

**THE REMAINDER OF PORTION 204 OF
THE FARM SAND KRAAL NO 197
TYOLORA ERF 1821
(Sewer Pump Station Thembaletu East)**

APPLICATION FOR:

SUBDIVISION & REZONING



CLIENT: WESTERN CAPE GOVERNMENT & GEORGE MUNICIPALITY
PREPARED BY: MARIKE VREKEN URBAN & ENVIRONMENTAL PLANNERS



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ANNEXURE C.	Heritage Western Cape response to Notification of Intent to Develop dated 07 February 2025
ANNEXURE D.	Pre-Application meeting minutes dated 26 May 2026
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- ANNEXURE I.** Conveyancer's Certificate - 'Fiona Williamson' dated 17 June 2026
- ANNEXURE J.** Concept & Viability Design Report (construction of the new pump station) - Lyners Consulting Engineers dated June 2026
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SECTION A :**BACKGROUND****1. BACKGROUND**

Portion 204 of the Farm Sandkraal No 197 is located in Thembaletu, north of Jonga High School and Sandkraal Road running along the southern boundary. The subject property is 103,4634 ha in extent and is currently zoned "Agriculture Zone I".

Lyners Consulting Engineers has been appointed by George Municipality for the design and implementation upgrade of the Thembaletu Eastern Bulk Sewage System. 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 26 March 2026.

The existing infrastructure in the area does not meet the expected level of service and requires attention. The objective of the George Municipality is to improve the level of service, provide the current demand and make provision for projected future demands. The proposal is for the decommissioning of the existing Pump Station no.7 and the creation of a new Utility erf, the construction of the new Sewer Pump Station Thembaletu East and various servitudes for the protection of existing and proposed infrastructure.

In parallel with the above-mentioned; Greenfire Enviro has been appointed as Environmental Assessment Practitioners (EAP) for the preparation and submission of the application for 'environmental authorisation' of the envisaged development for consideration by the 'competent authority' in terms of the provisions of the National Environmental Management Act, 1998 (Act 107 of 1998). The Comment on the Notice of Intent to Apply for Basic Assessment dated 11 December 2025 for the Proposed development is attached as **ANNEXURE B**.

On 07 February 2025, Heritage Western Cape confirmed that the upgrading of the sewer network and related facilities does not trigger the NHRA and no further action from HWC is required. Refer to attached **ANNEXURE C**.

Portion 204 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 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. Clarity in this regard will be provided upon completion of the investigation.

1.1. Pre-Application Consultation

The proposal was discussed with the Town Planning Section of the Municipality on the 26 May 2026 in terms of Section 37 of the George Municipality Land Use Planning By-Law 2023. A copy of the pre-application feedback is attached as **ANNEXURE D**.

PRE-APPLICATION COMMENT	RESPONSE
TOWN PLANNING	
Subdivision plans, zoning use plans and detailed site layout plans, indicated all property boundaries must be prepared and submitted to the municipality. Areas where the "services servitudes" are proposed must be indicated on the site layout plans.	Refer to Plan 2, Plan 3, Plan 4
Applicant to confirm if requirement for existing sewer pump station on Farm 197/204 Division George remains, and if so, the subdivision must include this portion as well.	Refer to Par.4 . The proposal is for the decommissioning of the existing Pump Station no.7 and the creation of a new Utility erf.
The subject property is incumbered by forest area, CBA, ESA, a stream along the north of where the pump station is proposed – applicant to note that these features form part of a larger environmental network and need to be taken into consideration.	In parallel with the above-mentioned; Greenfire Enviro has been appointed as Environmental Assessment Practitioners (EAP) for the preparation and submission of the application for 'environmental authorisation' of the envisaged development for consideration by the 'competent authority' in terms of the provisions of the National Environmental Management Act, 1998 (Act 107 of 1998). The Comment on the Notice of Intent to Apply for Basic Assessment dated 11 December 2025 for the Proposed development is attached as ANNEXURE B.
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 resulted by the sewer pump station and servitudes.	In parallel with the above-mentioned; Greenfire Enviro has been appointed as Environmental Assessment Practitioners (EAP) for the preparation and submission of the application for 'environmental authorisation' of the envisaged development for consideration by the 'competent authority' in terms of the provisions of the National Environmental Management Act, 1998 (Act 107 of 1998). The Comment on the Notice of Intent to Apply for Basic Assessment dated 11 December 2025 for the Proposed development is attached as 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.
The required footprint of the sewer pump station to be determined, room for expansion of services, access roads etc must be taken into account and also be addressed in the Environmental process.	Taken into consideration.
CES COMMENTS	
Access is via existing municipal roads.	Noted and Confirmed
Any access is subject to the applicable Provincial access guidelines.	Noted and Accepted
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 APPLICATIONS

Marika Vreken Urban and Environmental Planners have been appointed by **GEORGE MUNICIPALITY** to prepare and submit the required application documentation (refer to **ANNEXURE E** for the Signed Power of Attorney and **ANNEXURE F**: Application Form) for:

2.1. Applications in terms of Section 15(2) of the Land Use Planning Bylaw for George Municipality, 2023

- (i) The subdivision of the remainder of Portion 204 of the Farm Sand Kraal no 197, as indicated on subdivision plan (Pr26/27SUB01) in terms of Section 15(2)(d) of the Land Use Planning Bylaw for George Municipality, 2023 into two portions:
 - Portion A: ±1.6440 Ha; and
 - A remainder
- (ii) The Rezoning of the proposed Portion A of the remainder of Portion 204 of the Farm Sand Kraal no 197 from "Agricultural Zone I" to a "Utility zone (UZ)" in terms of Section 15(2)(a) of the George Municipality Land Use Planning By-Law, 2023.

2.2. Confirmation of exempted subdivisions in terms of Section 24(1)(f)(i) of the Land Use Planning Bylaw for George Municipality, 2023

- (i) The confirmation of an exemption to register 2x pipeline servitudes on the remainder of Portion 204 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;
- (ii) The Confirmation of an Exemption to register a right of way servitude over the remainder of Portion 204 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; and
- (iii) The Confirmation of an Exemption to register a pipeline servitude on Tyolora Erf 1821 in terms of Section 24(1)(f)(i) of the Land Use Planning Bylaw for George Municipality, 2023.



3. PROPERTY DESCRIPTION, SIZE AND OWNERSHIP

A copy of the Title Deed (T62321/2017) and a copy for the subject property that includes the information outlined below is contained in **ANNEXURE G**. The Surveyor General Diagram (SG 218/2014) that includes the information outlined below is attached as **ANNEXURE H**.

PROPERTY DESCRIPTION:	Remaining extent of Portion 204 of the Farm Sandkraa No 197 Division of George, Province of the Western Cape
TITLE DEED NUMBER:	T62321/2017
PROPERTY OWNERS:	Provincial Government of the Western Cape
PROPERTY SIZE:	103,4634 ha (One Zero Three Comma Four Six Three Four) Hectares
TITLE DEED RESTRICTIONS:	None. Refer to the attached ANNEXURE I for the conveyancer certificate.
SERVITUDES:	1. Electric power transmission servitude, 22m wide 2. Road servitude area of 2124m² 3. Pipeline Servitude 3m wide Refer to the attached Plan 3 for the servitude plan.
BONDS:	The property is not bonded.

SECTION B :**DEVELOPMENT PROPOSAL****4. DEVELOPMENT SPECIFICATIONS**

(Refer to **Plan 2: Subdivision Plan** – Pr26/27SUB-01

(Refer to **ANNEXURE J: Engineering Drawings** - Lyners Consulting Engineers dated 23 October 2026)

Lyners Consulting Engineers has been appointed by George Municipality for the design and rehabilitation and upgrades implementation of the Thembaletu Eastern Bulk Sewage System. The existing infrastructure in the area does not meet the expected level of service and requires attention. The objective of the George Municipality is to improve the level of service, provide the current demand and make provision for projected future demands. The proposal is for the decommissioning of the existing Pump Station no.7 and the creation of a new Utility erf, the construction of the new Sewer Pump Station Thembaletu East.



FIGURE 1: EXTRACT ENGINEERING DRAWING OF NEW PUMP STATION

A new Thembaletu East Pump Station (TEPS) is planned east of the current Thembaletu pump station no. 7. The TEPS will serve a large drainage area, including private developments southeast of the N2, future residential connections like Victoria Bay, and the expanded Thembaletu region. Master planning specifies an ultimate instantaneous peak wet weather flow of 323 l/s.

The TEPS will be constructed in phases by the George Municipality, with initial works to meet both current and future demands. The pump station platform will be created by cutting into the side of the valley. Only half of the pump station's mechanical and electrical systems will be built initially. Power (650 kVA) will be supplied from a nearby substation, with backup indoor generators and fuel storage ensuring continuous operation. Emergency storage will be provided for two hours (1,485 kl), complemented by system redundancies such as dual screening and degritting facilities, and an emergency bypass channel. Security measures will include site lighting, electric fencing, CCTV, and internal security systems.

No alternative is available for the new pump station. Thembaletu Pump Station 7 cannot be upgraded to the same capacity as the future TEPS due to operational and space constraints.

The proposal is to subdivide a portion of Portion 204 of the Farm Sandkraal No 197 and rezone this portion to Utility to allow for the construction of the newly proposed TEPS. The proposal also entails the registration of services servitudes and a right of way servitude for access to the newly created portion of land.

4.1. Access & Roads

Access to the newly created property will be via a new right of way servitude over the remainder of Portion 204 of the Farm Sand Kraal no 197 from the existing public road network.



FIGURE 2: NEW RIGHT OF WAY ACCESS SERVITUDE

There is an existing paved road towards the existing pump station 7. The proposal includes a new access road from the southern boundary of the newly created erf around the current PS7.



FIGURE 3: EXISTING ACCESS ROAD TO & FROM PS7

5. STATUTORY SPECIFICATIONS

The following land development applications are lodged in terms of the Land Use Planning Bylaw for George Municipality, 2023 to achieve the desired outcome.

5.1. Subdivision

The proposal is to subdivide the remainder of Portion 204 of the Farm Sand Kraal no 197 into two portions, Portion A: ± 1.6440 Ha and a remainder.

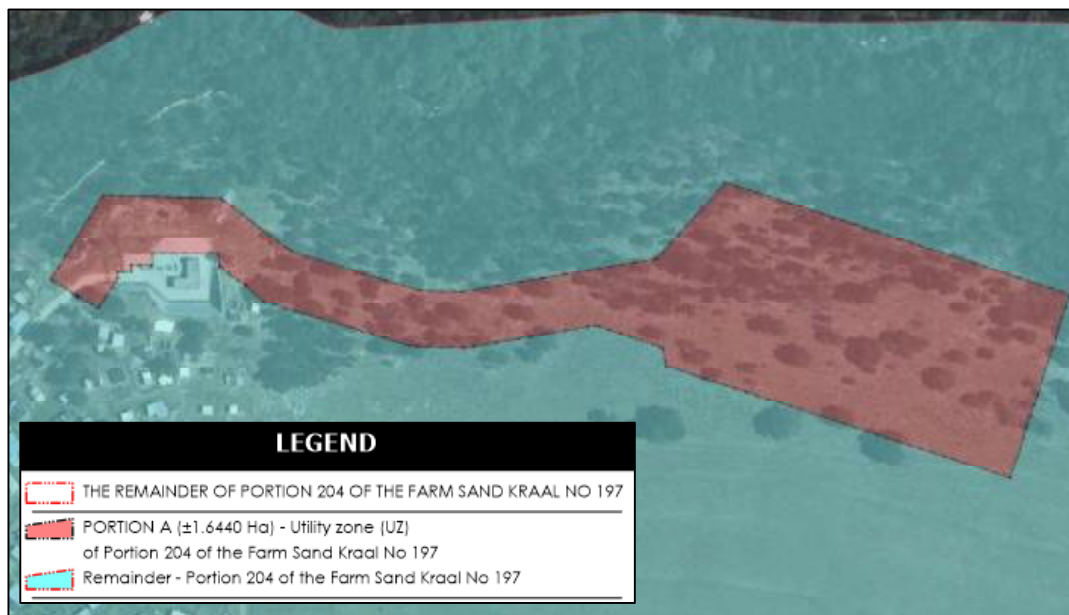


FIGURE 4: EXTRACT SUBDIVISION PLAN

Application is made for a subdivision in terms of Section 15(2)(d) of the George Municipality Land Use Planning By-Law, 2023.

5.2. Rezoning

The subject property is currently zoned "Agriculture Zone I" and does not allow for the existing and the proposed municipal infrastructure on the subject site. It is, therefore, necessary to rezone the newly created portion to legally utilise the land for this purpose and to allow for the existing and proposed structures thereon.

The proposal is to rezone Portion A of the remainder of Portion 204 of the Farm Sand Kraal no 197 to "Utility Zone (UZ)" in terms of in terms of Section 15(2)(a) of the George Municipality Land Use Planning By-Law, 2023 to allow for "utility services".

"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.

Development parameters:

As determined by the Municipality.

5.3. Confirmation of Exemption - The registration of a right of way servitude

According to Section 24(1)(f)(v) of the George Municipality Land Use Planning By-Law 2023 the proposed subdivision for the Right of way access servitude is exempted from a formal application and does not require the approval of the Municipality. A request is hereby made for the confirmation of an exemption to register a right of way servitude over the remainder of Portion 204 of the Farm Sand Kraal no 197 in favour of the newly created Portion A of the remainder of Portion 204 of the Farm Sand Kraal no 197. The final position will be indicated when the final survey is done prior to endorsement.

5.4. Confirmation of Exemption - The registration of pipeline servitudes

The registration of servitudes for 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 is exempted from a formal application in terms of Section 24(1)(f)(i) of the George Municipality Land Use Planning By-Law 2023.

The proposal is for confirmation of an exemption to register 2x pipeline servitudes on the remainder of Portion 204 of the Farm Sand Kraal no 197 as indicated on subdivision plan (Pr26/27SUB01) in terms of Section 24(1)(f)(i) of the Land Use Planning Bylaw for George Municipality, 2023;

The proposal also includes the confirmation of an Exemption to register a pipeline servitude over Tyolora Erf 1821 in terms of Section 24(1)(f)(i) of the Land Use Planning Bylaw for George Municipality, 2023. Refer to **Plan 5: Subdivision Plan – Pr26/27-EXEMPT-01**.

This confirmation and endorsement of the plans will be done after the Section 15(2) application process has been concluded and the applicable areas are surveyed. The servitudes will only be registered when then pipeline is installed and surveyed.

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 SERVICES INFRASTRUCTURE

'Lyners Consulting Engineers' was appointed on 25 August 2023 by the George Municipality to investigate and report on the rehabilitation and upgrades of the Thembaletu eastern bulk gravity sewer infrastructure & the Construction of the New Thembaletu East Pump Station funded respectively by IUDG and the Municipality.

Refer to attached **ANNEXURE J** for the Concept and Viability Design Report for the upgrading of Thembaletu Pump Station 7 and Construction of the New Thembaletu East Pump Station. This report provides associated concept design proposals and provides potential order of magnitude cost estimates based on historic tendered rates Lyners has available for similar works for budgeting purposes.

Refer to attached **ANNEXURE K** for the Rehabilitation/ Upgrading of Sewer Network and Associated Bulk Facilities: Thembaletu Eastern Bulk Gravity Sewer Upgrade. This focusses on the rehabilitation and upgrades of the Thembaletu eastern bulk gravity sewer infrastructure, funded respectively by IUDG and the Municipality. This report includes the understanding of the scope of services of the project, outlines the concept and viability design and provides an estimated project cost.

7. ELECTRICAL SUPPLY

On 09 June 2025 George Municipality approved the preliminary design and estimated loading by the electrotechnical department in principle and the technical details of the installation will be determined once an approved Site Development Plan is finalised. There is adequate spare capacity available on the George Municipal network to accommodate the proposed development in line with the preliminary planning submitted.

A copy of the confirmation of the confirmation of services availability from George Municipality dated 09 June 2025 is attached **ANNEXURE L**.

SECTION C :**CONTEXTUAL INFORMANTS****8. LOCALITY**

(Refer to **Plan 1: Locality Plan**)

Portion 204 of the Farm Sandkraal No 197 is located in Thembaletu, north of Jonga High School and Sankraal Road running along the southern boundary. The coordinates to the centre of the application area are located at: 34° 0'21.50"S and 22°30'44.41"E.



FIGURE 5: LOCALITY

9. CURRENT LAND USE AND ZONING**9.1. Zoning**

Portion 204 of the Farm Sandkraal No 197 is currently zoned "Agriculture Zone I", a portion where the existing PS7 is situated has a spot zoning Utility Zone in terms of the George Zoning Scheme Bylaw 2023.

9.2. Land Use

The existing Pump Station No 7 is situated on the subject site and the site consists of a mix of formal and in-formal low-income housing with both asphalt and paved streets, as well as gravel and grassed verges. During a site visit a presence of small-scale farming activities were noticed.

The terrain is undulating, featuring relatively steep slopes, with elevations ranging from 200 meters to 160 meters above mean sea level (MSL).

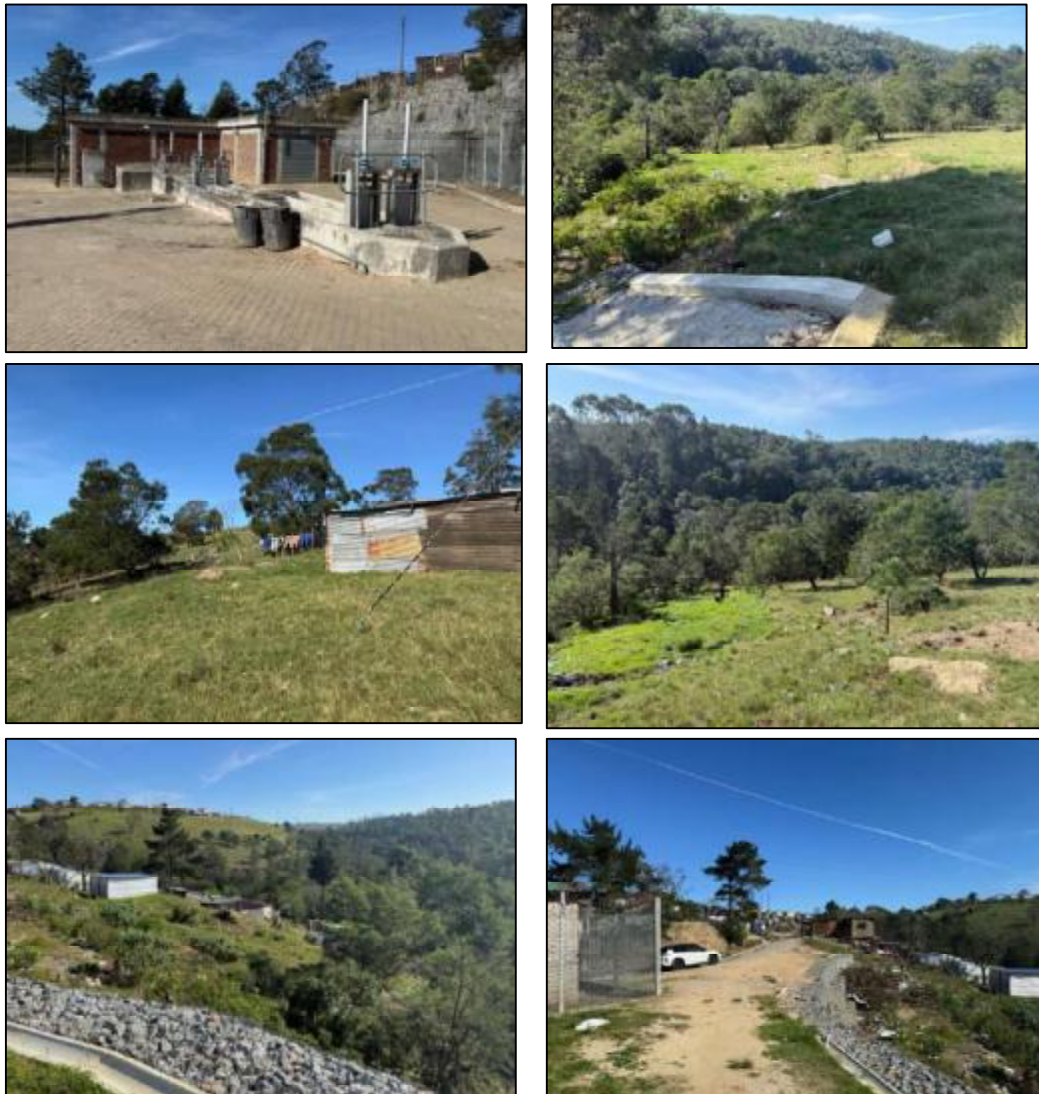


FIGURE 6: EXISTING LAND USE – PORTION 204 FARM 197

10. CHARACTER OF THE AREA

The application area is located in the north eastern portion of Thembaletu. The area can be characterised by informal human settlement. Prominent land uses noted in close proximity to the study area includes (from north to south) two secondary schools, a municipal electricity substation, the historic Church House site and ruins and Thembaletu cemetery. The area north of the application area is characterised by undeveloped agricultural land with steep slopes.

The proposed upgrade and additional infrastructure services on will in no way detract from or affect the existing character of the area as it has been consistent with the existing character and to date has had no negative impact on the surrounding area. The proposal is therefore in keeping with the character of the area and serves a unique purpose for the benefit of the entire area. The proposal can be regarded as consistent with the existing character of the area, and it will.



11. EXISTING POLICY FRAMEWORKS

11.1. Western Cape Provincial SDF (2014)

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 province spatial planning agenda”.

The Western Cape Province’s Strategic objectives include:

- **Educating Cape:** Everyone has access to a good education, and the cities, towns and rural villages are places of innovation and learning.
- **Working Cape:** There are livelihood prospects available to urban and rural residents, and opportunities for them to find employment and develop enterprises in these markets.
- **Green Cape:** All households can access basic services that are delivered resource efficiently, and residents use land and finite resources prudently and safeguard their ecosystems.
- **Connecting Cape:** Urban and rural communities are inclusive, integrated, connected and collaborative.
- **Living Cape:** Living and working environments are healthy, safe, enabling and accessible, and all have access to the region’s unique lifestyle offering.
- **Leading Cape:** Urban and rural areas are effectively managed.

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 Cape's strategic objectives. These policies are categorised into 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

For each theme, key challenges as distilled from the Provincial spatial profile and their spatial implications are noted and Provincial policies for dealing with them are presented. These themes and policies are summarised in the figure below.

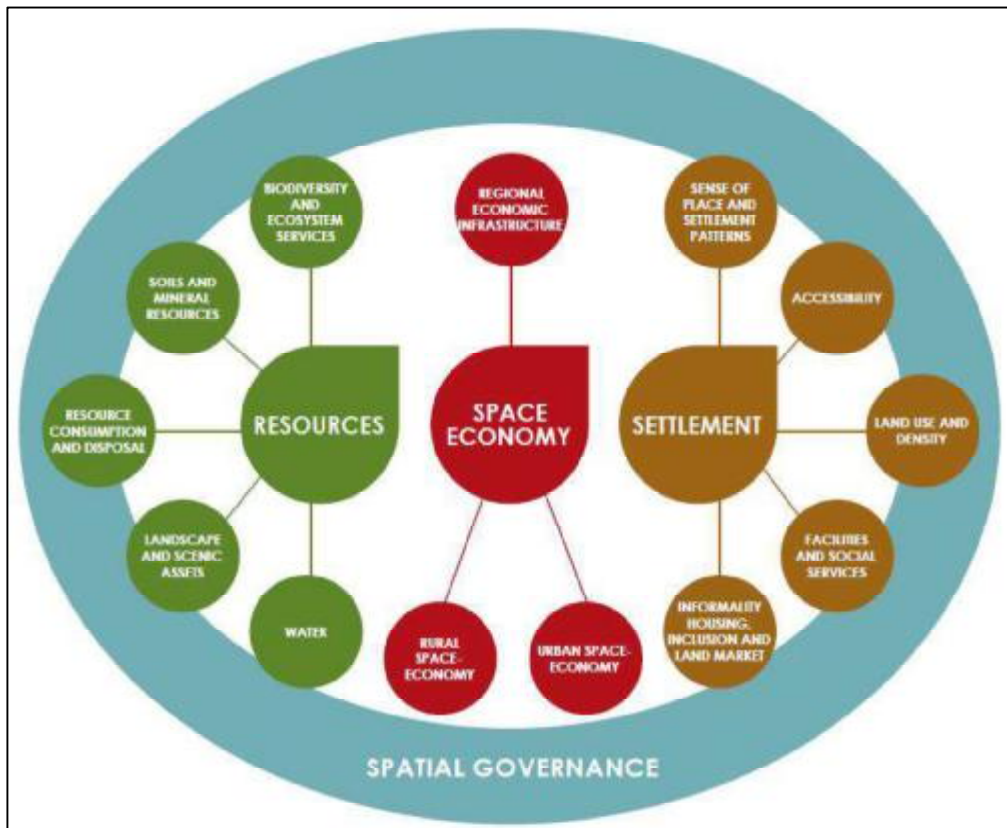


FIGURE 7: POLICIES APPLICABLE TO PROPOSED DEVELOPMENT

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 in the urban areas.
- (iii) Strengthening resilience and sustainable 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 R4: RECYCLE AND RECOVER WASTE, DELIVER CLEAN SOURCES OF ENERGY TO URBAN CONSUMERS, SHIFT FROM PRIVATE TO PUBLIC TRANSPORT, AND ADAPT TO AND MITIGATE AGAINST CLIMATE CHANGE

POLICY STATEMENT	DEVELOPMENT'S RESPONSE
12. Retrofit infrastructure to accommodate extreme weather events (e.g. flooding) in settlements where vulnerable communities cannot be relocated.	▪ The application area is suitable for the proposed infrastructure. The topography of the site is higher than the remainder of the settlement which not only allows for suitable service delivery but is also able to withstand issues from natural elements. There is also an existing pump station to be replaced by the current one.

POLICY E1: USE REGIONAL INFRASTRUCTURE INVESTMENT TO LEVERAGE ECONOMIC GROWTH

POLICY STATEMENT	DEVELOPMENT'S RESPONSE
6. Prioritise developing the required bulk infrastructure capacity to serve the connection and compaction of existing human settlements, over developing bulk infrastructure to serve the outward growth of settlements	▪ <i>The existing infrastructure in the area does not meet the expected level of service and requires upgrades to the water and sanitation systems in the area.</i> ▪ <i>The proposed development is directly in line with this policy and will serve the existing growing settlements, and future planned settlements. Without the required infrastructure it will not be possible.</i>

S3: PROMOTE COMPACT, MIXED-USE AND INTEGRATED SETTLEMENTS

POLICY STATEMENT	DEVELOPMENT'S RESPONSE
7. 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 existing infrastructure in the area does not meet the expected level of service and requires upgrades to the water and sanitation systems in Thembalethu.</i>

Planning Implication:

When all the policies of the WCPSDF are assessed, it can be concluded that there are various policies the proposed development is directly aligned with and the proposal is consistent with strategic objectives as set out by the Western Cape Spatial Development Framework, for the following reasons:

- *The proposal will not have a negative impact on the environment. An environmental authorisation process is currently underway. The proposal is to allow for the proposed infrastructure to meet the expected level of service delivery. The environmental authorisation process will ensure no negative impact on the current environment will occur because of the proposal.*
- *This will allow for the basic needs of the residents to be met satisfactorily by improving the level of service, providing the current demand and making provision for projected future demands, as defined by the applicable master plan.*
- *The WCPSDF places a lot of focus on the protection / conservation of cultural and scenic landscapes. The application area is located where and the proposal will not have any new or unwanted visual impact, the expansion will not lead to any new or noticeable visual impact.*

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.

PROVINCIAL STRATEGIC GOALS	PROPOSAL'S RESPONSE
 The infographic displays five Provincial Strategic Goals (PSGs) arranged vertically on the left, each in a colored circle, and a central blue box for PSG 5. The goals are: PSG 1 (red circle): CREATE OPPORTUNITIES FOR GROWTH & JOBS; PSG 2 (red circle): IMPROVE EDUCATION OUTCOMES & OPPORTUNITIES FOR YOUTH DEVELOPMENT; PSG 3 (brown circle): INCREASE WELLNESS & SAFETY, & TACKLE SOCIAL ILLS; PSG 4 (green circle): ENABLE A RESILIENT, SUSTAINABLE, QUALITY & INCLUSIVE LIVING ENVIRONMENT; and PSG 5 (blue box): EMBED GOOD GOVERNANCE & INTEGRATED SERVICE DELIVERY THROUGH PARTNERSHIPS AND SPATIAL ALIGNMENT.	<i>PSG 1</i> This proposal employed and created opportunities for skilled and unskilled staff. Before and during the construction phase.
	<i>PSG 2</i> The proposed development will not directly impact this strategic goal but contribute to skills development in all the relevant trades, involved with this project.
	<i>PSG 3</i> The proposal aims to increase the wellness of the residents, as highlighted numerous times in this report. The existing infrastructure in the area does not meet the expected level of service and requires attention. The objective is to improve the level of service.
	<i>PSG 4</i> The proposal will allow for a sustainable and quality living environment.
	<i>PSG 5</i> The proposal is directly in line with this strategic goal.

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

Garden Route District Municipal Council formally adopted the Spatial Development Framework 2025 on 25 February 2026 at a Council meeting.

The Garden Route District Municipality Spatial Development Framework (GRDM SDF) 2025 is the statutory long-term spatial planning framework for the Garden Route District. It provides a strategic spatial vision and development framework to guide future growth, land use management, infrastructure investment, environmental protection, and economic development across the district over the next 10–20 years. It also serves as a coordinating framework for the local municipalities within the district, ensuring that development occurs in a coherent and sustainable manner.

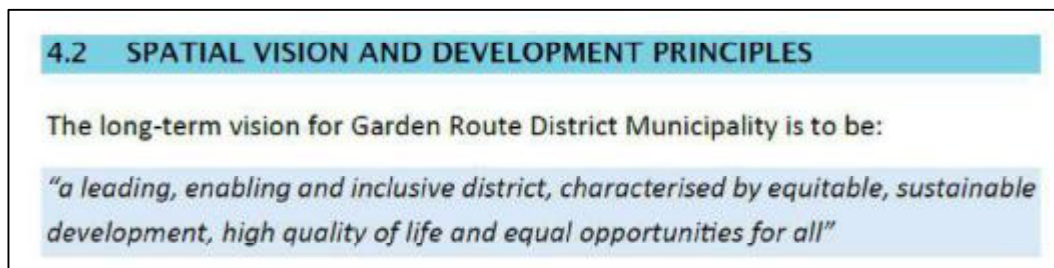


FIGURE 8: EXTRACT SDF SPATIAL VISION

The reviewed SDF for the GRDM will seek to address spatial, environmental and socio-economic issues confronting the district. It will also assist the municipality to efficiently manage current spatial development processes and pressures and strategically prepare for projected future developments in the municipal area.

The role of a District SDF is to bridge the gap between provincial and local spatial planning. It ensures that the local municipal SDFs within a district are coherent, aligned with broader regional infrastructure strategies, and that spatial development is coordinated across municipal boundaries

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;
- 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).

Planning Implication:

The proposal is consistent with the objectives and spatial directives of the Garden Route District Municipality Spatial Development Framework (2025) as it facilitates the upgrading and rationalisation of essential municipal engineering infrastructure required to ensure the sustainable provision of sanitation services. The SDF recognises that inadequate maintenance and upgrading of sanitation infrastructure can result in sewer spillages and environmental degradation and emphasises the need for focused investment in water and sanitation infrastructure to support sustainable development, environmental protection, and public health. The subdivision to create a dedicated Utility Zone erf for a new sewer pump station will improve the long-term operation, maintenance and management of the municipal sewer network, while the decommissioning of the existing pump station forms part of the ongoing modernisation of ageing infrastructure. The proposal further supports the SDF's objective of aligning development with infrastructure requirements and promoting resilient, efficient and sustainable municipal service delivery.



11.4. George 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 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.

Thembaletu is identified as a Priority Investment Area, with municipal and private investment directed towards improving infrastructure, accessibility, economic opportunities and public facilities.

Upgrading and expansion of engineering services is supported to accommodate existing and future development and to improve living conditions within the area. The provision and upgrading of municipal infrastructure are recognised as a prerequisite for sustainable development.

Planning Implication:

The Spatial Development Framework for the George Municipal area set out broad guidelines and policies to manage urbanisation and any future developments. The proposal is consistent with the objectives of the George Municipal Spatial Development Framework (2023), which identifies Thembaletu as a priority investment and development area requiring continued upgrading of municipal infrastructure and services to support existing and future community needs. Upgrading a town's infrastructure services has significant spatial importance because it affects how the area functions, grows and integrates with its surroundings.

The SDF promotes targeted investment in engineering services as a prerequisite for sustainable urban development, improved living conditions, environmental protection and efficient service delivery. The establishment of a dedicated Utility Zone erf for a new sewer



pump station directly supports these objectives by strengthening essential sanitation infrastructure, improving the reliability of municipal services, and enabling the long-term management and maintenance of sewerage infrastructure within Thembaletu. The detailed structure plans specify proposals and demarcations for each area, and the applicable local SDF for the application area is the Thembaletu Precinct Plan, 2016 as described below.

Section 19 (2) of the Western Cape Land Use Planning Act states the following:

"...If a spatial development framework or structure plan does not specifically provide for the utilisation or development of land as proposed in a land use application or a land development application, but the proposed utilisation or development does not conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilisation or development is regarded as being consistent with that spatial development framework or structured plan..." The proposed development is therefore consistent with the George SDF.

Therefore, this proposed development is regarded as being consistent with the George Spatial Development Framework as it does not conflict with the purpose of the relevant designation in the spatial development framework and urban development is supported.

11.5. Thembaletu Precinct Plan, 2016

The Thembaletu Precinct Plan was prepared for George Municipality and finalised in March 2016 as a local-level spatial planning framework to guide the future growth, development and upgrading of Thembaletu. The Plan was prepared in accordance with the spatial planning principles of SPLUMA and was intended to provide a coordinated spatial vision for the area, identify development opportunities and constraints, guide land use management decisions, prioritise infrastructure investment, and support the integration of social, economic, transport and engineering services within Thembaletu. Following the prescribed public participation process, the Precinct Plan was adopted by George Municipality as a guiding spatial planning document for the area.

This precinct plan states that "

"...The future development proposed for the Precinct, based on the most likely land use development scenario as per the forward planning documents prepared for the Municipality, will require the following sanitation upgrades:

- *Bulk sewer and sewer drainage infrastructure:*
- *Outeniqua drainage zone: R 104 181 100.*
- *Sewer Pump Stations (PS)..."*

Planning Implication:

The proposed subdivision and creation of a dedicated Utility Zone erf for a new sewer pump station is aligned with the objectives of the Thembaletu Precinct Plan. The Plan recognises the importance of upgrading and expanding municipal infrastructure to support existing communities, future development and improved living conditions within Thembaletu. The replacement of the existing pump station with a modern facility will strengthen essential sanitation infrastructure, improve the reliability of municipal services, support environmental protection and contribute to the sustainable development objectives promoted by the

Precinct Plan. The proposal therefore gives effect to the Plan's emphasis on coordinated infrastructure investment as a foundation for long-term urban development and service delivery in Thembaletu

11.6. George Integrated Development Plan (2022-2027)

The George Council opted to adopt a new five-year IDP for the period 2022 – 2027. The IDP is a municipal planning instrument that drives the process to address the socio-economic challenges as well as the service delivery and infrastructure backlogs experienced by communities in the municipality's area of jurisdiction. The IDP is the municipality's principal five-year strategic plan that deals with the most critical development needs of the municipal area (external focus) as well as the most critical governance needs of the organisation (internal focus).



FIGURE 9: GEORGE IDP: VISION, MISSION & VALUES

The application area is located in **WARD 11** of the George Municipal Area. None of the identified ward-based needs and priorities has a direct bearing or any reference to the proposal. The proposal could contribute to Ward priority #7, which states that "...Sewage and drain needs attention...".

Planning Implication:

The IDP is a municipal planning tool that integrates municipal planning and allocates municipal funding to achieve strategic objectives that will contribute to the overall municipal vision. The proposal will provide new and additional economic growth prospects.

The George Integrated Development Plan (IDP) 2022–2027 is the municipality's principal five-year strategic planning document, approved by Council, which guides budgeting, investment decisions, and development priorities across the municipal area. It translates the



municipality's long-term vision into practical programmes focused on basic service delivery, infrastructure development, spatial transformation, and socio-economic development, with a strong emphasis on addressing backlogs in historically underserved areas such as Thembalethu.

In relation to Thembalethu, the IDP highlights it as a key growth and priority service delivery area, where significant investment is required in bulk infrastructure, including water, sanitation, roads, stormwater, electricity, and social facilities, to support population growth and improve living conditions. The proposed subdivision and establishment of a Utility Zone erf for a new sewer pump station is fully aligned with the IDP's strategic focus on basic service delivery and infrastructure development, particularly the objective to develop and maintain bulk infrastructure to ensure reliable sanitation services and environmental protection. The replacement of the existing pump station with a modern facility directly supports the IDP's emphasis on addressing infrastructure backlogs, improving operational efficiency, and ensuring sustainable service delivery in high-demand areas such as Thembalethu. The project therefore contributes to improved public health, environmental management, and long-term municipal service resilience, all of which are core outcomes of the IDP framework.

SECTION D :**MOTIVATION****12. ASSESSMENT OF APPLICATIONS****12.1. Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)**

Section 42 of SPLUMA prescribes 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 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.
 - (v) the state and impact of engineering services, social infrastructure, and open space requirements.
 - (vi) any factors that may be prescribed, including timeframes for making decisions.

12.2. George Municipality Bylaw on Municipal Land Use Planning (2023)

The George Municipality Bylaw on Municipal Land Use Planning (2023) as promulgated by G.N 8747 dated 21 April 2023 states in Section 65 the general criteria necessary for considering an application by the municipality.

It must be noted that the application has not undergone the notice phase of the application process and that the information below is the necessary information required by the municipality to process the application. The following criteria must be considered when evaluating the desirability of this land development application:

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

CRITERIA	REFERENCE IN REPORT
The applicable local 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. Error! Reference source not found.
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.22
¹ Applicable provisions of the zoning scheme .	Par. 5.5

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 will allow the implementation of future planned development in the area.

14. REASON FOR APPLICATION

The George Municipality is responsible for service delivery in the Thembaletu area and appointed Lyners Consulting Engineers for the rehabilitation and upgrades of the Thembaletu eastern bulk gravity sewer infrastructure & the Construction of the New Thembaletu East Pump Station from inception to close out.

The existing infrastructure in the area does not meet the expected level of service and requires attention. The objective is to improve the level of service, provide the current demand and make provision for projected future demands, as defined by the relevant water and sanitation master plan.

A new Thembaletu East Pump Station (TEPS) is planned east of the current Thembaletu pump station no. 7. The TEPS will serve a large drainage area, including private developments southeast of the N2, future residential connections like Victoria Bay, and the expanded Thembaletu region. Master planning specifies an ultimate instantaneous peak wet weather flow of 323 l/s. No alternative is available for the new pump station. Thembaletu Pump Station 7 cannot be upgraded to the same capacity as the future TEPS due to operational and space constraints

The proposed pumpstation forms as part of the bulk sewerage infrastructure which makes provision for future growth of George, and other aspects like housing, commercial growth and tourism related activities which gives effect to the Municipality Spatial Development Framework



(MSDF). The new pumpstation will also allow for George to expand further, subsequently allowing for optimising and utilising vacant land within the Urban Edge.

The existing sewer infrastructure is inefficient, due to several pump stations that require electricity and regular maintenance and are currently points of pollution. The upgrades would optimise the Thembaletu Eastern Sewer system, in turn reducing maintenance and electricity costs and reducing pollution potential. The planned upgrades aim to improve sewage disposal services for the George community, supporting public health and fulfilling citizens' constitutional rights.

The project is identified as a priority project and strategic integrated project or objective of the Municipal IDP, therefore highlighting its merit in terms of Need and Desirability. This project also aims at meeting the requirements of the Sewer Master Plan for Thembaletu East.

15. NO IMPACT ON EXISTING RIGHTS

The proposed development will not impact the existing land use rights of any surrounding property owners in the area. The land uses are existing, and no additional land uses are proposed, it is merely the upgrade and expansion of the existing infrastructure. The proposal will not prevent any surrounding owner from exercising their legal land use rights.

16. CONSISTENCY WITH THE SURROUNDING AREA

The proposed development will not change the existing character of the area as the proposal is for the upgrade and expansion of the existing infrastructure and no 'additional' land uses are being applied for. The proposal will allow for basic services delivery and a better functioning town as a whole. The proposal can be regarded as highly consistent with the established character of the area.

17. FUTURE DEVELOPMENT & URBAN EXPANSION

Upgrading and supplementing the water and sanitation systems will have a profound impact on future development in numerous ways. The infrastructure upgrades are critical for creating sustainable, resilient, and inclusive urban environments.

Cost Savings: Upgrading systems reduces the long-term costs associated with water procurement and infrastructure maintenance. Efficient systems lower operational and maintenance costs, reducing the financial burden on municipalities and freeing up resources for other development projects. The upgraded system will support more sustainable water use and waste management practices, promoting environmental stewardship and reducing the ecological footprint of urban areas.

The Upgraded infrastructure will allow for more efficient management of resources and waste in high-density areas, facilitating the development of future higher-density development, and leading to more efficient Urban Planning.

These benefits highlight the critical role that upgraded and supplemented water and sanitation systems play in shaping the future of urban development, ensuring cities are healthy, resilient, and sustainable for generations to come.

18. SOCIO-ECONOMIC IMPACT

Upgrading the water and sanitation systems will have profound positive socio-economic impacts on the town of Leeu Gamka.

Enhanced Infrastructure: Investment in water and sanitation infrastructure often leads to broader community development projects, improving roads, public spaces, and other amenities. The proposal will also contribute to enhanced Quality of Life. Reliable access to clean water improves daily living conditions, making activities like cooking, cleaning, and personal hygiene easier and safer. Modern sanitation systems provide more reliable and convenient waste disposal, contributing to a more comfortable and pleasant living environment.

Overall, these upgrades contribute to a more resilient, healthy, and prosperous community, laying the groundwork for sustained long-term development and well-being and it is of utmost importance for this project to move forward.

The construction, maintenance, and operation of upgraded water and sanitation systems will create employment opportunities, stimulating the local economy.

19. ENVIRONMENTAL IMPACT

The proposed development requires authorisation in terms of the National Environmental Management Act (NEMA, No. 107 of 1998) (NEMA). Section 24(1) of NEMA states that any proposed activity which requires authorisation or permission by law, and which may significantly affect the environment must be considered, investigated, and assessed prior to its commencement and / or implementation and should further be "reported to the organ of state charged by law with authorising, permitting or otherwise allowing implementation of an activity". The Comment on the Notice of Intent to Apply for Basic Assessment dated 11 December 2025 for the Proposed development is attached as **ANNEXURE B**.

The Application for Environmental authorisation is in process, to ensure the sustained protection of the environment. The Environmental Impact Assessment (EIA) process is divided into the pre-application stage and the application stage. Most of the work, which entails specialist studies and authorities' meetings, were undertaken through the pre-application stage, before the regulated time-period commences. The public participation process is detailed below.

20. NO HERITAGE IMPACT

A Notification of Intent to Develop was submitted to Heritage Western Cape, for the proposed development. On 07 February 2025, Heritage Western Cape confirmed that the upgrading of the sewer network and related facilities does not trigger the NHRA and no further action from HWC is required. Refer to attached **ANNEXURE C**.

21. 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.

ELEMENTS FOR CONSIDERATION	KEY QUESTIONS TO ASK	PROPOSAL (DESIRABILITY)
Economic impact	Positive or Negative impact on neighbourhood/settlement?	Positive economic impact. For the benefit of the surrounding settlements. No impact on surrounding property owners or their rights.
Social impact	Greater social justice, equity of access to opportunity.	Positive impact, as residents will have access to improved basic municipal services.
Scale of capital investment	> capital investment - > positive impact	Government Investment. Positive impact on residents, basic needs provision.
Compatibility with surrounding land uses		Consistent with surrounding land uses - see Par.10 & Par.16
Impact on external engineering services	How much must the developer contribute to municipal costs incurred?	Improved engineering services for the Area. Refer to ANNEXURE J & ANNEXURE K.
Impact on safety, health & well-being of the surrounding community		Increase the overall well-being of the surrounding community and provision for future expansion of the community.
Impact on heritage		- No heritage impacts. - Refer to ANNEXURE C
Impact on the biophysical environment	Are there negative impacts? Are they adequately mitigated?	Environmental Authorisation application in process.
Traffic impacts, parking access, and other transport considerations	Support for densification & functional public transport system?	- Access from the existing road network. - ROW servitude to be registered.
Impact on quality of life (incl. views, sunlight, privacy, visual impact, character)		- No views will be obscured. - Circumstances and conditions remain similar as it currently is.
Timing – need to densify or protect urban edges	The best option for the site at this point?	The existing infrastructure in the area does not meet the expected level of service and requires attention at this moment, also to cater for future development.
Cumulative impacts	Unacceptable cumulative impacts?	No negative impact on any of the surrounding property owners.
Opportunity costs	Any unacceptable opportunity costs?	None. Application process delays could have financial implications.

ELEMENTS FOR CONSIDERATION	KEY QUESTIONS TO ASK	PROPOSAL (DESIRABILITY)
Alignment with SDF's		Consistent with relevant SDFs - Refer to Par.11

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.

22. 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 apply to all land development in the province. These are summarised in the tables below. The tables below aim to summarise how the proposed development complies with these principles.

22.1. Spatial Justice

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Past spatial and other development imbalances must be redressed through improved access to and use of land.	N/A	<i>This policy does not apply to the application.</i>
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.	N/A	<i>This policy does not apply to the application.</i> <i>Not a Spatial Development Framework or Policy.</i>

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	N/A	<i>This policy does not apply to the application.</i>
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.	N/A	<i>This policy does not apply to the application.</i>
Land development procedures must include provisions that accommodate access to, and facilitation of, the security of tenure and the incremental upgrading of informal areas.	Applicable to George Municipality	<i>The municipality must process this application within the prescribed guidelines of the Land Use Planning bylaw.</i>
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.	Applicable to George Municipality	<i>The municipality must process this application within the prescribed guidelines of the Land Use Planning bylaw.</i>
The right of owners to develop land in accordance with current use rights should be recognised.	COMPLY	<i>The Municipality envision developing the land to accommodate the basic needs of its residents.</i>

22.2. 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	<i>The proposed development is an expansion of the existing structures.</i>
Ensure that special consideration is given to the protection of prime, unique, and high-potential agricultural land.	COMPLY	<i>No site sensitivity was found; a comment to be obtained from Department of Agriculture (Western Cape and National).</i>

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Uphold consistency of land use measures in accordance with environmental management instruments.	COMPLY	Application for Environmental authorisation in process.
Promote and stimulate the effective and equitable functioning of land markets.	COMPLY	The proposed development is consistent with the character of the surrounding area. It will not negatively impact the value of its surrounding properties.
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	COMPLY	The proposal is to allow for better infrastructure services and serve the community.
Promote land development in locations that are sustainable and limit urban sprawl.	COMPLY	The proposal will not result in sprawl, as it is an existing development, that will merely be 'repurposed' into a more functional facility.
Resulting in communities that are viable.	COMPLY	The proposal will lead to a more viable and better-functioning community.
Strive to ensure that the basic needs of all citizens are met in an affordable way.	COMPLY	The proposal is directly in line with this provision.
The sustained protection of the environment should be ensured.	COMPLY	Application for Environmental authorisation in process, to ensure The sustained protection of the environment.

22.3. Spatial Efficiency

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Land development optimises the use of existing resources and infrastructure.	COMPLY	The proposal is for the upgrade of the existing infrastructure and allows current settlements and new settlements to fully utilise the existing municipal infrastructure.
Integrated cities and towns should be developed.	COMPLY	The proposal will lead to a more integrated town as a whole.
Policy, administrative practice, and legislation should promote speedy land development.	Applicable to George Municipality	The municipality should process this application within the prescribed time frames of the Land Use Planning bylaw.

22.4. 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	▪ <i>The proposal is consistent with the various applicable spatial plans, policies and land use management systems.</i> ▪ <i>It will have no negative impact on the livelihood of the community.</i> ▪ <i>The proposed application complies with the requirements of the Land Use Planning bylaw.</i>

22.5. 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 Prince Albert 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 national, 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.		

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
The legislation, procedures and administrative practice relating to land development should be clear, and 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.		
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.		

23. CONCLUSION

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

23.1. Applications in terms of Section 15(2) of the Land Use Planning Bylaw for George Municipality, 2023

- (i) The subdivision of the remainder of Portion 204 of the Farm Sand Kraal no 197, as indicated on subdivision plan (Pr26/27SUB01) in terms of Section 15(2)(d) of the Land Use Planning Bylaw for George Municipality, 2023 into two portions:
 - Portion A: ±1.6440 Ha; and
 - A remainder
- (ii) The Rezoning of the proposed Portion A of the remainder of Portion 204 of the Farm Sand Kraal no 197 from "Agricultural Zone I" to a "Utility zone (UZ)" in terms of Section 15(2)(a) of the George Municipality Land Use Planning By-Law, 2023.

23.2. Confirmation of exempted subdivisions in terms of Section 24(1)(f)(i) of the Land Use Planning Bylaw for George Municipality, 2023

- (i) The confirmation of an exemption to register 2x pipeline servitudes on the remainder of Portion 204 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;
- (ii) The Confirmation of an Exemption to register a right of way servitude over the remainder of Portion 204 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; and
- (iii) The Confirmation of an Exemption to register a pipeline servitude on Tyolora Erf 1821 in terms of Section 24(1)(f)(i) 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 Bylaw on Municipal Land Use Planning is desirable and 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 2025

ANNEXURE A:

Council Resolution dated 26 March 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:

*DEADP - Comment on the NOI dated 20
August 2024*

Appendix E22b



Department of Environmental Affairs and Development Planning
Directorate: Development Management, Region 3

Steve Kleinhans

Steve.Kleinhans@westerncape.gov.za | 044 814 2022

Private Bag X6509, George, 6530
4th Floor, York Park Building, 93 York Street, George

DEADPEIAAdmin.George@westerncape.gov.za

REFERENCE: 16/3/3/6/7/1/D2/51/0218/24

DATE OF ISSUE: 20 August 2024

The Municipal Manager
% The Director: Civil Engineering Services
THE GEORGE MUNICIPALITY
PO Box 19
GEORGE
6530

Attention: % Ms. Melanie Geyer

E-mail: mgeyer@george.gov.za

Dear Madam

ACKNOWLEDGMENT AND COMMENT ON THE NOTICE OF INTENT TO SUBMIT AN APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 (AS AMENDED) FOR THE PROPOSED UPGRADE OF THE THEMBALETHU EAST BULK SEWAGE SYSTEM, GEORGE

1. The abovementioned undated Notice of Intent ("NOI"), compiled on your behalf by your appointed registered Environmental Assessment Practitioner ("EAP"), Ms. Desireé du Preez (EAPASA No: 2020/1486) of *Greenfire Enviro*, and received by this Department on 18 July 2024, refers.
2. This letter serves as acknowledgement of receipt of the abovementioned report on **18 July 2024**.
3. The Directorate: Development Management (Region 3) ("this Directorate") has reviewed the information in the NOI and provides the following comment:

3.1. The proposal

From the information in the checklist, it is understood that the George Municipality ("the proponent") is proposing to upgrade the Thembaletu Eastern Bulk Sewage System through the installation of a gravity pipeline from Parkdene Pumpstation ("PS") 1, 2 and 3 along the Meul River, past Thembaletu PS 1, A, B and 2 up to Thembaletu PS 7. It is understood that the proposal also includes the upgrade of Thembaletu PS 7 or the development of the new Destiny Africa pumpstation, from which a new rising main will be constructed to Thembaletu PS6 along Jonga Street. The proposal includes the following components (subject to change during detail design):

- 2320m of 160mm diameter Unplasticised Polyvinyl Chloride ("uPVC") Class 34;
- 570m of 200mm diameter uPVC Class 34;
- 740m of 250mm diameter uPVC Class 34;
- 1900m of 315mm diameter uPVC Class 34;
- 2050m of 500mm diameter uPVC Class 34;

Page of

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Department of Environmental Affairs and Development Planning | Directorate: Development Management (Region 3)

- Thembaletu PS 7 to transition manhole: 1070m of 500mm diameter High-Density Polyethylene ("HDPE") Pressure Nominal ("PN") 16 Polyethylene ("PE") 100 sewer rising main;
- New Destiny Africa Pump Station or the mechanical upgrade of Thembaletu PS 7; and
- the decommissioning of Parkdene PS 1, 2 and 3, and Thembaletu PS A, B and 2.

3.2. *Process to obtain environmental authorisation*

Based on the information submitted to this Directorate a Basic Assessment process must be followed in order to apply for Environmental Authorisation. Only those activities applied for shall be considered for authorisation. The onus is on the proponent / EAP to ensure that all the applicable listed activities are applied for and assessed as part of the Basic Assessment process.

3.3. *Pre-Application Consultation*

It is noted that the Environmental Assessment Practitioner ("EAP") requests a pre-application consultation meeting. It is the responsibility of you or your EAP to make the necessary arrangements for the meeting. Kindly note that virtual meetings via Microsoft Teams are preferred.

No information provided, views expressed and /or comments made by officials during the pre-application consultation should in any way be seen as an indication or confirmation:

- that additional information or documents will not be requested;
- of the outcome of the application

3.4. *Public Participation Process*

This Directorate notes the Public Participation Plan dated June 2024 appended to the NOI. Notwithstanding the fact that an agreement regarding the proposed actions to conduct the public participation process is no longer a requirement, this Directorate has reviewed the PP-plan and notes that your EAP intends to conduct a pre-application public participation process. Furthermore, the PP-plan indicates that it will not be possible to reach all owners and occupiers of adjacent properties. However, the plan suggests that a letter drop will be undertaken with information in English and isiXhosa. It is also understood that ten (10) site notices will be strategically placed along the pipeline route.

In light of the above, this Directorate agrees with the proposed public participation steps provided in the PP-plan; however, the following additional measures must also be implemented:

- the notification letters to owners and occupiers in Parkdene include information in Afrikaans as well.

Notwithstanding the above, the EAP is reminded to ensure that Regulation 41 of the Environmental Impact Assessment, 2014 (Government Notice No. R. 982 of 4 December 2014, as amended) is complied with simultaneously during the pre-application phase or application phase or both.

Relevant State Departments / Organs of State

The Department notes the State Departments / Organs of State that will be informed of the proposal. In addition to the identified authorities, you are also required to notify the following authorities which is administers aspects related to the proposed development:

- South African National Roads Agency Limited
 % Ms. Nicole Abrahams
 E-mail: abrahamsn@nra.co.za
 Tel: 021 957 4600/2

3.5. Site Sensitivity Verification Reports

In accordance with the applicable protocols or minimum information requirements, which have been published in the Government Gazette (i.e. Government Gazette No. 43110 of 20 March 2020 and Government Gazette No. 43855 of 30 October 2020) you are required to submit a site sensitivity verification report(s) which confirms or disputes the site sensitivities for each of the themes identified in the Screening Tool Report. Furthermore, the report(s) must include a motivation for the exclusion of any of the specialist assessments identified in the Screening Tool Report, which in the opinion of the EAP are not considered relevant or required.

The Department has reviewed the Site Sensitivity Verification Report ("SSVR") dated May 2024 submitted as Appendix E of the NOI. Please be advised that where a protocol has been published for an identified theme, that the respective specialist reports must adhere to the requirements of the protocol. Where a specific protocol has not been identified for a specialist study, such specialist study must comply with the requirements of Appendix 6 of the Environmental Impact Assessment Regulations, 2014 (as amended).

■ *Agricultural Theme*

The Screening Tool Report ("STR") generated on 26 April 2024 specifies a HIGH sensitivity rating in terms of the Agricultural Theme. The SSVR disputes the sensitivity rating recommends a low sensitivity as the study site shows no evidence of crop cultivation. However, the SSVR indicates that no studies in terms of the Agricultural Protocol is required.

With due consideration that the proposal is for the upgrade of existing infrastructure and that the proposed pipeline will follow the alignment of the existing infrastructure, this Directorate acknowledges the findings in the SSVR; **nonetheless**, the EAP must consult the Western Cape Government: Department of Agriculture (DoA) - Land Use Management in the public participation process and specifically obtain written confirmation from said organ of state regarding the delineation of the theme, and necessity for any further studies regarding the Agriculture Theme.

■ *Animal Species Themes*

The STR specifies a HIGH sensitivity rating for the Animal Species Theme. The sensitivity rating is disputed in the SSVR as the study site has been transformed and does not contain suitable habitat for the identified species. Therefore, the SSVR recommends a LOW sensitivity rating for the theme; however, according to the SSVR no further studies are considered necessary. Please be advised that this is contrary to the requirements of the protocol which requires that where a sensitivity rating of low applies, the compilation of a Terrestrial Animal Species Compliance Statement is required.

Although it is noted that the proposal is for the upgrade of existing infrastructure within an area which appears to be transformed in nature, the fact that it is proposed to compile a Terrestrial Biodiversity Specialist Assessment as well as a Terrestrial Plant Species Specialist Assessment, it is strongly advised that consideration be given to comply with the requirements of the Animal Species Theme. This may be done in conjunction with the proposed Terrestrial Plant Species Specialist Assessment and Terrestrial Biodiversity Specialist Assessment, please refer to the note below on "combining specialist assessments".

Furthermore, the EAP must consult CapeNature in the public participation process and specifically obtain written confirmation from said organ of state regarding the delineation of the theme, and necessity for any further studies regarding the Animal Species Theme.

■ *Aquatic Biodiversity Theme*

The STR specifies a VERY HIGH sensitivity rating for the Aquatic Biodiversity Theme, which is confirmed in the SSVR. In this regard, the SSVR indicated that a specialist assessment will be undertaken in terms of the Aquatic Biodiversity Protocol. This Directorate agrees with this finding, and it must be ensured that specialist report adhered to the content requirements of the Aquatic Biodiversity Specialist Report as stipulated in the relevant protocol.

■ *Archaeological, Cultural Heritage and Palaeontological Themes*

The procedure for site sensitivity verification where no specific assessment protocol has been prescribed, has been gazetted in Government Notice No. 320 of 20 March 2020. In this regard the SSVR indicates that a heritage practitioner will be appointed as the pipeline is longer than 300m which triggers an activity identified in terms of section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) ("NHRA"). Please be advised that where HWC requires further studies, the relevant report must comply with the minimum report requirements specified in Appendices 1 and 6 of the Environmental Impact Assessment Regulations, 2014 (as amended) ("EIA Regulations, 2014").

■ *Civil Aviation Theme*

The proposed site is located within 15km of the ACSA George Airport. Therefore, the STR specifies a HIGH sensitivity rating in terms of the Civil Aviation Theme. However, the SSVR indicates that the proposal is mostly situated in the river valleys surrounded by buildings. Furthermore, a large powerline runs parallel to the proposed pipeline in some places. In light of the aforementioned, the SSVR recommends a low sensitivity rating for the Civil Aviation Theme.

This Directorate acknowledges the finding; **however**, the EAP must consult the South African Civil Aviation Authority ("SACAA") (% Ms. Lizell Stroh at E-mail: Strohl@caa.co.za and / or Tel: (011) 545 1232) in the public participation process and specifically obtain written confirmation from said organ of state regarding the delineation of the theme, and necessity for any further studies regarding the Civil Aviation Theme.

■ *Terrestrial Plant Species Theme*

The STR specifies a MEDIUM sensitivity in terms of the Plant Species Theme, which is confirmed by the SSVR. According to the SSVR a Plant Species Assessment will be undertaken to inform the EIA process.

In light of the above and in accordance with Section 4.6 of the Plant Species protocol, please be informed that, a Terrestrial Plant Species Specialist Assessment must be submitted in accordance with the requirements specified for "very high" and "high" sensitivity in the protocol. Therefore, it must be ensured that the specialist report adheres to the requirements of the Terrestrial Plant Species Specialist Assessment.

Furthermore, the EAP must consult CapeNature in the public participation process and specifically obtain written confirmation from said organ of state regarding the delineation of the theme, and necessity for any further studies regarding the Plant Species Theme.

■ *Terrestrial Biodiversity Theme*

The STR indicates that the sensitivity in terms of the Terrestrial Biodiversity Theme is VERY HIGH. According to the SSVR the site is sensitive for terrestrial biodiversity, although not very high. However, the Terrestrial Biodiversity Protocol does not specify a high sensitivity as the SSVR recommends; therefore, based on the information available to this Directorate the VERY HIGH sensitivity is confirmed.

The SSVR indicates that a Terrestrial Biodiversity Specialist Assessment will be undertaken to inform the EIA process. . In this regard, the assessment report must adhere to the requirements of the Terrestrial Biodiversity Impact Assessment as stipulated in the protocol.

Furthermore, the EAP must consult CapeNature in the public participation process and specifically obtain written confirmation from said organ of state regarding the delineation of the theme, and necessity for any further studies.

■ *Combining specialist studies / reports*

Kindly note that it to combine the requirements of two or more protocols in a single report. However, it must be ensured that the report addresses the all the minimum information requirements of all the relevant themes as specified in the respective protocols. Furthermore, the specialist must provide the necessary proof that he/she is appropriately registered with SACNASP for the respective Protocols.

3.6. *Other legislative considerations*

National Water Act, Act No. 36 of 1998

Please be advised that the National Environmental Management Laws Amendment Act, Act 2 of 2022 (NEMLAA), came into effect on 30 June 2023. This Act added sub-section 24C(11) to the National Environmental Management Act, Act 107 of 1998, as amended (NEMA) which requires that *"a person who requires an environmental authorisation which also involves an activity that requires a licence or permit in terms of any of the specific environmental management Acts (i.e., NWA), must simultaneously submit those applications to the relevant competent authority or licensing authority, as the case may be, indicating in each application all other licences, authorisations and permits applied for"*.

According to the information in the NOI the proposed upgrades to the bulk sewage infrastructure will require the crossing of watercourses. As such, Water Use License ("WUL") is required in terms of Section 21(c) and (i) of the NWA. In this regard, please advise your appointed EAP and / or the consultant responsible for the Water Use Authorisation ("WUA") process to liaise; and consult with the relevant authority, the Breede-Olifants Catchment Management Agency ("BOCMA").

Please be advised that the EIA process and the Water Use Application process (where applicable) must be synchronised. You are reminded that if these processes are not properly aligned, the lack of synchronisation; omission of any reports/information; or delay as a result thereof, may prejudice the success of the application for environmental authorisation.

4. Should no further notices, information or documentation be received within 6-months of the date of this letter, your file will be closed for administrative purposes and a new Notice of Intent / enquiry will need to be submitted thereafter.

Please note that the pre-application consultation is an advisory process and does not pre-empt the outcome of any future application which may be submitted to the Department.

No information provided, views expressed and/or comments made by officials during the pre-application consultation should in any way be seen as an indication or confirmation:

- that additional information or documents will not be requested
- of the outcome of the application.

5. Please note that the activity may not commence prior to an Environmental Authorisation being granted by the Department.
6. Kindly quote the above-mentioned reference number in any future correspondence in respect of this matter.
7. This Department reserves the right to revise or withdraw initial comments or request further information from you based on any information received.

Yours faithfully

pp _____

HEAD OF COMPONENT

ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 3

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Ref.: 16/3/3/6/7/1/D2/51/0218/24

Copied to:

Greenfire Enviro:

EAP: Ms. Desireé du Preez

E-mail: desiree@greenfireenviro.co.za

ANNEXURE C:

*Heritage Western Cape response to
Notification of Intent to Develop dated 07
February 2025*

Our Ref: HM/ GARDEN ROUTE / GEORGE / REMAINDER OF ERF 1821,
PORTION 51, 52, 61, 62 AND 204 OF SANDKRAAL FARM 197
Case No: HWC25012006SB0122
Enquiries: Stephanie Barnardt
E-mail: Stephanie.Barnardt@westerncape.gov.za
Tel: 021 829 3315



Applicants/Consultant details: Stefan de Kock
perceptionplanning@gmail.com

RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: FINAL
In terms of Section 38(4) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape
Provincial Gazette 6061, Notice 298 of 2003

NOTIFICATION OF INTENT TO DEVELOP: PROPOSED DEVELOPMENT ON UPGRADING THE SEWER NETWORK AND RELATED FACILITIES ON REMAINDER OF ERF 1821, PORTION 51, 52, 61, 62 AND 204 OF SANDKRAAL FARM 197, THEMBALETHU EAST BULK SEWER, GEORGE, SUBMITTED IN TERMS OF SECTION 38(1) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

The matter above has reference.

Heritage Western Cape is in receipt of the above matter received. This matter was discussed at the Heritage Officers meeting held on 5 February 2025.

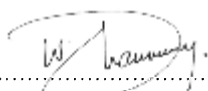
You are hereby notified that, since there is no reason to believe that the proposed development on upgrading the sewer network and related facilities on Remainder of Erf 1821, portion 51, 52, 61, 62 and 204 of Sandkraal farm 197, Thembaletu East Bulk Sewer, George will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required. HWC chance finds to be implements.

However, should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately, and Heritage Western Cape must be notified without delay.

This letter does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

HWC reserves the right to request additional information as required.

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


.....
Waseefa Dfonsay
Assistant Director: Professional Services



www.westerncape.gov.za/cas

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** P.O. Box 1665, Cape Town, 8000
• **Tel:** +27 (0)21 483 5959 • **E-mail:** ceoheritage@westerncape.gov.za
Straatadres: Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • **Posadres:** Posbus 1665, Kaapstad, 8000
• **Tel:** +27 (0)21 483 5959 • **E-pos:** ceoheritage@westerncape.gov.za
Idilesi yendawo: kumgangatho 3, kwisakhiwo iprotea Assurance, Greenmarket Square, eKapa, 8000 • **Idilesi yeposi:** Inombolo yebhokisi yeposi 1665, eKapa, 8000 • **Iinombolo zomnxeba:** +27 (0)21 483 5959 • **Idilesi ye-imeyile:** ceoheritage@westerncape.gov.za

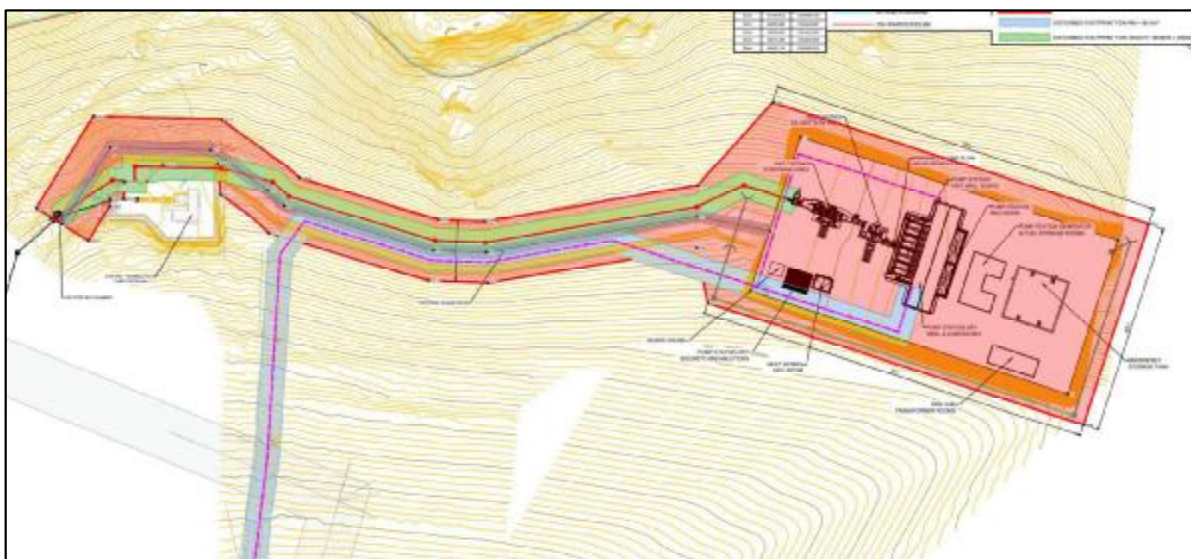
ANNEXURE D:

*Pre-Application meeting minutes dated 26 May
2026*

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	Homeowners' Association consent
Y	N	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Other (specify)	Y	N	Required number of documentation copies

PART E: DISCUSSION

Pre-application as discussed on 26 May 2026 for proposed rezoning, subdivision and exempted applications to allow for the registration of servitudes over Farm 197/204, Division George and on Erf 1821, Tyolora. Applicant provided the following site layout plan for the pre-app meeting.



Town planning comments

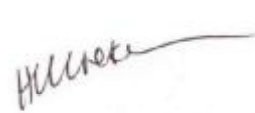
- Subdivision plans, zoning use plans and detailed site layout plans, indicated all property boundaries must be prepared and submitted to the municipality. Areas where the “services servitudes” are proposed must be indicated on the site layout plans.
- Applicant to confirm if requirement for existing sewer pump station on Farm 197/204 Division George remains, and if so, the subdivision must include this portion as well.
- The subject property is incumbered by forest area, CBA, ESA, a stream along the north of where the pump station is proposed – applicant to note that these features form part of a larger environmental network and need to be taken into consideration.
- 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 resulted by the sewer 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.
- The required footprint of the sewer pump station to be determined, room for expansion of services, access roads etc must be taken into account and also be addressed in the Environmental process.

CES comments

- Access is via existing municipal roads.
- Any access(es) is subject to the applicable Provincial access guidelines.
- Proper sloped access should be provided as part of the developments.
- Should the pumpstation access be zoned as "Transport zone II", all gates should be removed on this section. Consider possible right of way servitude.
- Should it be required, suitable servitude/s 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 should be allowed.
- Water & Sewer is 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 the handling of stormwater.

PART F: SUMMARY / WAY FORWARD

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

OFFICIAL:		PRE-APPLICANT:	Marike Vreken
Fakazile Vava (town Planner)			(FULL NAME)
SIGNED:		SIGNED:	
Ilané Huyser (Senior town planner)			
DATE:	2026.06.06	DATE:	2025-05-18

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

ANNEXURE E:

*Signed Power of Attorney WCG dated 12
February 2026*



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 F:

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.]	Remaining extent of Portion 204 of the Farm Sandkraa No 197 Division of George, Province of the Western Cape.								
Physical Address	Sandkraal Farms and Pacaltsdorp								
GPS Coordinates	34° 0'21.50"S and 22°30'44.41"E.			Town/City	George				
Current Zoning	"Agriculture Zone I"		Extent	103,4634 ha	Are there existing buildings?	Y	N		
Current Land Use	Mixed Land Use								
Title Deed number & date	T62321/2017								
Any restrictive conditions prohibiting application?	Y	N	If Yes, list condition number(s).						
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).						
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?						
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?						
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalize the building / land use?			Y	N		
Are there any pending court case / order relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?			Y	N		
PART D: PRE-APPLICATION CONSULTATION									
Has there been any pre-application consultation?	Y	N	If Yes, please complete the information below and attach the minutes.						
Official's name	Ilané Huyser		Reference number	#4304307	Date of consultation	27 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.:
 Account no.:
 Type: **Public Sector Cheque Account**
 Swift Code: **FIRNZAJJ**
 VAT Registration Nr:
 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

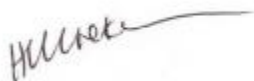
Y	N	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA)
Y	N	National Environmental Management Act, 1998 (Act 107 of 1998)			(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 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), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998)
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			(strikethrough irrelevant)
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			
Y	N	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)		Y	N/A
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 G:

Title Deed (T62321/2007)

BOX NO: 96

REF NO: 2598/2023

MICRO SECTION

**PLEASE SCAN / RESCAN
THE FOLLOWING:**

DOC. NO: T62321/2007

**I.BRINKHUIS
1312F**

THANK YOU

EXPROPS



the doj & cd

Department
Justice and Constitutional Development
REPUBLIC OF SOUTH AFRICA

BRANCH: OFFICE OF THE STATE ATTORNEY: CAPE TOWN

Private Bag X 9001, CAPE TOWN, 8000 • 4TH Floor, 22 Long Street, CAPE TOWN, 8001 • DOCEX
156 CAPE TOWN •

Tel (021) 441 9200 • Fax (021) 421 9364

Our Ref:
931/13/A3/R

Mbongeni Sasekile
✉ MSasekile@justice.gov.za

 DEPARTMENT OF RURAL DEVELOPMENT AND LAND REFORM 23 MAY 2023	Date: 22 MAY 2023
90 PLEIN STREET CAPE TOWN, 8000 REGISTRAR OF DEEDS, CAPE TOWN	

The Registrar of Deeds
CAPE TOWN
8000

DEEDS OFFICE BOX: 96

**REQUEST FOR RECTIFICATION OF SERVITUDE ENDORSEMENT ON PAGE 5 OF DEED OF
TRANSFER NO.T62321/2017**

BARCODE REF: 080008016913

000002598 / 2023

We refer to the above matter and attach hereto the following documents for your urgent attention and rectification:

1. Original Deed of Transfer No.T62321/2017
2. Copy of Notarial Deed of Servitude No.K1129/2017S

Due to oversight at the time of registration, the servitude endorsement on page 5 of the aforementioned does not reflect the date of the Notarial Deed of Servitude No.K1129/2017 S, being 3 October 2016.

Would you please attend to rectification of the aforementioned error by inserting the date of the Notarial Deed on page 5 of the aforementioned title deed, re-scan the deed and thereafter return the original title deed to this office.

We thank you for your assistance in anticipation and look forward to the receipt of the title deed duly rectified as requested.

Yours faithfully,



M SASEKILE
CONVEYANCING SECTION
STATE ATTORNEY, CAPE TOWN
Department of Justice & Constitutional Development

fee endorsement		Office fee
Amount		
Property value		
Mortgage Capital Amount		
Reason for exemption	Exempt to	
	section 31 Act 47 (1937)	

Prepared by me,

CONVEYANCER

MBONGENI SASEKILE

DATA / CAPTURE

27 OCT 2017

LINDA NCAPAI

DEED OF TRANSFER

By virtue of Section Thirty-one of the Deeds
Registries Act 1937 (Act 47 of 1937)

T000062321/2017

BE IT HEREBY MADE KNOWN:

THAT WHEREAS the under mentioned land has been expropriated by the Administrator of the Cape of Good Hope by virtue of Notice of Expropriation dated 25 May 1989 in terms of Section 34 of Act 4 of 1984 (read with Act 63 of 1975), filed as Expropriation Caveat EX291/1989, which land is at present registered in the Deeds Registry at CAPE TOWN in the name of

BRIAN ROBERTSON**IDENTITY NUMBER: 600215 5114 00 2****MARRIED IN COMMUNITY OF PROPERTY TO HELGA ROBERTSON**

DATA / VERIFY

02 NOV 2017

TERESA TALJAARD

Held under Deed of Transfer No. T11494/1986.

244 Portion 187 = 30,8722 HA

GETRANSPORTEER AAN	TRANSFERRED TO
BALLIS BAY VELD SCHOOL	
ENVIRONMENT TRUST	
REMAINDER = 105 7325 HA	
000062322 / 2017	
23 OCT 2017	REGISTRAR

GETRANSPORTEER AAN	TRANSFERRED TO
	REGISTRAR

SEKERTIFIKAT VAN GEREKISTREERDE TITEL UITGEVOER	
CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN ONKOSTE VAN	PORTION 184 (PTN OF PTN 204) OF
IN RESPECT OF	THE FARM SAN KRANKAL NO. 197
REMAINDER	103 4634 H
000009540 / 2018	
09 MAR 2018	REGISTRAR

AND WHEREAS a Certificate has been furnished to me in terms of Section thirty-one (4)(a) of Act 47 of 1937 by the Transferee to the effect that the provisions of any law in connection with the change of ownership in the land in consequence of expropriation and vesting have been complied with.

AND WHEREAS the undermentioned land vests in the Provincial Government of the Western Cape in terms of Section 239 of Act 200 of 1993 as indicated in the Item 28(1) Certificate.

NOW, THEREFORE, by virtue of the authority vested in me by the said Act, I, the REGISTRAR OF DEEDS at CAPE TOWN do, by these presents, cede and transfer in full and free property to and in favour of the

PROVINCIAL GOVERNMENT OF THE WESTERN CAPE

Its Successors-in-Title or assigns:

PORTION 204 (PORTION OF PORTION 56) OF THE FARM SAND KRAAL NO. 197, in the Municipality of George, Administrative District George, Province of the Western Cape.

MEASURING: 136,6047 (One Hundred and Thirty-six comma six nil four seven)
Hectares

AS WILL MORE FULLY APPEAR FROM DIAGRAM S.G. NO. 218/2014 HERETO ANNEXED AND HELD BY DEED OF TRANSFER NO. T11494/1986.

A. SUBJECT to the conditions referred to in Certificate of Amended Title No. T148/1923.

B. SUBJECT FURTHER as mentioned in Deed of Transfer No. T14921/1962, to the following conditions mentioned in the Last Will and Testament dated 13 February 1956 and Codicil dated 30 May 1958 of Edward Peter Roberson, namely:

"(a) The Transferee and his successors in title as registered owners of the property hereby transferred are subject to a servitude right of way 150 Cape feet in width the eastern boundary of which is marked with a brown line dD on the said Subdivisional Diagram No. 8228/61 hereto annexed extending to its junction with the road to Ballot's Bay in favour of Pieter Augustus Robertson (born on 21st February 1919) and his successors in title as registered owners of:

- (i) Certain piece of land situate in the Division of George being the remainder of Lot e of the farm "Sand Kraal";
Measuring: 118.0227 morgen.
- (ii) Certain piece of land partly freehold and partly abolished quitrent situate as above being the remainder of Lot L of the farm "Kraaibosch";
Measuring: 32 morgen, 535 square roods.

Held by him by Deed of Transfer dated this day, No.

- (b) The Transferee and his successors in title to the property hereby transferred are subject to the right of Pieter Augustus Robertson (born on 21st February 1919) and his successors in title as the registered owners of the property mentioned in items (a)(i) and (ii) above, held by him as aforesaid, to water his cattle and other livestock in the dam situate on the property hereby transferred, which dam falls within the servitude right of way mentioned in Clause (a) above."

(The servitude right of way referred to in condition B.(a) above is also indicated by the line Dv on diagram SG No. 218/2014 attached hereto.)

WHEREFORE the said

BRIAN ROBERTSON

IDENTITY NUMBER: 600215 5114 00 2

MARRIED IN COMMUNITY OF PROPERTY TO HELGA ROBERTSON

is entirely dispossessed of and disentitled to the said land, and that by virtue of this expropriation and vesting the said

PROVINCIAL GOVERNMENT OF THE EASTERN CAPE

Its successors-in-title or assigns, now is and henceforth shall be entitled thereto conformably to local custom.

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

THUS DONE AND EXECUTED in the Office of the REGISTRAR OF DEEDS at CAPE TOWN
on this 23 day of October in the Year Two
Thousand and Seventeen (2017).

REGISTRAR OF DEEDS

WNS

- 5 -

T62321/2017

SERVITUDE ENDORSEMENT OVER PORTION 204 (PORTION OF PORTION 56) OF FARM SAND KRAAL NO. 197

BY VIRTUE of Notarial Deed of Servitude No. K 1129/2017 S, dated 03/10/2016/3

2017, the within mentioned property is subject to the following servitudes in favour of Remainder of Portion 103 of the Farm Sand Kraal No. 197, in the Municipality and Division of George, measuring 59,0920 hectares, held by Deed of Transfer No. T61344/2004, namely:

- a) a Servitude of Water Pipeline, 3,00 metres wide, the Southern boundary of which servitude is depicted by the line A B C D E F G H J K L M on servitude diagram S.G. No. 2847/1991;

(which servitude is also represented by the line c d e f g h j k l m n p on diagram S.G. No. 218/2014 attached hereto)

- b) a Servitude of Water Pipeline and Electric Powerline, 5,00 metres wide, the Southern boundary of which servitude is depicted by the line N O P Q R on servitude diagram S.G. No. 2847/1991.

(which servitude is also represented by the line q r s t u on diagram S.G. No. 218/2014 attached hereto)

AS WILL MORE FULLY APPEAR ON REFERENCE TO THE AFOREMENTIONED NOTARIAL DEED.

Date 23 OCT 2017

DEEDS REGISTRY
CAPE TOWN


REGISTRAR OF DEEDS

ANNEXURE H:

SG Diagram (SG 218/2014)

2/8/2014

THE FOLLOWING REDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM						
SURVEY RECORD	DIAGRAM NO.	SECTION	AREA	TRANSFER	INITIALS	REMARKS
1172/1997	3037/1997	Ptn. 116	1545 sq. m			
1689/2001	4459/2001	Ptn. 184	2,2641 ha	9540/15	O.C.	
3039/2002	6505/2002	Ptn. 189	30.8123 ha	16222/201	O.C.	
2662/15	1302/15	Ef 9984 Tyolora	4,6909 Ha			
492/19	785/19	P+n. 207	4908 m ²			
5/2026	17/2026	Pm 220	2,3478 ha			
11	18/2026	Pm 221	9566 m ²			

SECTIONALIZED AREAS				
SURVEY RECORD	DIAGRAM NO.	DESCRIPTION	AREA	INITIALS
492/19	785/19	The line a ¹ b ² c ² d ² represents the centre line of an electric power transmission servitude 22,00m wide. The figure of 2124 m ² represents a road servitude area of 2124 m ² .		
837/2020	1453/2020	The line a ¹ c ¹ e ¹ u ¹ v ¹ represents the centre line of an electric power transmission servitude extending 11,00 m on each side of the line a ¹ c ¹ e ¹ u ¹ v ¹ .		

ANNEXURE I:

Conveyancer's Certificate - 'Fiona Williamson'
dated 17 June 2026

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) :

**REMAINING IN EXTENT OF PORTION 204 OF THE FARM SANDKRAAL NO 197
DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE**

In Extent 103,4634 One Zero Three Comma Four Six Three Four) Hectares

Held by Deed of Transfer T62321/2017

AND

**ERF 1821 TYOLORA
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE**

In Extent 69,540 (Six Nine Comma Five Four Zero Seven) Hectares

Held by Deed of Transfer T6167/1986

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

NO RESTRICTIVE CONDITIONS

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