pumpstation 1 (which must be upgraded) and pumpstation 6 (which will also be upgraded). From pumpstation 6 the existing rising main will be augmented by a new rising main over the existing bridge crossing 1 over the Schaapkop River to the existing 800/700mm diameter bulk sewer gravity line that feeds pumpstation 1. This will result in the decommissioning of three existing pumpstations (3, 4 & 5) and the upgrading of two pumpstations (1 & 6)

Several infrastructure alternatives were considered, but most have been rejected by the Municipality due to higher cost (higher energy requirements and more pumpstations to maintain. These include the following:

3.2.1 Upgrading of Thembaletu Pumpstation No.3 and existing 200mm diameter rising main

This alternative was considered, since pumpstation 3 and associated 200mm-diameter rising main are currently at or over their design capacity, as well as its potential to open up an additional 700 erven (in Areas 3, 7 & 8) for development in the next housing phases. This alternative was decided against as it was not as financially effective as the preferred alternative.

3.2.2 Upgrading of pumpstation 3 and assisting the existing Rising Main from Pumpstation No.3 to the WWTW Alternatives

3.2.2.1 Alternative 1

A 3.8km-long, 250mm-diameter PVC-u rising main aligned to intersect the least existing services (water, sewer, stormwater, electrical and Telkom cables, roads and sidewalks) and high points (dark blue dotted line running approx. parallel to yellow line on drawing 108429GE 400 Rev.F). Due to the relatively high pumping head (powerful pumps) required for this line and the need to for an additional River Crossing No.4 (see below), this option was considered costly.

3.2.2.2 Alternative 2

Linked to the upgrade of Thembaletu Pumpstation No.5, this would require a 315mm-diameter rising main from Pumpstation No.3 to a point connecting to the proposed 350-400mm-diameter bulk gravity sewer proposed to drain Areas 5, 6A & 6B (orange dotted line below Old 'All-Brick' Works on drawing 108429GE 400 Rev.F). Although this option would be economical to operate, it would require a larger diameter bulk gravity line around Areas 5, 6A&B (to accommodate the increased flow), and the upgrade of Pumpstation 3.

Preferred option to be read together with the preferred sewer alignment alternative (Drawing 108429GE 400 Rev. I)

The preferred alternative includes two alternatives with two gravity lines, draining east and west of the 'All-Brick' property: **Orange line:** 200mm diameter line draining to the west of the 'All-Brick' property to link to the red gravity line, south of Area 6B; and **Blue line:** 250mm diameter line draining to the east of 'All-Brick' property along the same alignment of an existing sewer line to link to Option 1 (at the decommissioned Pumpstation No.3).

3.2.3 Upgrade of Pumpstation No.5

This alternative requires the demolition of the existing pumpstation building and that it be re-built at a position lower down the slope to allow the upgraded northern bulk sewer (draining Area 1) to gravitate to the new pumpstation. The upgrade would increase the flow-capacity from 15l/s to 180l/s, and entail a new inlet works, a new pumpstation building, new pumps and mechanical screens, a back-up generator and associated electrical reticulation upgrades, as well as some gabion works, a new access road, a telemetry system and a new fence.

3.2.4 River Crossing No.4 (In accordance with Drawing: 108429 REV 402 Rev C done by Aurecon)

This alternative entails the construction of a 50m concrete pipe-bridge across the Schaapkop River to accommodate a 450mm-diameter rising main servicing flows from Pumpstations 3 & 5 to the WWTW.

The option of re-aligning option 3 bulk gravity line from Area 8 to pumpstation 6 to avoid the remnant indigenous forest as recommended by the ecological specialist has been included in the revised activity proposal.

3.6 "No-Go" Alternative

The no-go alternative would result in Area 8A&B not being formalised and the bulk sewer infrastructure required for the greater Thembaletu UISP Housing Project not being built, which would give rise to a number of negative socio-economic, environmental and health impacts. The existing system is overloaded and blockages with sewage spills into the Schaapkop River is currently a common occurrence. The additional pressure on this existing system which the new extensions of Thembaletu are to create (i.e. UISP Areas 7 to 8) would not only aggravate the existing situation and the resultant pollution to this watercourse, but generate a range of environmental and health problems.

The no-go alternative is thus not considered desirable from both social and environmental perspectives (i.e. erosion, pollution and health & safety risks) and the proposed development can be viewed in a positive light when compared to the no-go alternative.

4. Impact Assessment and Mitigation Measures

4.1. Regional/ Planning Context

The proposed site (Erven 4056 and 4055, Tyolora) are registered in the name of George Municipality and are being utilised as an informal settlement at present. The site is currently zoned "Institutional I" (place of instruction) and will have to be rezoned to "Subdivisional Area" to allow for the establishment of infill development. According to the BAR the Western Cape Department of Education confirmed in writing that they do not

require the properties for educational purposes and consequently the land use has been transferred to George Municipality.

George is considered in the Provincial Spatial Development Framework ("PSDF") to be an area for high priority fixed investment urban settlement, with the formalisation of erven and provision of basic services to existing settlements. The Thembalethu settlement is one such area of focus.

The George Spatial Development Framework ("George SDF") includes this area within the urban edge. Infill development and densification is highly recommended in the document. The proposed development of Area 8A and 8B is infill development and therefore adheres to the principles for densification as described in the Western Cape Provincial Spatial Development Framework (WCPSDF) (June 2009), as well as the Draft George Spatial Development Framework. Existing services are utilised and additional costs for the upgrading of services are minimised.

The formalisation / upgrade of informal settlements (UIS) and provision of basic services are highlighted as a priority in the George Integrated Development Plan ("George IDP"). Thus this UIS Project aligns with the IDP forward planning into the future.

The Draft Thembalethu Spatial Development Plan ("TSDP") was compiled as a component of the Draft George SDF. This plan is being revised at present so that it can be approved as a local structure plan. This plan shows that the future growth and development of housing within Thembalethu must be managed through strategic infill and densification. Area 8A and 8B is indicated as a special area for re-development.

4.2. Services/ Bulk Infrastructure Internal Services for Area 8

The internal water, sewerage and stormwater reticulation networks will link to the existing Municipal services. Provision for effective stormwater drainage will be made by means of a combination of underground pipes and concrete lined V-drains running parallel to the roadways and discharging into the existing stormwater outlets surrounding Area 8 A&B. Energy dissipaters will be placed strategically to avoid erosion and additional runoff into the water courses, as well as litter traps to avoid this type of pollution entering these systems.

The old farm dam will be transformed to serve as an effective stormwater retention pond. A conventional stormwater network of catchpits, manholes and headwalls will convey stormwater generated on Area 8 into this retention pond, after which the stormwater will flow through an outlet pipe, discharging stormwater into the adjacent tributary via a stormwater outlet and silt retention structure, into the tributary to the east.

The services lay-out for Area 8 include a network of 10m wide internal roads, which gain access via the following three access points:

- off the existing Lingeletu Street (western property boundary),
- off the existing Makhaza Street (eastern property boundary), and
- via an existing road of 8m between existing erven 3810 & 3812 (northern property boundary).

Internal and linking electricity, water, sewerage and stormwater services will be aligned with the road network / road reserve as far as possible.

The solid waste generated by the current and future occupants of Area 8 will be picked up by the George Municipality and disposed of at a licenced Solid Waste Management/ Disposal Facility on a weekly basis.

4.3. Cumulative

Phase 8 A&B: The cumulative loss of currently intact habitat within listed vegetation types may impact the countries' ability to meet its conservation targets. The site is located within the Garden Route Granite Renosterveld vegetation type, which is listed as Endangered under the National List of Threatened Ecosystems and any further loss of this vegetation type would be considered highly undesirable. The extent of intact habitat at the site is however low and the amount of habitat that would be lost within these areas would be similarly low. In addition, the fragmentation of the surrounding landscape and the high anthropogenic impact in the area suggests that the long-term viability of the remnant patches is probably compromised.

Upgrade of bulk sewer services: Transformation within Critical Biodiversity Areas ("CBAs") and Ecological Support Areas ("ESAs") would potentially disrupt the functioning of the CBAs or result in biodiversity loss. In addition, the presence of the sewer line with access track will increase the fragmentation of habitat and increase access to a significant area of currently inaccessible areas which may have negative consequences for biodiversity in these areas due to increased levels of hunting or plant collection. The area is already highly fragmented and impacted and the sewer line will fragment the major unfragmented portion of the site.

However, the loss of biodiversity and a functioning ecosystem must be weighed up against the need to provide sewerage services. The lack of sewerage services will result in the pollution and potential health risk.

4.4. Biophysical Impacts

Upgrade of bulk sewer services: According to the BAR the site contains fynbos in proximity to the Old Brick Works and Afrotemperate Forest patches within the Schaapkop River valley. Although these areas are considered sensitive and retain significant biodiversity, the long-term viability and persistence of these areas is uncertain due to the high alien plant invasion pressure, as well as anthropogenic impacts such as hunting, livestock grazing and collection of plants for traditional medicine.

The forest patch area near Thembaletu No.6 Pump Station is considered to be most sensitive. The construction of the sewer access track will facilitate access to this area which currently represents relatively safe refuge for fauna and flora. A section of gravity pipeline has been re-aligned to avoid the sensitive indigenous forest patches in proximity to Pumpstation No. 6. However, the sewer line from Area 3 cannot be realigned to avoid the forest area, but it will be located high up on the slope as far as possible to minimise disturbance of the forest.

Phase 8 A&B: The small dam on Area 8 was found to be highly disturbed and thus not sensitive from an ecological perspective. Based on this assessment and the community's wish to have the dam removed due to safety risks associated with it (drowning), the preferred alternative thus included the option to maintain an area of open space around the dam site, remove deep standing water and formalise the dam into a functional stormwater management system. Some of the mitigation measures recommended

include a focus on avoidance of sensitive areas where possible and reducing the development footprint as far as possible, as well as ensuring that the construction approach results in a robust end result, which resists impacts such as erosion, since the long-term maintenance of the access tracks by the municipality is unlikely.

4.5. Biodiversity

The entire Schaapkop River and associated tributaries, to be traversed by the Bulk Sewer & Electrical infrastructure, is designated as a Critical Biodiversity Area ("CBA") and Ecological Biodiversity Area ("ESA"). Transformation within the ESA would potentially disrupt the functioning of the CBA and result in biodiversity loss.

The site is characterized by a few sensitive areas, which include CBA and Endangered Garden Route Granite fynbos and protected Afrotropical Forest patches. Although these areas are considered sensitive and retain significant biodiversity, the long-term viability and persistence of these areas is uncertain due to the high alien plant invasion pressure as well as anthropogenic impacts such as hunting, livestock grazing and collection of plants for traditional medicine.

The most sensitive area is forest patch near to the Thembolethu No.6 Pump Station. The construction of the sewer access track will facilitate access to this area, which currently represents a relatively safe refuge for fauna and flora. The report by Simon Todd Consulting recommends that an alternative alignment for the sewer line must be investigated, which avoids a greater portion of the forest, or if this isn't possible, building the line without the access track. The applicant proposes to use excavators, which disturb 5 meters during turning movements of the boom and bucket. Manual labour is impractical as the manhole rigs weigh 850kg each. The disturbance area will be rehabilitated to a maintenance access of 3,5 meters wide.

4.6. Visual / Sense of Place

According to the BAR the proposed development will have a positive local medium-term impact on the surrounding environment since it will result in the rehabilitation of some severely eroded sites, including pump stations along the routes.

4.7. Heritage

The heritage specialist indicates in his recommendations that the proposal constitutes infill development and that no heritage resources would be impacted through future development of the site and that no further heritage-related studies would therefore be necessary. Heritage Western Cape (HWC) as the competent authority in terms of the National Heritage Resources Act also confirmed in their final comment dated 26 June 2013, that no further processes in terms of Section 38 of the NHRA apply to the proposed development.

4.8. Socio-economic

According to the BAR the socio-economic impacts of the project, other than the employment opportunities to be created during construction and operation, include the provision of secure tenure on erven and access to basic services for the current informal residents or Areas 8A&B specifically. The BAR further submits that the provision of the bulk services component of this development proposal is to support the Upgrade of Informal Settlements Plan (UISP) for the greater Thembolethu area (Areas 1-8), and the socio-economic benefits of secure erven tenure and access to basic services associated with this.

4.9 Impact Assessment and significance

Overall, the impacts of the development of the bulk sewer infrastructure at Tembalethu are likely to be of local extent, moderate to low intensity and of overall low significance.

National Environmental Management Act Principles

The National Environmental Management Principles (set out in section 2 of the NEMA, which apply to the actions of all organs of state, serve as guidelines by reference to which any organ of state must exercise any function when taking any decision, and which must guide the interpretation, administration and implementation of any other law concerned with the protection or management of the environment), *inter alia*, provides for:

- the effects of decisions on all aspects of the environment to be taken into account;
- the consideration, assessment and evaluation of the social, economic and environmental impacts of activities (disadvantages and benefits), and for decisions to be appropriate in the light of such consideration and assessment;
- the co-ordination and harmonisation of policies, legislation and actions relating to the environment;
- the resolving of actual or potential conflicts of interest between organs of state through conflict resolution procedures; and
- the selection of the best practicable environmental option.

The development will result in both negative and positive impacts.

Negative Impacts:

This includes the disturbance of fynbos vegetation, disturbance of Afromontane forest and the transformation within the ESAs, which can potentially disrupt the functioning of the CBAs or result in biodiversity loss. In addition hereto, the presence of the sewer line with access tracks will increase the fragmentation of habitat and increase access to a significant area of currently inaccessible areas, which may have a negative effect on biodiversity in these areas due to increased levels of hunting or plant collection.

Notwithstanding the afore-mentioned, the negative impacts can partially be mitigated to low and very low levels by minimising the development footprint as far as possible and avoiding the creation of access tracks. The pipeline was also aligned as a mitigation measure to run on the edge of the Tembalethu settlement, along the edge and within the Schaapkop River valley to the south, separating Tembalethu from Pacaltsdorp.

Positive impacts:

The proposed development will result in the removal of the small dam on Area 8, which poses a safety risk. This dam will be formalised into a functional stormwater management system, which will in turn assist with the stormwater management in the area. Another positive impact of the proposed development is the alleviation of housing needs as the proposal includes the formalisation of informal housing in Areas 8A and B. The existing sewage system is overloaded and blockages with sewage spills into the Schaapkop River are currently a common occurrence and the approval of the proposed development will also eliminate this. This Department is therefore of the opinion that the positive impacts of

the proposed development largely outweighs the negative impacts and that the negative impacts can be mitigated to an acceptable level.

In view of the above, the NEMA principles, compliance with the conditions stipulated in this environmental authorisation, and compliance with the EMP, the competent authority is satisfied that the proposed listed activities will not conflict with the general objectives of integrated environmental management stipulated in Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and that any potentially detrimental environmental impacts resulting from the listed activities can be mitigated to acceptable levels.

-----END-----

ANNEXURE C:

*Pre-Application Meeting Minutes date 23 June
2026*

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

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

PART A: PARTICULARS	
Collab ref:	4319441
Reference number:	Pr25/45 SMEC Water & Sanitation Project (PS 6)
Purpose of consultation:	Proposed Subdivisions & Rezoning: The Remainder of Portions 62, Portion 16 of the Farm Sand Kraal No 197 & The Remainder of Pacaltsdorp Erf 325 (Thembaletu Pump Station 6)
Brief proposal:	SMEC South Africa (Pty) Ltd has been appointed by George Municipality for the Upgrading of the Thembaletu No.6 Sewer Pump Station, which is currently under construction. Also, to allow for the registration of servitudes for both
Property(ies) description:	THE REMAINDER OF PORTIONS 62 OF THE FARM SAND KRAAL NO 197 PORTION 16 OF THE FARM SAND KRAAL NO 197 THE REMAINDER OF PACALTSDORP ERF 325
Date:	26 May 2026

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Khuliso Mukhovha	George Municipality	044 801 9477	kjmukhovha@george.gov.za
Official	Naudica Swanepoel	George Municipality	044 801 9138	nswanepoel@george.gov.za
Pre-applicant	Marika Vreken	MV TRP	082 927-5310	marika@vreken.co.za
	Dale Bastian	MV TRP	081 480 9640	dale@vreken.co.za

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

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)

- 1.1. SMEC South Africa (Pty) Ltd has been appointed by George Municipality for the Upgrading of the Thembalethu No.6 Sewer Pump Station, which is currently under construction. Also, to allow for the registration of servitudes. Marike Vreken Town Planners has been appointed to obtain the necessary land use rights to allow for the above-mentioned.



- Page 2 of 12



Figure 2: Proposal

- 1.3. The proposal to allow for the creation of the new properties and servitudes for Pump Station 6 is summarised below.
- Subdivision of an access road, 10m wide, over Portion 62 towards the pump station;
 - Subdivision, rezoning and consolidation to allow for a pump station property (Portions (Portions 62 & 16 of Farm No 197);

- Registration of a 14m wide pipeline servitude protecting the existing and new lines west of the pump station, crossing, and along the Skaapkop River (Portion 16 of Farm No 197; Tyolora Erf 3879 & Pacaltsdorp Erf 325);
- Registration of a 14m wide right of way servitude, from the southern end of Jonga Street, along the existing road, towards the existing steel bridge (Portion 16 of Farm No 197).

1.4. The proposal is to allow for the new public street to be zoned Transport Zone II (TUZII) and the pump station erf to be zoned “Utility zone (UZ)” to allow for “utility services”.

“public street”

Land use description: “*public street*” means any land, owned by or vesting in the Municipality, indicated on an approved plan, diagram or map as having been set aside as a public thorough way for vehicles and pedestrians, and includes —

- (a) open public parking areas;
- (b) sidewalks;
- (c) those parts of a public place that are travelled parts;
- (d) informal trading; and
- (e) appropriate and necessary street furniture and infrastructure, including reticulation networks and stormwater infrastructure, which does not present any threat to the safety or obstruct or inhibit free movement of pedestrians.

“utility service”

Land use description: “utility service” means a use or infrastructure that is required to provide engineering and associated services for the proper functioning of urban development and—

- (a) includes a water reservoir and purification works, electricity substation, storm water retention facilities, and a waste-water pump station and treatment works, data centre, fibre optic infrastructure, rooftop base telecommunication station and freestanding base telecommunication station, renewable energy structures; and
- (b) does not include transport use; and
- (c) provided that a road is not regarded as a utility service.

- 1.5. Are there any development parameters that must be adhered to? The zoning scheme states that development parameters will be determined by the Municipality.
- 1.6. According to Sections 24(1)(f)(i); 24(1)(f)(iv) & 24(1)(f)(v) of the George Municipality Land Use Planning By-Law 2023 the proposed subdivision for the registration of servitudes (Pipeline servitudes & Right of way access servitude) is exempted from a formal application and does not require the approval of the Municipality. A request for the confirmation of the exemptions will be submitted along with the subdivision and rezoning applications, and the final position will be indicated when the final survey is done prior to endorsement. Mun to confirm?
- 1.7. Portion 16 of the Farm Sandkraal No 197 is still zoned “Agriculture Zone I”, and it was earmarked for Agricultural purposes in the former George and Environs Guide Plan. For this reason, unless there was an approval for the subdivision of all the subsidised housing projects from the National Department of Agriculture, it might be that an additional application for the subdivision of Agricultural Land in terms of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) must be submitted to the National Department of Agriculture. To be confirmed.
- 1.8. An Environmental authorisation was issued on 14 March 2024. Attached.

- 1.9. The proposed development could also trigger the need for an approval from Heritage Western Cape, and the submission of a Notification of Intent to Develop (NID), as required in terms of Section 38(8) of the National Heritage Resources Act, 1999 (Act 25 of 1999).
- 1.10. A conveyancer has been appointed to investigate the title deeds and historic deeds for any restrictive conditions, and a conveyancer's certificate will accompany the application.

PART B: APPLICATION PROCESS

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

SUBMISSION

Draft By-Law on Municipal Land Use Planning (Workflow)

Types of applications that can be submitted in terms of Section 15 (2)

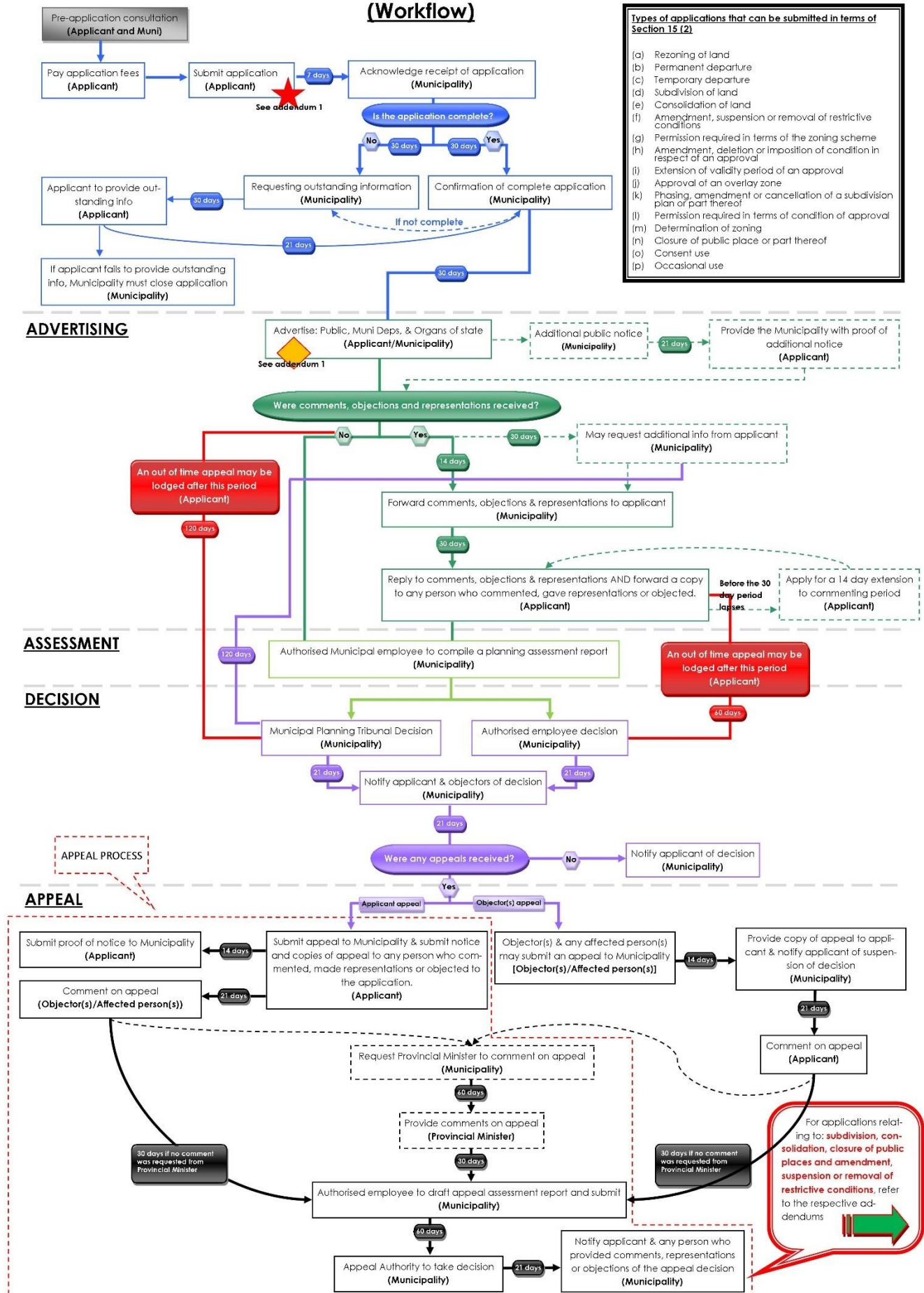
- (a) Rezoning of land
- (b) Permanent departure
- (c) Temporary departure
- (d) Subdivision of land
- (e) Consolidation of land
- (f) Amendment, suspension or removal of restrictive conditions
- (g) Permission required in terms of the zoning scheme
- (h) Amendment, deletion or imposition of condition in respect of an approval
- (i) Extension of validity period of an approval
- (j) Approval of an overlay zone
- (k) Phasing, amendment or cancellation of a subdivision plan or part thereof
- (l) Permission required in terms of condition of approval
- (m) Determination of zoning
- (n) Closure of public place or part thereof
- (o) Consent use
- (p) Occasional use

ADVERTISING

ASSESSMENT

DECISION

APPEAL



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
X	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
X	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):		R TBD on submission

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	T.B.D	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?			X	Motivate in terms of the MSDF, also noting environmental or other relevant aspects.
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	Provide a conveyancer certificate indicating restrictive conditions relating specifically to the proposed development, as well as the beneficiaries to be notified (if relevant).
Any other Municipal by-law that may be relevant to application? (If yes, specify)			X	
Zoning Scheme Regulation considerations:				
Which zoning scheme regulations apply to this site?				
George Integrated George Zoning Scheme Bylaw, 2023				
What is the current zoning of the property?				
Agricultural Zone I, Undetermined Use, Subdivisional Area Overlay Zone				
What is the proposed zoning of the property?				
Utility Zone				
Does the proposal fall within the provisions/parameters of the zoning scheme?				
TBD				
Are additional applications required to deviate from the zoning scheme? (if yes specify)				
Confirmation of exempted subdivisions (servitudes).				

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	T.B.D	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?			X	Motivate in terms of the PSDF and the Western Cape Rural Areas Guidelines.
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?			X	Indicate and motivate.

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	T.B.D	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?	X			Western Cape Provincial Department of Agriculture and National Department of Agriculture

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	T.B.D	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
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)			X	National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?			X	National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?			X	South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?			X	Eskom
Will the proposal affect any Telkom owned land and/or servitudes?			X	Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claims?			X	National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		X		SANParks / CapeNature
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?		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	T.B.D	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)	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 proposed application was discussed at a meeting held on 26 May 2026.

Town Planning Comments:

- Subdivision plans, zoning use plans and detailed site layout plans, indicating all property boundaries must be prepared and submitted to the municipality.
- Areas where services servitudes and other related servitudes are proposed must be indicated on the site layout plans. Also indicate existing servitudes.
- The pumpstation needs to be on one property – subdivision and consolidation required.
- Address Act 70/1970 in terms of the subdivision of agricultural land (include Consent from the National Department or their comment will need to be requested as part of the public participation process).
- Address Section 38 of the National Heritage Resources Act.
- Motivate in terms of the MSDF, including environmental and steep slope references where relevant. Deviation to be motivated where required.
- The subject property is incumbered by environmental elements – applicant to note that these features form part of a larger environmental network and need to be taken into consideration. Please address in motivation report.
- An environmental authorisation / final Environmental report must be submitted with the application. It must address all environmental buffers and level of impact that may be a result of the pump station and servitudes.
- A council resolution for the project must be submitted with the application and relevant mandates.
- A land surveyor certificate for the subdivision and the registration of the servitudes will need to be prepared and submitted with the application.
- Proposed development parameters in line with the proposed development for consideration by the Municipality.
- It is suggested to do a separate submission for the servitude exemptions once the final survey has been done. This is a very short process on a separate portal (submit via email to the Municipality) and will make the focus of the proposal more clear to the Municipal Planning Tribunal when deciding on the application. The servitudes can be referred to and indicated but a separate submission for approval is recommended.

Civil Engineering Comments:

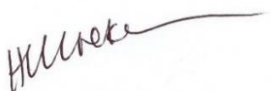
- Access is via existing municipal roads.
- Any access is subject to the applicable Provincial access guidelines.
- Proper sloped access should be provided as part of the development.
- Should the pumpstation access be zoned as "Transport zone II", all gates should be removed on this section. Consider possible right of way servitudes.
- Should it be required, suitable servitudes should be registered over properties of concern.
- All parking requirements, including any loading requirement must be accommodated on site.
- No parking will be allowed within the road reserve.
- Normal PT is applicable.
- Water and sewer services are already provided for.
- All required servitude/s should be registered, with the width to be confirmed by the applicable operation department.
- Applicable development charges, applicable on Municipal infrastructure, will be applicable on the developments.
- The developer to ensure compliance with George Municipal stormwater By-law and the National Building regulation R1, dealing with stormwater management.

PART F: SUMMARY / WAY FORWARD

See comments above to address and include with the submission.

Notes:

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

OFFICIAL:	Naudica Swanepoel	PRE-APPLICANT:	Marike Vreken
SIGNED:		SIGNED:	
DATE:	23 June 2026	DATE:	

ANNEXURE D:

Power of Attorney Western Cape Government



POWER OF ATTORNEY

I the undersigned **Adv Chantal Smith**, in my capacity as **Head of the Department** in the **Western Cape Government, Department of Infrastructure** and duly authorized thereto, representing the owner of the property known as **Portion 5, 16, 62 and 204 of the Farm Sandkraal 197**, Division George ("the property"), do hereby appoint the **George Municipality** (hereinafter called "**the Agent**"), represented by **Godfrey Louw**, to act for and on behalf of the Western Cape Government, as its lawful agent with full power and authority and its name and benefit in fulfilling the following:

The Agent shall:

- 1.1 with effect from the date of signature hereof, diligently, expeditiously and reasonably:
 - 1.1.1 Take occupation of an approximate area on the following portions of land to start with the upgrading of the existing Thembaletu Pump Station 6 and the implementation of a newly planned Thembaletu East Pump Station 7 and its associated pipelines, depicted in Annexure A to D:
 - 27 975m² portion of Portion 204/197 Sandkraal, replacing the existing Thembaletu PS 7 located on the same property;
 - 3 514m² portion of Portion 5/197 Sandkraal;
 - 11 936m² portion of Portion 62/197 (proposed Thembaletu East bulk sewer infrastructure); and
 - a 60mx 65 m or 3900m² portion of Portion 16/197 Sandkraal (Thembaletu PS 6 upgrade).
 - 1.1.2 Manage the maintenance, control, upkeep and general custodial duties in relation to the Property including the securing thereof and on the due date thereof, pay all, levies, sewerage and refuse removal charges, or charges for the supply to the Property of electricity, water and gas and any other services, which may from time to time and in the future, be levied by the George Municipality, as the municipality under which the Property falls, in respect of the property and/or improvements and/or the occupation of the same;
 - 1.1.3 Prevent any unlawful occupation of the property; and
 - 1.1.4 be allowed to use the existing access track down the river (depicted in Annexure D) for access purposes over the construction period and future maintenance requirements, on condition that it indemnifies the Department against any claim of damages as a result of such use.
- 1.2 with effect from the date of signature hereof, lodge, sign and apply for:
 - 1.2.1 Land use departures;
 - 1.2.2 Rezoning;
 - 1.2.3 Subdivision and consolidation;
 - 1.2.4 Registering of servitudes (sewer gravity and rising mains and access roads);
 - 1.2.5 Removal of restrictions on land title; and/or
 - 1.2.6 To deal with appeals with regard to any of the above-mentioned,

POWER OF ATTORNEY: IN RESPECT SANDKRAAL FARMS 197

in respect of the Property, for it to be used for the expansion of the existing pump station, pending the registration of transfer of a portion of the property into the name of the Agent.

- 1.3 All and any cost occurred by the Agent in taking any of the actions identified in clauses 1.1 and 1.2 above, will be for the sole account of the Agent.
- 1.4 The Agent shall have free and full access to the property in order to perform the actions identified in clauses 1.1 and 1.2 above.
- 1.5 This Power of Attorney may, be withdrawn at any time, by the delivery of a written notice of withdrawal on the Agent at the office of the Municipal Manager, should the Agent, in the sole discretion of the Custodian, have failed to perform any of the actions and obligations set out in clauses 1.1 and 1.2 above, diligently, expeditiously, or reasonably.
- 1.6 The Agent is being appointed as such in anticipation of ownership in the portion of property being transferred to the Agent at some stage in the future. This anticipation notwithstanding, in the event that ownership of the portion of the property is not transferred to the Agent in due course, for any reason whatsoever, the Agent shall have no recourse against the Western Cape Government or the Custodian with regard to any of the cost incurred by it in performing any of the actions or obligations as Agent, set out in clauses 1.1 and 1.2 above.

Signed at Cape Town on this 12th day of February 2026 in the presence of the undersigned witness.

FOR THE WESTERN CAPE GOVERNMENT



Adv C Smith
Head of Department

AS WITNESS

1.  _____

2.  _____

ANNEXURE E:

Municipal Application Form



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

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

PART A: APPLICANT DETAILS

First name(s)	Marike		
Surname	Vreken		
SACPLAN Reg No. (if applicable)	Pr. Pln A/1101/1999		
Company name (if applicable)	Marike Vreken Town Planners CC		
Postal Address	P.O. Box 2180		
	Knysna	Postal Code	6570
Email	info@vreken.co.za / marike@vreken.co.za		
Tel	044-382-0420	Fax	Cell 082-927-5310

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

Registered owner	Western Cape Government		
Address			
		Postal code	
E-mail			
Tel		Fax	Cell

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Remainder of Portion 16 (a Portion of Portion 5) of the Farm Sandkraal No. 197, Division of George, Western Cape Province.; Portion 62 (a Portion of Portion 5) of the Farm Sandkraal No. 197, Division of George, Western Cape Province.; and Remainder of Erf 325 Pacaltsdorp, in the Municipality and Division of George, Province of the Western Cape.					
Physical Address	Sandkraal Farms and Pacaltsdorp					
GPS Coordinates	34°0'56.85"S and 22°27'24.37"E 34°1'26.24"S and 22°29'35.05"E 34°1'5.16"S and 22°29'43.70"E		Town/City	George		
Current Zoning	"Agriculture Zone I" "Subdivisional Area" "Undetermined Use"	Extent	65,1928 ha 51,3919 ha 579,3496 ha	Are there existing buildings?	Y	N
Current Land Use	Mixed Land Use					
Title Deed number & date	T44697/1991 T64530/1990 T12043/2004					
Any restrictive conditions prohibiting application?	Y	N	<i>If Yes, list condition number(s).</i>			
Are the restrictive conditions in favour of a third party(ies)?	Y	N	<i>If Yes, list the party(ies).</i>			
Is the property encumbered by a bond?	Y	N	<i>If Yes, list Bondholder(s)?</i>			
Has the Municipality already decided on the application(s)?	Y	N	<i>If yes, list reference number(s)?</i>			
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	<i>If yes, is this application to legalize the building / land use?</i>	Y	N	
Are there any pending court case / order relating to the subject property(ies)?	Y	N	<i>Are there any land claim(s) registered on the subject property(ies)?</i>	Y	N	

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?	Y	N	<i>If Yes, please complete the information below and attach the minutes.</i>
---	----------	----------	--

Official's name	Naudica Swanepoel	Reference number	4319441	Date of consultation	26 May 2026
-----------------	--------------------------	------------------	----------------	----------------------	--------------------

PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE

***Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.**

BANKING DETAILS

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

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

See attached Motivation report

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

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

Is the following compulsory information attached?

Y	N	Completed application form		Y	N	Pre-application Checklist (where applicable)
Y	N	Power of Attorney / Owner's consent if applicant is not owner		Y	N	Bondholder's consent
Y	N	Motivation report / letter		Y	N	Proof of payment of fees
Y	N	Full copy of the Title Deed		Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Locality Plan		Y	N	Site layout plan
Minimum and additional requirements:						
Y	N	N/A	Conveyancer's Certificate	Y	N	N/A Land Use Plan / Zoning plan
Y	N	N/A	Proposed Subdivision Plan (including street names and numbers)	Y	N	N/A Phasing Plan

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

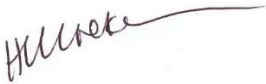
PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION

Y	N	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA)
Y	N	National Environmental Management Act, 1998 (Act 107 of 1998)			(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A	Other (specify)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A			
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the 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:	2026-06-26
Full name:	Hendrika Maria Vreken		
Professional capacity:	Town Planner		
SACPLAN Reg. Nr:	Pr. Pln A/1101/1999		

ANNEXURE F:

Copy of Title Deed

Box No 96

Reference No 3707/25

MICRO SECTION

PLEASE SCAN / RESCAN
THE FOLLOWING:

T64530/1990 (WA 4338/25)

THANK YOU
Rectifications

~~CONFIDENTIAL~~

FOR PLANTER AND OTHERS SEE
WA VERREKKELE EN VERREKKELE

108

64530,90

Opgestel deur my,


TRANSPORTBESORGER.

McGREGOR I.E.

AKTE VAN TRANSPORT

Kragtens Artikel een-en-dertig van die Registrasie
van Akteswet, 1937 (Wet Nr. 47 van 1937)

HIERBY WORD BEKEND GEMAAK:

NADEMAAL die hierondergenoemde grond onteien is deur die
ADMINISTRATEUR VAN DIE KAAP DIE GOEIE HOOP in terme van Wet Nr.
4 van 1984 g-lees met Wet Nr. 63 van 1975 welke grond tans
geregistreer is in die naam van

JOHANNES PETRUS POTGIETER

Gebore op 28 Julie 1927

8

T64530/1990

ENDORSEMENT IN TERMS OF SECTION 3(1) (v) ACT 47/1937

The name of the registered owner is the PROVINCIAL GOVERNMENT OF THE WESTERN CAPE.

DEEDS OFFICE

CAPE TOWN

13 Aug 2025

BC 41437/2025



REGISTRAR OF DEEDS

Kragtens Transportakte Nr. T11348/1971 en Transportakte Nr. T12985/1967.

NADEMAAL 'n sertifikaat ingevolge artikel een-en-dertig (4)(a) van Wet Nr. 47 van 1937 deur die transportnemer aan my verstrekk is ten effekte dat daar voldoen is aan die bepalings van enige Wet in verband met die verandering van eiendomsreg op die grond ten gevolge van onteiening.

SO IS DIT DAT kragtens die bevoegdheid my verleen by genoemde Wet, ek, die REGISTRATEUR VAN AKTES te KAAPSTAD hierby sedeer en transporteer, in volle " vrye eiendom aan en ten gunste van die

ADMINISTRATEUR VAN DIE KAAP DIE GOEIE HOOP

Die se opvolgers-in-titel of regverkrygendes:

1. Gedeelte 62 (gedeelte van gedeelte 5) van die plaas SANDKRAAL Nr. 197, in die Administratiewe Distrik George.

GROOT: 51,3919 (Een-en-Vyftig komma drie nege een nege) Hektaar.

EERSTE OORGEDRA EN STEEDS GEHOU KRAGTENS TRANSPORTAKTE NR. T11348/1971 MET KAART NR. 8049/70 WAT DAAROP BETREKKING HET.

ONDERHEWIG aan die voorwaardes waarna verwys word in Sertifikaat van Gewysigde Titel Nr. T148/1923.



2. Restant van die plaas Sand Kraal Nr. 197, gelee soos hierbo.

GROOT: 230,4071 (Tweehonderd-en-Dertig komma vier
nul sewe een) Hektaar.

EERSTE OORGEDRA KRAGTENS SERTIFIKAAT VAN GEWYSGDE TITEL NR.
148/1923 MET 'N KAART WAT DAAROP BETREKKING HET EN GEHOU KRAGTENS
TRANSPORTAKTE NR. T12985/1967.

A. ONDERHEWIG aan die voorwaardes waarna verwys word in Trans-
portakte Nr. T148/1923.

B. ONDERHEWIG VERDER aan die volgende voorwaardes vervat in
Transportakte Nr. T1438/1955 opgelê deur die Afdelingsraad van
George as Beherende Gesag kragtens Artikel 11(3) van Wet 21 van
1940, naamlik:

- (a) "The land may not be subdivided without the written approval
of the Controlling Authority as defined in Act 21 of 1940.
- (b) Not more than one dwelling house together with such out-
buildings as are ordinarily required to be used in connect-
ion therewith shall be erected on the land except with
the approval of the Controlling Authority as defined in
Act 21 of 1940.
- (c) The land shall be used for residential and agricultural
purposes only and no store or place of business or industry
whatsoever may be opened or conducted on the land without
the written approval of the Controlling Authority as defined
in Act 21 of 1940.



- (d) No building or any structure whatsoever shall be erected with a distance of 37,78 metres from the centre line of the road without the written approval of the Controlling Authority as defined in Act 21 of 1940.

C. ONDERHEWIG VERDER aan 'n serwitoot endossement gedateer 10 Februarie 1956 op Transportakte Nr. T1438/1955, welke endossement as volg lees:

"Kragtens Not. Akte 26/56 ged. 7.10.1955, gee en verleen die eienaar van die eiendom hieronder gehou aan die Munisipaliteit van George die reg om alle gesuiwerde steriele afval verwele deur of voortspruitende uit enige rioolstelsel in die besit of beheer van die gemelde Munisipaliteit in die Schaapkolrivier te ontlast by 'n punt of punte op die George Dorpsgebied soos die gemelde Munisipaliteit mag besluit en onderhewig aan voorwaardes soos meer volledig sal blyk uit gemelde Not. Akte, 'n afskrif waarvan hieraan geheg is."

Endossiment Kragtens Artikel 230(2)(k)

Van die Grondwet, 1993 (Wet nr 200 van 1993)

Ingevolge artikel 239(i) van genoemde wet
setel die binnegemaakte erfenis in die
Provinsie van die Wes Kaap, soos meer
volledig sal blyk uit die sertifikaat
geïssueer by T 72691196

Aktekan toor
Kaapstad


Registrateur van Akte

1996-09-18

WESHALWE genoemde

JOHANNES PETRUS POTGIETER

geheel en al onthef is van die besit van genoemde grond en nie meer daartoe geregtig is nie en dat kragtens vermelde onteining genoemde

ADMINISTRATEUR VAN DIE KAAP DIE GOEIE HOOP

Die se opvolgers-in-titel of regverkrygendes, nou daartoe geregtig is en voortaan sal wees, ooreenkomstig plaaslike gebruik, die Staat nogtans sy reg behoudende.

TEN BEWYSE WAARVAN EK, die genoemde REGISTRATEUR, hierdie Akte onderteken het en die ampseel daarop laat aanbring het.

ALDUS GEDOEN EN VERLY in die Kantoor van die REGISTRATEUR VAN AKTES te KAAPSTAD op hede die 29^{ste} dag van Oktober in die jaar van Ons Heer Eenduisend Negehonderd-en-Negentig. (1990)


REGISTRATEUR VAN AKTES



7

T64530/1990

VA000004338/2025

Certified a true copy of the duplicate original
filed of record in this Registry, issued to serve
in place of the original thereof under the
provisions of Deeds Regulation No 68. (1)

Deeds Registry
Cape Town.

[Signature] 13 Aug 2025

ASST REGISTRAR OF DEEDS

VIR ENDOSSEMENTS KVM BLANK
FOR ENDORSEMENTS SEE PAGE

VIR ENDOSSEMENTS KVM BLANK
FOR ENDORSEMENTS SEE PAGE

96.
FOR FURTHER ENCLOSURES VFE
VR VERBODEN TOEGANGSRECHT VERBODEN

102

44697.191

Opgestel deur my,

[Handwritten Signature]
TRANSPORTBESORGER.

TRANSPORTAKTE

[Kragtens Artikel 1 Een-en-dertig van die Registrasie
van Akte Wet, 1937 (Wet Nr. 47 van 1937)]

HIERBY WORD BEKEND GEMAAK:

NADEMAAL die hier ondergenoemde grond onteien is deur die
ADMINISTRATEUR VAN DIE KAAP DIE GOEIE HOOP kragtens die bepalings
van Wet Nr. 1 van 1984 gelees met Wet 63 van 1975, welke grond
tand geregistreer is in die Akteskantoor te KAAPSTAD in die naam
van

ADAM JOHANNES DE SWARDT

Identiteitsnommer: 490421 5024 00 0

Endorsement in terms of section 14 (2) (b) of Act No. 107 of 1997

The within mentioned property has in terms of section 14 (2) (b) of Act No.107 of 1997
passes to the Provincial Government of the Western Cape

000002198 / 2016

Application filed with T.....

Deeds Office

Cape Town


Registrar of Deeds

FOR FURTHER ENDORSEMENT SEE PAGE 9

Para 1

SERTIFIKAAT VAN GEDEPONEERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF <u>ERF 11228 = 917</u>	
REGISTREUR 70, 7676 m ²	
T 4200/2016	 REGISTRATEUR/REGISTRAR
2 FEB 2016	

SERTIFIKAAT VAN GEDEPONEERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF <u>ERF 10672 = 80,453 (na)</u>	
REGISTREUR 62,5223 m ²	
000038533 / 2020	 REGISTRATEUR/REGISTRAR
19 NOV 2020	

kragtens Transportakte Nr. T28733/1981, T28734/1981 en T28140/1982

NADEMAAL 'n sertifikaat ingevolge Artikel 31(4) van die Wet Nr. 47 van 1937, deur die transportnemer aan my voorgelê is ten effekte dat daar voldoen is aan die bepalings van en die Wet in verband met die verandering van eiendomsreg op die grond ten gevolge van onteiening.

SO IS DIT dat kragtens die bevoegdheid aan my verleen deur die genoemde Wet, ek, die Registrateur van Aktes te Kaapstad hierby sedeer en transporteer in volle en vrye wettigheid aan en ten gunste

ADMINISTRATEUR VAN DIE KAAP DIE GOEIE HOOP

Die se opvolgers in titel of regverkrygendes:

1. RESTANT van GEDEELTE 5 van die Plaas SANDKRAAL NR. 197, Afdeling van George

GRROOT: 70,8593 (S. entig komma agt vyf nege drie)
Hektaar

EERSTE OORGEDRA Kragtens TRANSPORTAKTE NR. T11472/1.23 MET 'N
KAART WAT DAAROP BETREFFING HET EN GEHOU Kragtens TRANSPORTAKTE
NR. T28733/1981.

ONDERHEWIG aan die voorwaardes waarna verwys word in Sertifikaat
van Gewysigde Titel Nr. T148/1923.



2. RESTANT van GEDEELTE 16 ('n gedeelte van Gedeelte 1 van die plaas SANDKRAAL NR. 197, Afdeling van George

GROOT: 65,1928 (Vyf-en-Sestig komma een negen twee agt)
Hektaar

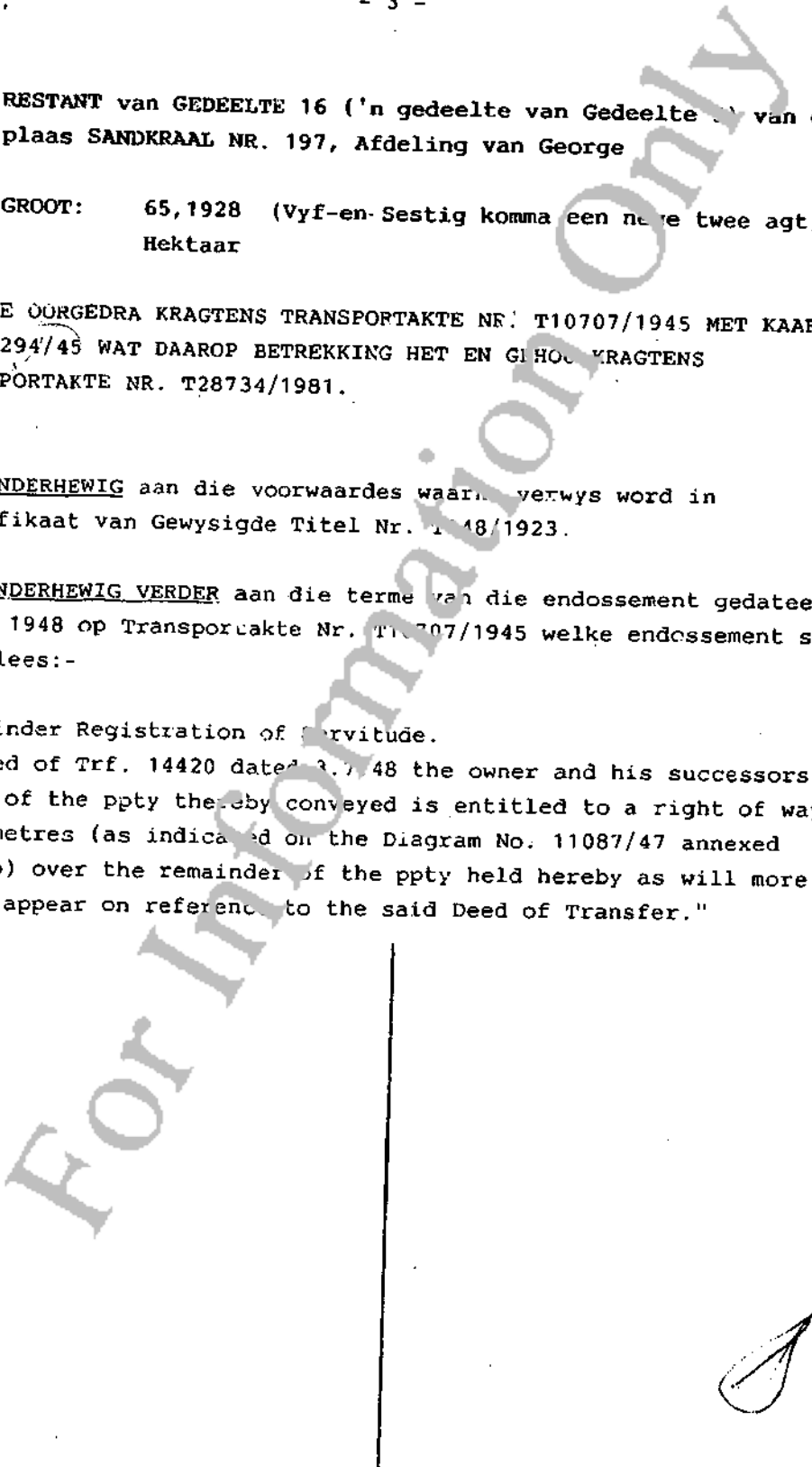
EERSTE OORGEDRA KRAGTENS TRANSPORTAKTE NR. T10707/1945 MET KAART NR. 1294/45 WAT DAAROP BETREKKING HET EN GELIGT KRAGTENS TRANSPORTAKTE NR. T28734/1981.

A. ONDERHEWIG aan die voorwaardes waarna verwys word in Sertifikaat van Gewysigde Titel Nr. 1448/1923.

B. ONDERHEWIG VERDER aan die terme van die endossement gedateer 3 Julie 1948 op Transportakte Nr. T10707/1945 welke endossement soos volg lees:-

"Remainder Registration of Servitude.

By Deed of Trf. 14420 dated 3.7.48 the owner and his successors in title of the ppty thereby conveyed is entitled to a right of way 7,56 metres (as indicated on the Diagram No. 11087/47 annexed hereto) over the remainder of the ppty held hereby as will more fully appear on reference to the said Deed of Transfer."



C. ONDERHEWIG VERDER aan die terme van 'n endossement gedateer 19 Junie 1964 op Transportakte Nr. 10707/1945, welke endossement soos volg lees:-

"Remainder.

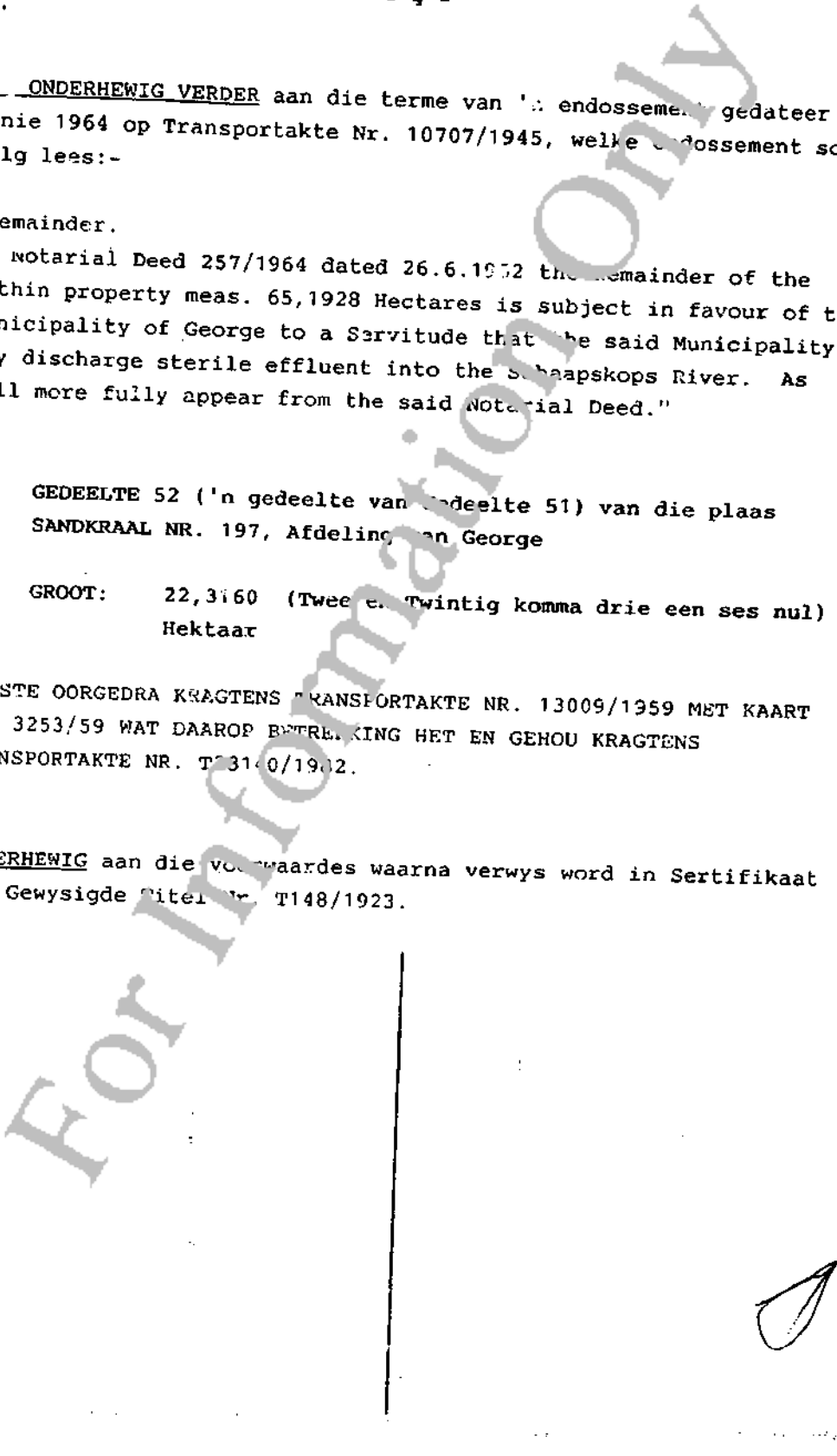
By Notarial Deed 257/1964 dated 26.6.1952 the remainder of the within property meas. 65,1928 Hectares is subject in favour of the Municipality of George to a Servitude that the said Municipality may discharge sterile effluent into the Schaapskops River. As will more fully appear from the said Notarial Deed."

3. GEDEELTE 52 ('n gedeelte van Gedeelte 51) van die plaas SANDKRAAL NR. 197, Afdeling van George

GROOT: 22,3160 (Twee e. Twintig komma drie een ses nul) Hektaar

EERSTE OORGEDRA KRAGTENS TRANSPORTAKTE NR. 13009/1959 MET KAART NR. 3253/59 WAT DAAROP BETREKKING HET EN GEHOU KRAGTENS TRANSPORTAKTE NR. T3140/1962.

ONDERHEWIG aan die voorwaardes waarna verwys word in Sertifikaat van Gewysigde Titel Nr. T148/1923.



ENDORSEMENT KRAGTENS ARTIKEL 239(1)(a)

VAN DIE GRONDWET, 1993 (WET NR. 200 VAN 1993)

Ingevolge artikel 239(1) van genoemde Wet
setel die binnegemelde eiendom in die
Provinsie van die Wes-Kaap, soos meer
volledig sal blyk uit die sertifikaat
geïllustreer by T. 726/1196

Aktekantoor
Kaapstad

1996-09-18


Registateur van Akte

WIR VERDEUTLICH ENGLISH ENTE SIEN GLADSV
FOR FURTHER ENDORSEMENT SEE PAGE 7

WESHALWE die genoemde

ADAM JOHANNES DE SWARDT

geheel en al onthef is van die besit van genoemde grond en nie meer daartoe geregtig is nie en dat kragtens vermelde onteiening genoemde

ADMINISTRATEUR VAN DIE KAAP VAN GOEIE HOOP

die se opvolgers in titel of regverkrygendes, nou daartoe geregtig is en voortaan sal wees, ooreenkomstig plaaslike gebruik, die staat nogtans sy regbehoudende.

TEN BEWYSE waarvan ek die genoemde REGISTRATEUR, hierdie Akte onderteken het en die ampseël daarop laat aanbring het.

ALDUS GEDOEN en verly in die Kantoor van die REGISTRATEUR VAN AKTES te KAAPSTAD op die 3^{ste} dag van Februarie in die jaar van Ons Heer. Eenduisend Negehonderd en Negentig. (1990)

.....
REGISTRATEUR VAN AKTES.



VA 000000417/2016

7.

Certified a true copy of the duplicate
original filed of record in this Registry,
issued to serve in place of the original
thereof under the provisions of Deeds
Regulation No. 68

Deeds Registry
Cape Town

07 FEB 2016

Asst. Registrar of Deeds

T44 697/111

WIR VERDERE ENDORSEMENTE SIEN READSY
FOR FURTHER ENDORSEMENT SEE PAGE 48

For Information Only

100

טל: 052-5251111

1983 - 09 - 21

517

ET 350

Sect. H3 Act No. 4719 in respect of the
Art. H3 Wet No. 4719 ten complete man-

Sect. H3 Act No. 47 1937
Art. H3 Vol No. 47

17.6/23 Ha

Remainder
Resistant 1043.9355/19

C. H. WIESE

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35

OFFICE
ANTON

1998

Y

48

1965

REPEBLIEK VAN SUID-AFRIKA.

CRONIERIE EN

RABBIER, voorsienend Goedkeuring gedateer
 6 Junie 1964, magtiging verleen is vir die
 toekenning kragtens die bepalings van
 artikel 2 van die Wet op die Beskikking oor
 Staatsgrond, 1961, aan die DORPSBESTUUR
 PACAETSDORP, van die hierondergemelde grond.

SO GETUIG HIEMDIE AKTE dat die
Republiek van Suid-Afrika, behoudens die regte
van die Staat, hierby aan die genoemde

DORPSBESTUUR / ...

GRUSS KATZ & TRAUB
21-4980

INDOSSEMENTE 4 TK BLADSY
INDOSSEMENTS 4 TK PAGE

5 ET SEQ



Page 2: 1/1/1972
Certificate of Registered Title (3074) - terms of
Sale 43 - 47/37
of 856 groot 17, 603 hektaar
Remmervoor 235 hektaar
1972-8-6-1972

Handwritten: 1102

Handwritten: For further endorsement see

Verwysingsnr.

D. 110

48

REPUBLIEK VAN SUID-AFRIKA

1965

GROEBRIEF Nr.

WATTEMAAL ooreenkomstig Goedkeuring gedateer
6 Junie 1964, ontgtinge verleen is vir die
toekenning aragteas die bepalinge van
artikel 2 van die Wet op die Beskikking oor
Staatgrond, 1961, aan die DORPSESTUUR
BACALTSNDORP, van die hierondergemelde grond.

SO GETUIG HIERNEDER AKTE dat die
Republiek van Suid-Afrika, behoudens die regte
van die Staat, hierby aan die gemeente

DORPSESTUUR / ...

DORPSBESTUUR PACALTSDORP,
by opvolgers-in-titel of regverkyrendes,
aan, afstaan en transporteer, die grond

1. ERF 134 PACALTSDORP,

GELE in die Dorpsbestuursgebied van
Pacaltsdorp, Administratiewe Distrik
van George, Provinsie die Kaap die
Goue Hoop;

GRÖÖT twaalf desimaal twee agt sewe agt
(12.2878) morgs;

SOOS VOORGESTEL en omskryf op die
hierby aangehegte Kaart nr. 6190/63;

ONDERWORPE aan die volgende voorwaardes:

- (a) Die Staatspresident het te alle
tye die reg om sodanige gedeelte
of gedeeltes van die hiernee toe-
gekende grond as wat nog nie deur
die Dorpsbestuur Pacaltsdorp ver-
reem is nie, weer in besit te
neem vir Staats- en/of openbare
doeleindes. Ingeval van sodanige
terugneming sal die Staat vir
geen vergoeding aanspreeklik wees
nie, behalwe ten aanseien van
permanente verbeterings van
duurseame aard op die grond aange-
bring deur die genoemde Dorpsbestuur
of deur enige ander liggaam of per-
soon uitdruklik daartoe gelas deur
die genoemde Dorpsbestuur.
- (b) Dat die Administrasie, soos omskryf
in artikel 1 van Wet nr. 70 van 1957,
te eniger tyd, sonder betaling van
vergoeding, enige grond hierin
trekken, wat ten tye van hierdie
oordrag in besit of deur die
Administrasie gebruik was vir sy
doeleindes en ondernemings, mag
ontleën.

(c) Alle / ...

(c) Alle regte op minerale op of onder die grond word aan die Staat voorbehou.

2. ERF 325 PACALTSDOEP.

GELE in die Dorpsbestuursgebied van Pacaltsdorp, Administratiewe Distrik van George, Provinsie die Kaap die Goeie Hoop;

GROOT eenduisend tweehonderd agt-ondertig desimaal vyf drie agt vier (1238.5384) morg;

SOOS VOORGESTEL en omskryf op die hierby aangehegte Kaart nr. 8600/1963;

OMTERWORPE aan die voorwaardes soos uiteengesit in paragraaf 1 (a), (b) en (c) hierbo.

ALDUS GEDOEN en GETEKEN te KAAPSTAD deur die Streeksvertegenwoordiger, Departement van Lande, Knapstad, op hierdie 16^{de} dag van November 1964, kragtens behoerlike magtiging volgens die Wet op die Beskikking oor Staatsgrond, 1961.

[Handwritten signature]

STREEKSVERTEGENWOORDIGER:
DEPARTEMENT VAN LANDE: KAAPSTAD.

Wagenaar: *[Handwritten signature]*

GEREGISTREER / ...

GEKLEURDE GROEP
COLOURED GROUP

1000, 384
4012
1000, 84781

27

G 48/1965

00000112212024-

VA

Certified a true copy of the duplicate original
filed of record in this Registry, issued to serve
in place of the original thereof under the
provisions of Deeds Regulation No 68.

2024-03-05

Deeds Registry
Cape Town

[Signature]

ASST REGISTRAR OF DEEDS

For Information Only

1616
75111

- 4 -

GEREGISTREERD in die
REGISTER van ...
1. BOEKDEEL FOLIO
2. BOEKDEEL FOLIO
DATUM 29. April. 1945.

102
ASSISTENT

REGISTRATEUR VAN AKTES.

THE SEVERAL ENCLOSURES WITH
AND FURTHER ENCLOSURES SET

Page 8

VA 008335/09

-22-

Certified a true copy of the duplicate original filed of record in this Registry, issued to serve in place of the original thereof under the provisions of Deeds Regulation No. 68.

Deeds Registry
Cape Town

13 NOV 2009 *[Signature]* Registrar of Deeds

Para 2

SERTIFIKAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN ERF 7372 (Pm v ERF 325) IN RESPECT OF	
= 32,6957 HA	RESTANT REMAINDER 611,6640 HA
T 025488/10	<i>[Signature]</i> REGISTRATEUR/REGISTRAR
26 MAY 2010	

Para 2

SERTIFIKAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN ERF 7373 (Pm v ERF 325) IN RESPECT OF	
= 2,8570 HA	RESTANT REMAINDER 609,3070 HA
T 025489/10	<i>[Signature]</i> REGISTRATEUR/REGISTRAR
26 MAY 2010	

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE _____

BLADSY AGE 5
 ENDOSSEMENT OP
 ENDORSEMENT ON Land 28 / 15
 EIENDOM/PROPERTY
Elf 324 Paarlseweg

Land 2: 8/899 = 7804 v.m. ✓

GETRANSPOORTEER 9 -10- 1974 Paarlseweg 324
 THANSFERRED To Land 28
 No. 174 Restant 975,0157 Ha.
34155
[Signature]
 REGISTRAR OF DEEDS

Die onderaandekende herende verkopen op die abteleren
 offisiel tekenen dat 14/3/1974

Paarlseweg
 ENDORSEMENT IN TERMS OF SECTION 21 (8) OF ACT 41 OF
 1927 (AS AMENDED)
 ENDORSEMENT KRAGTENS ARTIKEL 21 (8) VAN WET 41 VAN
 1927 (SOOS GEWYSD)
 The herein mentioned property Land 2: 8/899 = 7804 v.m.
 has been appropriated by Land 28
 in terms of Ordinance 15/52 dated 15/1/1952 No. 3/36
 Kragsiens 14/3/1974
 Vide Notice of appropriation filed 14/3/1974
 filed as approp. caveat 14/3/1974 plans to duplicate filed
 gelyktydig as onderaandekende 14/3/1974 plans to duplicate filed
 DEEDS OFFICE, CAPE TOWN
 AKTESKANTOOR, KAAPSTAD
9-10-1974 REGISTRAR OF DEEDS
 REGISTRATIEUR VAN AKTES

Land 2: 8/899 = 7804 v.m. ✓

GETRANSPOORTEER 28 -12- 1974 Republiek van Suid-Afrika
 TRANSFERRED To Republiek van Suid-Afrika
 No. 174 Restant 975,0157 Ha.
13374
[Signature]
 REGISTRAR OF DEEDS

175,0157
5,9957
179,2200

Paarlseweg
No. 3
Land 2: 8/899 = 7804 v.m.
Land 28
Ordinance 15/52
14/3/1974
174
975,0157
34155
13374
175,0157
5,9957
179,2200

-24-

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN ERF 8536 (PTN OF ERF 325) IN RESPECT OF m2	
RESTANT REMAINDER 609,1500 H	
T 000081082/2012	 REGISTRATEUR/REGISTRAR
21 DEC 2012	

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN ERF 8537 (PTN OF ERF 325) IN RESPECT OF m2	
RESTANT REMAINDER 609,1500 H	
T 000081083/2012	 REGISTRATEUR/REGISTRAR
21 DEC 2012	

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN ERF 8538 (PTN OF ERF 325) IN RESPECT OF m2	
RESTANT REMAINDER 608,8042 H	
T 000081084/2012	 REGISTRATEUR/REGISTRAR
21 DEC 2012	

SEE PG 25

READY PAGE

ENDORSEMENT OF
ENDORSEMENT ON 16/11/1965

ENDORSEMENT OF PROPERTY

Erf 324 Paaltjens

16/11/1965 30487 175

Certificate of Registration
No. 16/11/1965 30487 175
Area 11,0970 ha
Value 957,7260
Deeds Office
CAPE TOWN

16/11/1965 30487 175

GETRANSPOORTEER
TRANSFERRED
No. 28867 11976
To 28867 11976
From 28867 11976
Area 11,0970 ha
Value 957,7260
Deeds Office
CAPE TOWN

16/11/1965 30487 175

GETRANSPOORTEER
TRANSFERRED
No. 28868 11976
To 28868 11976
From 28868 11976
Area 11,0970 ha
Value 957,7260
Deeds Office
CAPE TOWN

16/11/1965 30487 175

GETRANSPOORTEER
TRANSFERRED
No. 28337 11976
To 28337 11976
From 28337 11976
Area 11,0970 ha
Value 957,7260
Deeds Office
CAPE TOWN

16/11/1965 30487 175

GETRANSPOORTEER
TRANSFERRED
No. 26978 11976
To 26978 11976
From 26978 11976
Area 11,0970 ha
Value 957,7260
Deeds Office
CAPE TOWN

-25-

Para 2

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN ERF 8542 PACALSDORP IN RESPECT OF	
= 10,2867 Hk	RESTANT REMAINDER 59,5175 Hk
T 000053841/2021 (1)	 REGISTRATEUR/REGISTRAR

Para 2

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN ERF 8543 PACALSDORP IN RESPECT OF	
= 16,4890 Hk	RESTANT REMAINDER 59,0265 Hk
T 000053842/2021 (3)	 REGISTRATEUR/REGISTRAR

Para 2

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN ERF 8541 PACALSDORP IN RESPECT OF	
= 18,5602	RESTANT REMAINDER 57,4693 Hk
T 000053843 (2021)	 REGISTRATEUR/REGISTRAR

7
 BLADSY/PAGE
 ENDOSSEMENT OP
 ENDORSEMENT ON gent 48/65
 EIENDOM/PROPERTY
cf 325 Parcelle 65

Para 2 2102

Certificate of Registered Title No. 1083 in terms of	
Sertifikaat van Geregistreerde Titel No. 1083 in terme van	
Act. 43	Act No. 47/37 in respect of the
Art. 1833	Wet No. 7, 4095 HA
Remainder	949, 5426 HA
Restant	
DEEDS OFFICE AKTESKANTOOR CAPE TOWN/KAAPSTAD	Asst. REGISTRAR ASST. REGISTRATEUR
29-08-1978	

The endorsement hereunder
 appears in the D/O copy hereof
 dat 17/12/75

Para 1

ENDORSEMENT IN TERMS OF SECTION 31 (3) OF ACT NO. 47 OF
 1957 (AS AMENDED)
 ENDORSEMENT Kragtens Artikel 31(3) VAN WET NO. 47 VAN
 1957 (SOOS OEWYSIG)

The herein-mentioned property...
 Die genoemde eiendom...
 has been expressed by...
 is onderwerp aan...
 in terms of...
 by virtue of...
 Vide Notice of expressed...
 Vide uitdrukkingsovername...
 filed as express caveat... plans in duplicate filed
 getelbaar as onderwerping caveat... plans in teevoud ge-
 Deeds Office...
 Akteskantoor...
 Cape Town...
 Kaapstad...
 17-12-1975 29-08-1978

Para 2 cf 935 meas 1510 m²

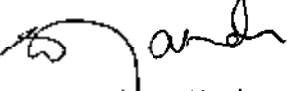
DEEDS OFFICE AKTESKANTOOR CAPE TOWN KAAPSTAD	29-08-1978	Asst. REGISTRAR ASST. REGISTRATEUR
TRANSFERRED TO M. C. VAN BOOM		
No. 1115	Remainder	949, 3916 HA
Asst. REGISTRAR		

26

Para 2

CERTIFICAAT VAN GEREISTREERDE TITEL INTGEREIK CERTIFICATE OF REGISTERED TITLE ISSUE	
TEN OPSIGTE VAN <u>ERF 9786 PACATSDORP</u> IN RESPECT OF...	
MEAS = 5.12,76	RESTANT REMAINDER 5697409 m
T 000013068/2024 2024-03-05	 REGISTRATEUR/REGISTRAR

Para 2

CERTIFICAAT VAN GEREISTREERDE TITEL INTGEREIK CERTIFICATE OF REGISTERED TITLE ISSUE	
TEN OPSIGTE VAN <u>ERF 9787 PACATSDORP</u> IN RESPECT OF...	
MEAS = 6,1873 m	RESTANT REMAINDER 56355,96 m
T 13071-2024 2024-03-05	 REGISTRATEUR/REGISTRAR

7

Para 2 2102

Q. Rivera

[illegible]

Pora 2 of 935 means 1510 m²

BLADSY/PAGE 8
 ENDOSSEMENT OF
 ENDORSEMENT ON GRANT 68/1965
 REMOVAL/PROPERTY ERS 324 P. ALTSDORP
(ETC)

Para 2 15882

Certificate of Registered Title No. 15882 issued in terms of
 Wetboek van Oorlogsmatige Tiening No. 47/1937 in respect of the
 Sect. 43 Act No. 47/1937 in respect of the
 Art. 43 Wet No. 47/1937 in respect of the
ERS 1832 17,707042
 Remainder 931,84644
 DEEDS OFFICE, ALTSDORP
 CAPE TOWN DISTRICT
22-06-1979
 DEEDS REGISTRAR, ALTSDORP

Para 2 756 groote 6539 ct m.
22-10-1980 Die Hoofdstad
 DEEDS OFFICE, ALTSDORP
 CAPE TOWN DISTRICT
51021/1980 930,8307 ha.
 DEEDS REGISTRAR, ALTSDORP

Para 2 17288

Certificate of Registered Title No. 17288 issued in terms of
 Wetboek van Oorlogsmatige Tiening No. 47/1937 in respect of the
 Sect. 43 Act No. 47/1937 in respect of the
 Art. 43 Wet No. 47/1937 in respect of the
ERS 774 groote 11,4469 ha
 Remainder 919,3838 ha
 DEEDS OFFICE, ALTSDORP
 CAPE TOWN DISTRICT
1981-04-23
 DEEDS REGISTRAR, ALTSDORP

BLAD/PAGE 9
ENDORSEMENT TO Grant
ENDORSEMENT ON 48 165

SIENDOM/PROPERTY
Erf 355 Picaatdoep

Die volgende end. verskyn op die Aktekantoorafskrif
hiervan gedateer 22/1/81
Kontant Para 2.

SPOORWEGADMINISTRASIE ENDOSSEMENT

Endossement kragtens Artikel 31(6)(a) 32(5) van Wet Nr.
67 van 1977 (soos gewysig)

geleëde en
Die eiendoms hierin vermeld in para 2 groot ± 2,1071 Ha
SYNDE ONTREGISTREERDE ERF 293
is deur die Spoorwegadministrasie onteien kragtens die
Ontelingswet 1975 (Wet No. 63 van 1975) saam gelees
met Wet No. 70 van 1957.

Vide Ontelingskenningewing Spoorwet Verwysing
Nr. C. 63/80 Aansoek gedateer 24-10-1980 en
Planne geliasseer
ONTEIENINGS CAVEAT NO. EX 14/1981

Aktekantoor
Kaapstad

Ass. Registrateur
Van Ales

PARA 2 59857 / 1981

Certificate of Registration Title No. _____ Issued on _____
 Certificate was Opened/Issued Title No. _____ at _____
 Sec. _____ Vol. No. _____
 Title No. _____
 29 2111 Hekt.
 288 2916
 Hekt.
 2883-12-23

VIC ENDORSEMENTS KEY DADSY
FOR ENDORSEMENTS SEE PAGE 12 ET SEQ.

ENDOSSEMENT 12
 ENDOSSEMENT OF
 CERTIFICATE OF TITL 4.8 1965
 CONCERNING PROPERTY ERP 324
PACOLIS DORP

PARA 2

T 52359/84

Certificate of Registration Title No.		In respect of the	
Sertifikat van Registratie Titel No.		In respect of the	
Vol.	4.3	Vol. No.	47/37
ERP 28.17		28.17, 3225.11A	
Remainder		804, 524.11A	
RESTERING		804, 524.11A	
DEUT. OFFICE		DEUT. OFFICE	
ART. 10-10-24		ART. 10-10-24	

Para 2 Erf 2877 groot 1,5702 Ha.

TRANSFERT	Regering in mind. afk.
12876/85	803, 8039 Ha.
1985-04-28	

- RESTANT PARA 2

ENDOSSEMENT KRAGTENS ARTIKEL 31(1) VAN WET 47/1957 (SODS GEWINS)

DIE ENDOSSEMENT HIERIN GEORTEERD (22/1/1991) WAT VERWYS NA DIE ONTEKENING (EX 14/91) DEUR DIE SA VERDEROORRECHTELIJKE GEDELTE VAN DIE HIERWEEKMELOE ERFDOOT IN PARA 2 GROOT 1, 2, 10.11 HA (SYNDE ONGEREGISTREERDE ERF 293), IS HIERBY GEKANSSELEERD VIDE ARRODEK. GELASSEER MET ONTEKENING CAVEAT NR. EX 14/91.

ARREKANTOOR
KNAPEND.

1985-07-29

FOR FURTHER USE

73

13
(12)

Page 2

Certificate of Registration No. 43859-87	
Submitted in terms of Act 43 of 1937	
In respect of the 3121 meas. 25 60236	
Name of the 711/4016	
DEEDS OFFICE 711/4016	
CAPE TOWN/LAAPSTAD	
1987-03-15	

Page 2

Certificate of Registration No. 43445-88	
Submitted in terms of Act 43 of 1937	
In respect of the 3121 meas. 25 60236	
Name of the 711/4016	
DEEDS OFFICE 711/4016	
CAPE TOWN/LAAPSTAD	
1988-07-29	

14

BLADSY/PAGE 14
 ENDOSSEMENT OP GRANT
 ENDORSEMENT ON 48 / 1965
 EIENDOM/PROPERTY ERF 324
PACALTSBORG
 FMS

- RESTANT PARA 2 -

ENDOSSEMENT KRAGTENS ARTIKEL 31(1) VAN
 WET 47/1937 (SOOS GEWYSIG)

DIE ENDOSSEMENT HIERIN GEDATEER 22/1/1981
 WAT VERWYS NA DIE ONTEIENING (EX 14/81)
 DEUR DIE S.A. VERVOERDIENSTE VAN 'N
 GEDEELTE VAN DIE HIERINVERMELDE EIENDOM IN
 PARA 2 GROOT ± 2,1071 HA (SYNDE ONGEREGISTREERDE
 ERF 293), IS HIERBY GEKANSELLEER. VIDE
 AANSOEK GELASSEER MET ONTEIENING CAVEAT NR
 EX 14/81.

AKTEKANTOOR
 KAAPSTAD.
 1985-07-29

PROKURATEUR VAN AKTES
 REGISTRAR O. DEBOS

Form 2. Erf 2815 - 1, 2739 Hn
 21/11/1983 Gewondering Admistrasie
 in die gemeente van D. A.
 T. 154 95/983 1918, 1077 Hn
 M. L. Bester

BLADSY/PAGE 15
 ENDOSSEMENT OP GRONDBRIEF
 ENDORSEMENT ON 48 / 1965
 EIENDOM/PROPERTY ERF 324
PACALTSOORP
 ENS.

- RESTANT PARA 2

ENDORSEMENT IN TERMS OF SECTION 31 (8) OF ACT 132 (5)
 - 1937 (AS AMENDED) (S)
 ENDORSEMENT Kragtens ARTIKEL 31 (8) VAN WET 132 (5)
 1937 (SOOS GEWYSIG)
 * The herein mentioned property in Para 2 *
 OOR Die eiendom hierin vermeld Republiek Van Suid-Afrika
 has been expropriated by ALB B (UD) VAN DIE WET OP
 in terms of NATIONALE DRAAL WET 54 VAN 1971
 Registrars
 Vide Notice of expropriation No. NID/3/1/038/1 5-2-86
 Vide ontleningsseksieusgewing No. EX 38/86 plans in duplicate filed
 filed as exprop. caveat. EX 38/86 plans in duplicate filed
 gelaas as ontlenings caveat. EX 38/86 plans in duplicate ge-
 Nasionaal
 DEEDS OFFICE, CAPE TOWN
 AKTERANTOOR/KAAPSTAD

1986-02-17

REGISTRAR OF DEEDS
 REGISTRATEUR VAN ANTEN

* DIE REG. OM GRUIS, KUP, SAND, KLEI,
 WATER OF ANDER MATERIAAL OF STOF
 TE NEEM OP OF IN DIE HIERINVERMELDE
 EIENDOM IN PARA 2, UITGEDEFEN SAL WORD
 VIR 'N TIJPERK VAN DRIE JAAR VANA
 10/12/1986 T.O.V. 'N GEDEELTE GROOT
 ± 3,36 Ha.

FOR FURTHER ENDORSEMENTS SEE
 OR VERDERE ENDORSEMENTE SIE

16

BLADSY/PAGE 18 16
ENDOSSEMENT OP GRONDBRIEF
ENDORSEMENT ON 48 / 1965
EIENDOM/PROPERTY ERF 324
PAGALTS DORP
ENS

- RESJANT PARA 2 -

ENDOSSEMENT KRAGTENS ARTIKEL 32(SA)
VAN WET 47/1937 (SOOS GEWYSIG)

DIE ENDOSSEMENT HIERIN GEDATEER
17-2-1986 WAT VERWYS NA DIE ONTEIENING
(EX 38/86) DEUR DIE REPUBLIEK VAN SUID
AFRIKA VAN DIE REG OM GRUIS, KLIP, SAND,
KLEI WATER OF ANGER MATERIAL OF STOF
TE NEEM OP OF IN DIE HIERINVERMELDE
EIENDOM W. PARA 2: 109 VAN 'N GEDEELTE
GROOT ± 3.36 HA, IS NOU GEKANSELEER.
VIDE AANSOEK GELASSEER MET ONTEIENING
CAVERT NO EX 38/86.

AKTEKANMOOR

KAPITAD.

1986-05-13



REGISTRATEUR VAN AKTES
REGISTRAR OF DEEDS

Vir verdere endossemante sien bl 17

Pr. 2 :

Birthdate of van Dutch/leerde Titel T613801 90
 Certificate of Registration Time No. 19810101
 Art. 43 Wat 47/37
 Sect. Feb 3268 = 27, 6081 ha
 Aardrijksregister
 Gemeinder. 805 1105 HA
 717,99484
 Aardrijksregister
 Gemeinder. 15 10 30

PARK 2

~~20735191~~

Certificate of Registered Title, issued in terms of
Sertifikat van Geregistreerde... Wilgerik Brugten
Sect. 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870,

1992

~~20737-191~~

Certificate of Registration
 Registratie van Gereguleerde
 Sect. 43 47/87 Issued in terms of
 Act. 47/87 in respect of the
 GRR 4232-2404m2 the estate van
 Remander 715,8639 HA
 Resident
 MREO OFFICE
 INTENSIFICATION
 CASE 10 07 91
 REGISTRAR
 REGISTRATEUR

PARA 3

T

20738 191

20738191

Certificate of Registration
Bewijs van Registratie
No. 43 Act No. 47/37
Issued in terms of
in terms of the
of the
of the
LRF 4733 - 1376 m2
Remainder
Restant 715/7343 HA
DEED OFFICE
ANTWERP
CAPE TOWN
10 09 91
10
10
TE KY2

10 - 1 - 1968 KIRK BLADY
ELEMENTS SEE PAGE.

19

- 18 -

PARA 2. ECF 4333 meas 1001 m²

SET TRANSFER		ASS. J. J. HENDRICKS	
TRANSFERED		TA	
No. 41682191	Restant	715,6342 HA	
Remainder			
No. 2		Willow	
10 02 91		Registered	

19 ~~20~~

PARA 2 ERF 4333 meas 1001 m²

GETRANSPOORTEER TRANSFERRED TO	APR. J.J. HENDRICKS
No. 41682191	To 715, 6342 HA
Restant Remainder	
	<i>willwaas</i>
	Registries Registrar

10 02 '91

ARTIKEL 16 VAN WET 47 VAN 1937 GETRANSPOORTEER AAN	SECTION 16 OF ACT 47 OF 1937 TRANSFERRED TO
DE REPUBLIEK VAN SUID-AFRIKA MUNISIPALITEIT	THE REPUBLIC OF SOUTH AFRICA GEORGE vide link: 21/95
T 65559 of 15 7 98	<i>Reg</i> 1 REGISTRAR

PARA 2

SERTIFIKAAT VAN GEREKISTREERDE TITEL UITGEEN CERTIFICATE OF REGISTERED TITLE ISSUED	
HEM UITGEEN VAN ISSUED BY	REKANT REGISTERED
* T 65560 981 15 7 98	<i>Reg</i> 683, 9017 Hg

- * 1. ERF 4648 MEAS: 9, 7650 Hg
2. ERF 4927 MEAS: 11, 0194 Hg
3. ERF 5236 MEAS: 10, 9481 Hg

VIR ENDOOSSEMENTE KYK BLADSY ~~20~~
ENDORSEMENTS SEE PAGE

-20-

CERTIFKAAT VAN GEREGISTERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED.	
TEN OPSIGTE VAN IN RESPECT OF	ERF \$373 = 7,2905 HA RESTANT RESTANT 676, 612 HK?
T 65561 98	<i>Shahm</i> REGISTERED
15 7 98	

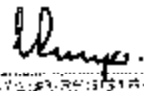
21
FOR ENDORSEMENTS SEE PAGE 21

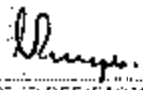
- 21 -

Para 2

SERTIFIKAT VAN GEREGEREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	Erf 6250 = 10,2555 ha RESTANT REMAINING 666,3557 ha
T 000012044/2004	 REGISTRAR/REGISTRAR
17 FEB 2004	

Para 2

SERTIFIKAT VAN GEREGEREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	Erf 6493 = 1,2217 ha RESTANT REMAINING 665,1340 ha
T 000012045/2004	 REGISTRAR/REGISTRAR
17 FEB 2004	

ARTIKEL 14 VAN WET 47 VAN 1997 OORGEWAGTE AAN	SECTION 14 OF ACT 47 OF 1997 TRANSFERRED TO
DIE REPUBLIEK VAN SUID-AFRIKA GEORGE MUNICIPALITY	THE REPUBLIC OF SOUTH AFRICA
T 000012043/2004	 REGISTRAR/REGISTRAR
17 FEB 2004	

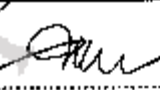
VIR ENDOSSEMENTE KYK BLADSY
 FOR ENDORSEMENTS SEE PAGE

27

22

7948/1965

Para 2 L/5631 (M/96/325)

GETRANSPOORTEER AAN		TRANSFERRED TO	
NEW TEMPLE MINISTRIES			
RESTANT/REMAINDER		664, 3597 ha.	
T	5429 10		
04 FEB 2010			
		REGISTRATEUR/REGISTRAR	

X OF 7362 - 7365

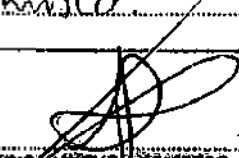
42474/2017

See end page 22
 The South African National Roads Agency SOC Limited
 The endorsement dated 9.10.1974 (EX 106/74) is endorsement gedateer
 has been superseded
 Dept of Office
 Registrar
 Date of issue
 12/01/2017

The Endorsement on pg 5

Para 2 X

Expropriated and

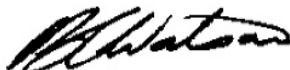
GETRANSPOORTEER AAN		TRANSFERRED TO	
The South African National Roads Agency SOC Limited			
RESTANT/REMAINDER			
T	42474/2017		
24 JUL 2017			
		REGISTRATEUR/REGISTRAR	

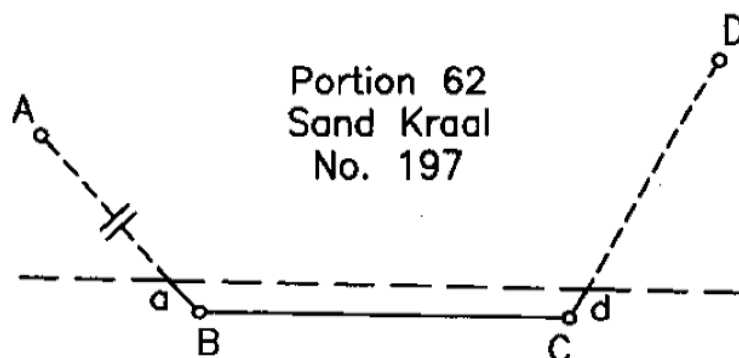
- 1) EF 7362 = 4,1167 Hk
- 2) EF 7363 = 3392 m²
- 3) EF 7364 = 4,1491 Hk
- 4) EF 7365 = 5508 m²

ANNEXURE G:

S.G. Diagrams of the Application Area

SERVITUDE DGM.

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES System: WG23° X				S.G. No.
		Constants:		0,00 + 3700 000,00				779/2019
AB	861,32	318 24 00	A +	47 530,89	+	65 499,68	Approved	
BC	344,71	271 01 30	B +	46 959,05	+	66 143,78		
CD	282,00	209 54 00	C +	46 614,40	+	66 149,94	 for SURVEYOR- GENERAL	
			D +	46 473,83	+	65 905,47		
GEO 3		116	Δ +	51 698,51	+	62 331,89		
GEO 14		127	Δ +	59 635,81	+	64 646,01		
Description of Beacons								28-05-2019
A		: 16mm Round iron peg at centre of H pole						
B,C,D		: Centre of wood monopole						



Scale: 1/10000

The line a B C d represents

the centre line of an electric power transmission servitude
extending 11,00 metres on each side of the line a B C d
over the remainder of

PORTION 16 of the farm SAND KRAAL NO. 197

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

Surveyed in May 2015 – September 2018 by me


B.H. KRUGER. (PLS 0321)
Professional Land Surveyor

This diagram is annexed to No. d.d. i.f.o. Registrar of Deeds	The original diagram is S.G. No. 1294/1945 Transfer 1945– –10707	File S/110, S/6018/1 S.R. 492/2019 Comp. AL-1BBB (6485) LPI C0270000
--	--	---

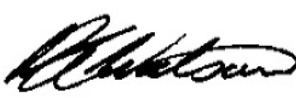
Serv. Dgm. 779/2019

EXEMPT FROM PROVISIONS OF ACT
70 OF 1970

SECTION 2(a)

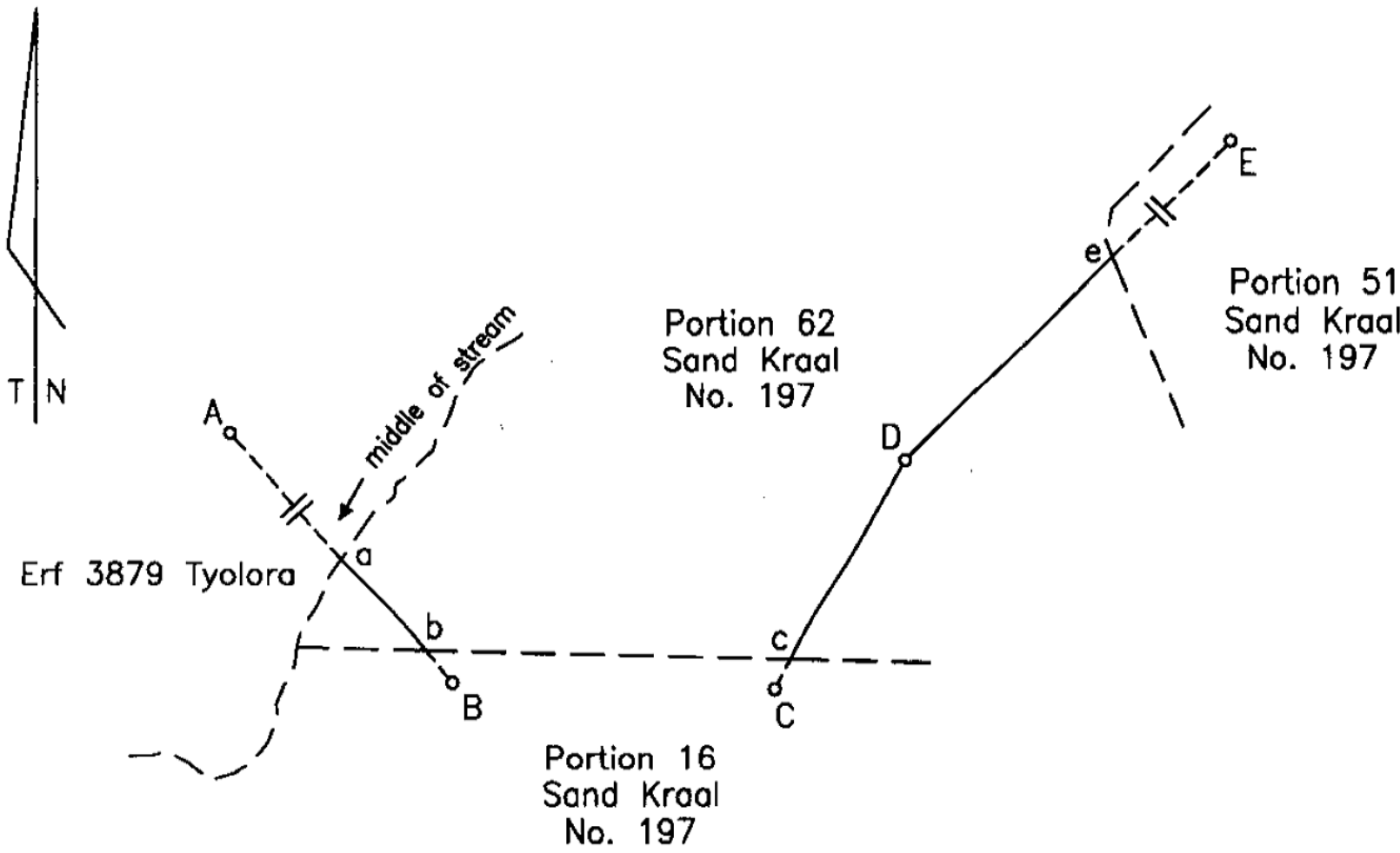
Exempt i.t.o Section 24(1)(f)
Of Municipal Bylaw of Act 3/2014
Ref: Various Erven Gerorge
Date: 5 February 2019

SERVITUDE DGM.

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System: WG23° X				S.G. No.
		Constants:	0,00 + 3700 000,00				784/2019
AB	861,32	318 24 00	A +	47 530,89	+	65 499,68	Approved  for SURVEYOR- GENERAL 28-05-2019
			B +	46 959,05	+	66 143,78	
CD	282,00	209 54 00	C +	46 614,40	+	66 149,94	
DE	599,46	225 11 00	D +	46 473,83	+	65 905,47	
			E +	46 048,60	+	65 482,94	
	GEO 3	116	Δ +	51 698,51	+	62 331,89	
	GEO 14	127	Δ +	59 635,81	+	64 646,01	

Description of Beacons

A : 16mm Round iron peg at centre of H pole
B,C,D,E : Centre of wood monopole



Scale: 1/10000

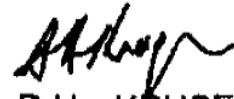
The lines a b and c D e represent

the centre line of an electric power transmission servitude
extending 11,00 metres on each side of the lines a b and c D e
over the remainder of

PORTION 62 of the farm SAND KRAAL NO. 197

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

Surveyed in May 2015 – September 2018 by me


B.H. KRUGER. (PLS 0321)
Professional Land Surveyor

This diagram is annexed to No. d.d. i.f.o. Registrar of Deeds	The original diagram is S.G. No. 8049/1970 Transfer 1971– –11348	File S/110, S/6018/1 S.R.492/2019 Comp. AL–1BBB (6485) LPI C0270000
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Serv. Dgm. 784/2019

EXEMPT FROM PROVISIONS OF ACT
70 OF 1970
2(a)
SECTION.....

Exempt i.t.o Section 24(1)(f)
Of Municipal Bylaw of Act 3/2014
Various Erven George
Ref: 5 February 2019
Date:

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y System Lo 23° X			S.G. No. 4517-94		
		Constants		+	0.00	+3 700 000,00			
AB	46,63	275 04 40	A	+	49 485,54	+ 63 978,82	Approved		
BC	57,91	276 31 00	B	+	49 439,09	+ 63 982,95			
CD	76,30	280 22 00	C	+	49 381,56	+ 63 989,52			
DE	35,00	282 15 20	D	+	49 306,50	+ 64 003,25			
			E	+	49 272,30	+ 64 010,68	Surveyor-General		
Indicatory Data								1994-07-12	
Ee		282 15 20							
(17) Cradocksberg			Δ	+	49 869,07	+ 51 779,29			
(163) Oud 7			Δ	+	56 603,60	+ 51 940,04			

BEACONS
B, C, D Concrete filled 110 mm PVC pipe projecting 400 mm
A, E 12 mm iron peg

Scale 1:2 000

The line A B C D e represents the centre line of a sewer servitude 10 metres wide over the Remainder of Erf 325, Pacaltsdorp, as shown

Situate in Pacaltsdorp Municipality
Adminstrative District of George
Surveyed in March - May 1994

Province of Cape of Good Hope

by me Professional Land Surveyor M.D.Clough PLS 0100

This diagram is annexed to No. Dated i.f.o. Registrar of Deeds	The original diagram is No. 8600/1963 Grant No. 1965. .48 Filed as Plan 215	File No. S.110 S.R. No. E 1605/94 Comp. AL-1BB/V4 (647)
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SERVITUDE DGM.

ANNEXURE H:

Conveyancer certificate

CONVEYANCER'S CERTIFICATE

I, **FIONA ELEANOR WILLIAMSON**

Hereby wish to certify that a search was conducted in the Deeds Registry, Cape Town, regarding the following properties (including both current and earlier Title Deeds / Pivot Deeds / Deeds of Transfer) :

**PORTION 16 (REMAINING EXTENT) OF THE FARM SANDKRAAL NO 197
DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE**

In Extent 65,1928 (Six Five Comma One Nine Two Eight) Hectares

Held by Deed of Transfer T44697/1991

AND

**REMAINDER OF ERF 325 PACALTSDORP
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE**

In Extent 579,3496 (Five Seven Nine Comma Three Four Nine Six) Hectares

Held by Deed of Transfer T12043/2004

AND

**PORTION 62 OF FARM SANDKRAAL NO 197
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE**

In Extent 51,3919 (Five One Comma Three Nine One Nine) Hectares

Held by Deed of Transfer T64520/1990

In respect of which it was found that there are no restrictive conditions registered against such properties) prohibiting it from being utilized for the accompanying application):



LIST OF RESTRICTIVE TITLE CONDITIONS (if applicable)

Deed No	Clause No	Description

PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED

(please tick appropriate box)

☒ Removal / Suspension / Amendment of Restrictions in terms of Act 84/1967 (Submit Separate Application)	☒ Notarial Deed of Cancellation (Submit copy of signed Agreement)	☒ Consent (Submit copy of signed Agreement)	☒ Expungement by means of 'rule nisi' application to High Court (Submit copy of Court Order)
--	--	---	---

SIGNED AT MOSSEL BAY on this 17th day of JUNE 2026

Signature 

Kindly endorse certificate by
affixing firm's official stamp
here and initialing it