

**PROPOSED SUBDIVISION & PERMISSION FOR SITE DEVELOPMENT PLAN,
CONSTITUTION & ARCHITECTURAL GUIDELINES
FOR EARP KONSTRUKSIE PTY LTD**

**ERF 9783, HIBUSKUS STREET, HANS MOES KRAAL, PACALTS DORP
(UNREGISTERED PORTION OF HANS MOES KRAAL 202/21)
GEORGE MUNICIPALITY & DIVISION**



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Aerial images:

<https://gis.elsenburg.com/apps/cfm/#>

<https://gis.george.gov.za/portal/apps/webappviewer/index.html?id=0283eccf869641e0a4362cb099290fca>

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**PROPOSED SUBDIVISION & PERMISSION FOR SITE DEVELOPMENT PLAN,
CONSTITUTION & ARCHITECTURAL GUIDELINES:***MOOIKLOOF COUNTRY ESTATE - PHASE 4 - DWARSKLOOF***ERF 9783 PACALTSDORP, GEORGE MUNICIPALITY & DIVISION
(AN UNREGISTERED PORTION OF FARM HANS MOES KRAAL 202/21)****1. BACKGROUND INFORMATION**

Erf 9783 Pacaltsdorp is a 4.4700ha property located within the urban edge of Pacaltsdorp / Hansmoeskraal and within the Beach Road densification zone as identified by the Municipality's Spatial Development Framework. Erf 9783 Pacaltsdorp is portion of Hans Moes Kraal 202/21, approved by the Surveyor General in 2020, still to be registered in the Deeds Office.

The property forms part of the greater *Mooikloof Country Estate*, development undertaken by EARP, which was originally approved in 2011. Development commenced in late 2017 and has since expanded through various phases. The original approval, together with all subsequent land use decisions, is attached hereto as **Annexure 1**.

The proposed development on Erf 9783 Pacaltsdorp constitutes Phase 4 of the *Mooikloof Country Estate* and comprises a proposed town housing development, together with associated internal roads, private open space areas, stormwater infrastructure, engineering services, and other related infrastructure required to support the development.

DMC Town Planning has been appointed to address the necessary land use requirements to enable the desired development of the property. The power of attorney is attached as **Annexure 2**.

1.1 PROPERTY DETAILS

The table below includes relevant information regarding Erf 9783 Pacaltsdorp.

Physical Address	-34.025936, 22.455434
Size of the property	4.470ha
Owner	EARP Konstruksie Pty Ltd
Title Deed Nr	T13137/2019 (Annexure 3)
Bondholder's consent	Annexure 4
GP & SG Diagram	407/2020 (Annexure 5)
Zoning	Subdivisional Area (Overlay Zone)

The conveyancer's certificate confirms that there are no restrictive conditions that affects this application (**Annexure 6**).

2. APPLICATION

This land use application in terms of the George Municipality: Land Use Planning By-law (2023) for Erf 9783 Pacaltsdorp entails the following:

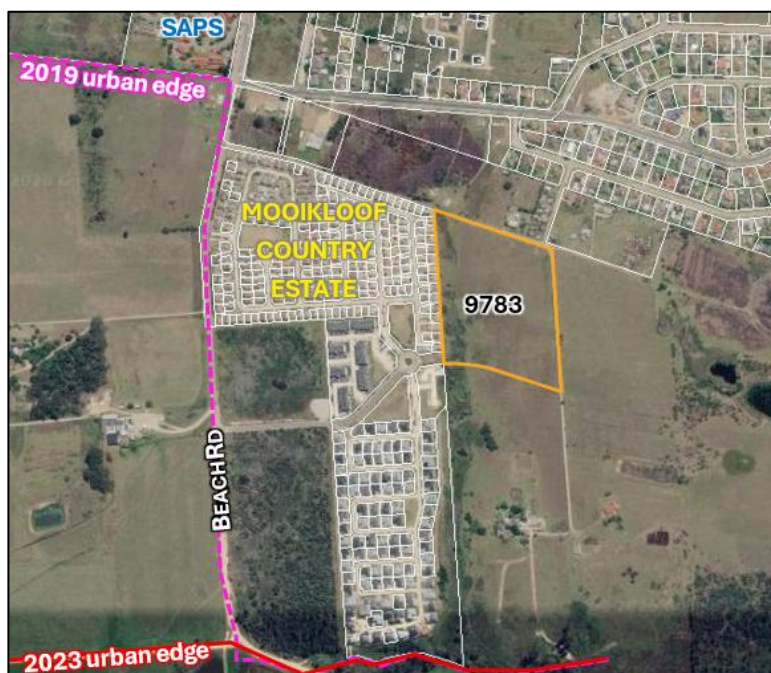
- **Subdivision** in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023 of the Subdivisional Area constituting Erf 9783 Pacaltsdorp (unregistered portion of Hans Moes Kraal 202/21) into:
 - (a) 100 Single Residential Zone II erven (Estate Housing) comprising of:
 - (i) 96 Town Housing erven (± 2.9162 ha);
 - (ii) 1 Private Road erf (± 0.7817 ha);
 - (iii) 2 Private Open Space erven (± 0.4146 ha);
 - (b) 1 Transport Zone II erf (public street) (± 0.7396 ha);
 - (c) Remainder Erf 9783 Pacaltsdorp (Subdivisional Area) (± 0.3996 ha)
- **Permission** in terms of Section 15(2)(l) of the George Municipality: Land Use Planning By-Law, 2023 for the approval of the following:
 - (a) Site development plan for Phase 4 (Dwarskloof)
 - (b) Constitution of the Dwarskloof Homeowners' Association
 - (c) Dwarskloof Architectural Guidelines

3. CONTEXTUAL INFORMANTS

3.1 LOCALITY

Erf 9783 Pacaltsdorp is an unregistered property as described earlier situated east of Beach Road, forming part of the eastern section of the expansion area along the southern urban edge of George. The extension of Hibiscus Street provides access to Beach Road. This property is part of the *Mooikloof Country Estate*.

A locality map is attached hereto as **Annexure 7**.



3.2 ZONING

Erf 9783 Pacaltsdorp is zoned Subdivisional Area (Overlay Zone) (SAOZ). The zoning of the property will change from SAOZ to Single Residential Zone II (Estate Housing), Transport Zone II (public street) and the Remainder Erf 9783 Pacaltsdorp. The Single Residential Zone II (Estate Housing) will consist of related land uses namely 96 town housing erven, 1 private road and 2 private open space erven.

The public road (Transport Zone II) at the southern side of the subject property is the further extension of Hibiscus Street. Along the eastern side, another portion of public street is indicated which will be an extension of Strauss Street. Due to the configuration of the public roads, a portion of Erf 9783 Pacaltsdorp is left along the eastern boundary as Remainder.

The use of Erf 9783 Pacaltsdorp will change from vacant and underutilised land to a medium-density residential development within the urban edge of the greater George.

The surrounding area is characterised by a mixture of land uses and zonings, including Single Residential Zone I (SRZI), Business Zone II (BZII) and other Estate Housing typologies. Erf 9783 Pacaltsdorp is bordered by the current phases of the *Mooikloof Country Estate* to the west, undeveloped SAOZ properties to the east and south, and smallholdings to the north. The following image illustrates the zoning of the property and the surrounding area.



3.3 CHARACTER OF THE PROPERTY AND THE AREA

The area where *Mooikloof Country Estate* is located is changing over time from rural to urban. This corresponds with its location within the urban edge of the greater George. The character of the area outside the urban edge will remain rural. Erf 9783 Pacaltsdorp is vacant and has a gradual downward slope from north to south. The following images illustrate the character, features, and context of Erf 9783 Pacaltsdorp as seen from above.



4. DEVELOPMENT PROPOSAL

The history of the development known as *Mooikloof Country Estate* is well documented. The aim of this land use application is to obtain approval for the subdivision plan for Phase 4 with the accompanying site development plan (SDP), constitution for the homeowners' association (HOA) and the architectural guidelines.

The Subdivision Plan is attached as **Annexure 9** and the Zoning Plan is attached as **Annexure 10**. The Site Development Plan is attached hereto as **Annexure 11**.

The proposed development will have 96 town housing erven with an average size of 222.863m² and a density of 21.5du/ha. In accordance with the land use approval for Mooikloof Country Estate, a density of up to 35du/ha is permissible. This will mean that 156 town housing opportunities could be developed in lieu of the proposed 96.

The internal private road links with Hibiscus Road at a distance of 117m from the roundabout located to the west. The minimum spacing required is 115m. The gate house also provides a staking distance of 20m, more than ample for the scale of the development proposal (**Annexure 15**).

The subdivision plan (**Annexure 9**) includes the allocated street names.

The functional open space (Portion 98 & 101), although located at one side of the development is still functional in the sense that it includes and preserves the functional environmental buffer as determined by the applicable environmental authorisation in terms of the National Environmental Management Act, 1998 (NEMA). It remains in easy walking distance to all properties and creates the opportunity to link all internal streets. Of great importance is that this open space complies with the environmental authorisation (EA) applicable to *Mooikloof Country Estate*.

Regarding open space provision, condition (a)(17) (see letter of approval dated 28 October 2013 (**Annexure 1**)) is of importance:

"(a)(17) That all open space required for the Residential Zone II development portions shall be located within the boundaries of said portions. The open space required for the Residential Zones I, III and IV development portions that have direct access to the main public open space - Portion 19, as indicated on the approved rezoning plan no. PRK/MKLF/1008/2 dated 2010 drawn by Setplan, may be deemed to be included within Portion 19. A percentage of open space that is required for the remaining development portions, which is to be negotiated with the developer, may also be deemed to be included within Portion 19 should the developer demonstrate to the satisfaction of the Department: Planning and Housing, that he/she is not able to provide the required open space within the respective development portions;"

Town housing as included in the zoning by-law today, was Residential Zone III in the former Section 8 Zoning Scheme Regulations. Part of the open space provision for this Phase 4 of *Mooikloof Country Estate*, is therefore in the public open space located to the southwest on the opposite side of Hibiscus Street abutting Phase 3.

The 96-town housing proposed for Erf 9783 Pacaltsdorp requires 70m² (in accordance with condition 6 of the letter of approval dated 05 May 2011) open space per unit. This equates to 6720m². Within the boundaries of this Phase 4, Dwarskloof, 4147m² is provided as communal open space. It does not consider the private outdoor space within each town housing erf. Of the 5.23ha of the mentioned public open space, 2573m² makes up for the shortfall within the boundaries of Phase 4. See the notes in this regard included on the site development plan (**Annexure 11**).

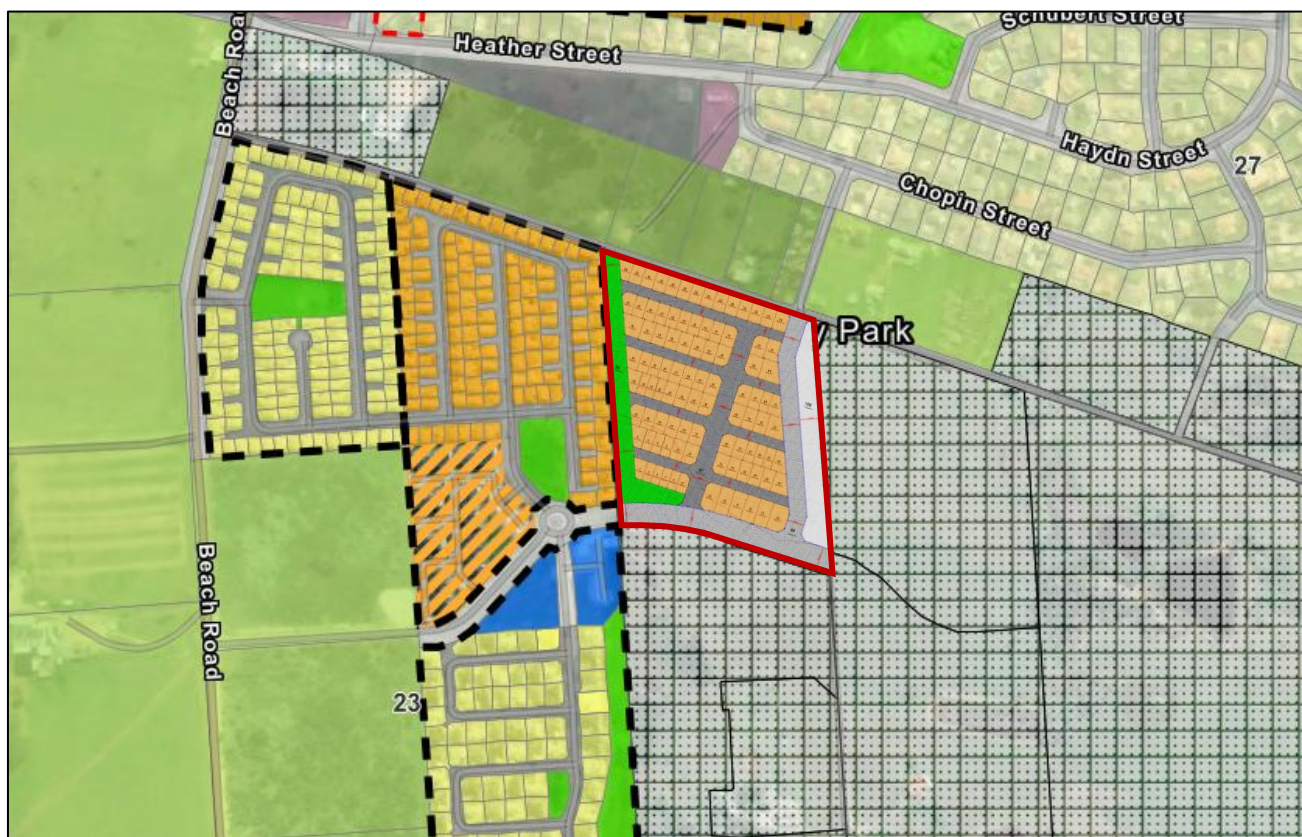
The following table compares the requirements of the conditions of approval and the zoning scheme to what is proposed.

	Requirement (CoA)	Requirement (ZS)	Provided
Density	35 du/ha	60 du/ha	21.5du/ha
Minimum erf size	200m ² (average)	-	222m² (average)
Building lines	Street 1.5m Street garage 0.0m Side 0.0m & 1.5m on one side Side garage 0.0m Rear 1.5m	Street 0.0m Side 0.0m Rear 0.0m	To comply
Height	2 storeys and/or 8.0m	6.5m wall plate 8.5m roof ridge	Single storey units
Parking	2 bays per unit	2 bays per unit	2 bays per erf
Open space	70m ² per unit (6720m ²)	1728m ²	4147m ² + public open space of 5.23ha

The 4147m² provided within the development area of Phase 4 provide a communal functional open space of 43m² per unit. Each town housing erf will also have its own private outdoor space within its boundaries. The average erf size for the proposed development is 222m². The average unit size is 90m². This means that the average outdoor space per unit is 132m². This pushes the total open space provided throughout the development (communal and private) well beyond the minimum required.

It is further important to note that the boundary wall around Dwarskloof will be a combination of clear vu-fencing and 2.1m brick walls. See **Annexure 14** for the relevant detail.

The illustration on the following page shows the proposed layout and how it will fit in with the existing development pattern.



4.1 SITE DEVELOPMENT PLAN

- **Permission** in terms of Section 15(2)(l) of the George Municipality: Land Use Planning By-Law, 2023 for the approval of the Site development plan for Phase 4 (Dwarskloof)

The site development plan (SDP) for Erf 9783 Pacaltsdorp is submitted in terms of Section 15(2)(l) of the George Municipality: Land Use Planning By-law (2015). Section 15(2)(l) is for a *permission required in terms of a condition of approval*. Section 23 of the George Integrated Zoning Scheme By-law (2023) (GIZS) addresses site development plans as discussed in paragraphs to follow.

The George Municipality: Land Use Planning By-law (2023) defines a site development plan as a *dimensioned plan drawn to scale that indicates details of the proposed land development, including the site layout, positioning of buildings and structures, property access, building designs and landscaping*.

Section 23 of the GIZS addresses site development plans with subsection (2) listing the information which may be required on a site development plan. This list is addressed in the table to follow. The Site Development Plan is attached hereto as **Annexure 11** and is supported by the annexures as indicated in the table below.

The Site Development Plan for Erf 9783 Pacaltsdorp is assessed in line with section 23 in the following table.

	SECTION 23(2) (GIZS)	SDP FOR ERF 9783 PACALTS DORP
a.	existing bio-physical characteristics of the property;	The property is grassed as it is former agricultural land.
b.	existing and proposed cadastral boundaries;	Annexure 9.
c.	the layout of the property, indicating the use of different portions of the property;	Annexure 9,10 & 11.
d.	the massing, position, use and extent of buildings;	Annexure 12 & 13.
e.	sketch plans and elevations of proposed structures, including information about their external appearance;	Annexure 11.
f.	cross-sections of the site and buildings on site;	Annexure 11.
g.	the alignment and general specification of vehicle access, roads, parking areas, loading areas, pedestrian flow, and footpaths;	Annexure 11 & 12 & 15 & 16.
h.	any measures of access control to and reservation of parking spaces / areas;	Annexure 15.
i.	the position and extent of private, public, and communal space;	Annexures 9 & 10 & 11.
j	typical details of fencing or walls around the perimeter of the land unit and within the property	Annexure 14.
k	electricity supply and external lighting proposals	Annexure 12.
l	provisions for the supply of water, management of storm water, and disposal of sewage and refuse	Annexure 11 & 16.
m	external signage details	To be addressed with building plan submission
n	general landscaping proposals, including vegetation to be preserved, removed or to be planted, external paving, and measures for stabilising outdoor areas where applicable	As the area is grassed and old agricultural fields, all new landscaping is to be created.
o	the phasing of a development	Erf 9783 Pacaltsdorp will not be developed in separate phases. Although it forms Phase 4 of the larger Mooikloof development, the development on this erf is being applied for and assessed as a single application.
p	the proposed development in relation to existing and finished ground levels, including excavation, cut and fill	This is to be addressed when the detailed engineering design plans are to be approved by the technical departments of the Municipality as well as with the submission of building plans.

q	statistical information about the extent of the proposed development, floor area allocations and parking supply	Each unit will provide sufficient normal parking in the form of either a double garage (2 parking bays) or a single garage with an additional open parking bay (Annexure 10).
r	relationship of the proposed development to the quality, safety, and amenity of the surrounding public environment	Each town housing erf will have space for 2 vehicles to park of which at least one will be in a garage/carport. See the SDP and floor plans attached hereto as Annexure 11 & 12.
s	relationship of the proposed development to adjacent sites, especially with respect to access, overshadowing and scale	No overshadowing / overlooking is expected as the proposed units will be within the height parameters and forms part of the same estate as its surrounding neighbours. It is also the following phase of an approved residential development.
t	illustrations in a three-dimensional form depicting visual impacts of the proposed development on the site and in relation to surrounding buildings	Annexure 13.

The Site Development Plan complies with the relevant requirements of Section 23 of the zoning by-law.

4.2 HOMEOWNERS' ASSOCIATION CONSTITUTION

The Homeowners Association Constitution for Phase 4 is attached to this report as **Annexure 20**. It continues in the same manner as the foregoing phases of *Mooikloof Country Estate* and addresses the communal interests of the future homeowners and what is relevant from Section 29 of the planning by-law.

See **Annexure 21** for the compliance table.

4.3 ARCHITECTURAL GUIDELINES

As with the first three phases of *Mooikloof Country Estate*, the architectural guidelines provide details regarding architectural elements, building design, boundary treatment, etc. See this document attached to this application as **Annexure 22**. It also includes an extensive list of plants for homeowners to use in their gardens. It includes trees, flowers, shrubs and grass.

4.4 FURTHER CONSIDERATIONS

4.4.1 PRE-APPLICATION CONSULTATION

The pre-application is attached hereto as **Annexure 8** and is discussed in the table to follow.

INTERNAL DEPARTMENT COMMENT	RESPONSE
TOWN PLANNING	
Erven are very small, need to provide a proper private open space area/park area/play area. To be indicated on plan/SDP.	The size of the erven and the private open space are in accordance with the applicable approvals (Municipality & DEADP).
Need to consider stormwater drainage – to be indicated on SDP.	See Annexure 16 .
Need to show all measurements and dimensions on the SDP.	See Annexure 11 and related plans.
Letter from the ECO to confirm that development is in line with ROD to be submitted with SDP.	Annexure 18 .
Need to consider if refuse trucks will enter the complex, or will it be collected at gate. Refuse area may be required at gate.	The refuse trucks will enter the complex as with the existing phases of Mooikloof Country Estate.
Need to comply with the conditions of approval and provisions in the Zoning Scheme.	Noted and done accordingly.
To confirm that proposal aligns with the decision letter/rights as approved.	See relevant paragraphs of this report.
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.	Noted.
CES (CIVIL ENGINEERING SERVICES)	
Access must adhere to the applicable GIZS 2023. Access is restricted to internal Mooikloof road network.	Noted.
The expansion of the Mooikloof road network address within the existing SLA.	Noted.
Access spacing, measured from the exiting formal intersection, must be confirmed with the Traffic engineer.	Noted. This aspect was discussed with the Municipality's traffic engineer who confirmed that all is in order.
All parking, including vehicle movement, must be fully accommodated on-site.	Noted and done accordingly.

No parking will be allowed within the road reserve.	Noted.
Municipal water & sewer capacity are available, subject to capacity confirmation.	Noted.
Either a new HOA must be established, or the development will have to be incorporated within an existing approved HOA. The HOA will be required to maintain all internal roads and associated stormwater.	A new HOA will be established as part of the current application for which approval is being sought.
Development charges (DC) will be applicable based on the rates at the time of building plan submission or transfer application in accordance with the applicable DC policy.	Noted.
The developer must adhere to all applicable Municipal Bylaws and National Building Regulations concerning stormwater management.	Noted.

4.4.2 MUNICIPAL ENGINEERING SERVICES & ACCESS

The municipal engineering services expanded as needed for the proposed development of 96 town housing erven in accordance with the service level agreement between the developer and the Municipality.

Civil and Electrical layouts are attached hereto as **Annexure 16 & 17** respectively.

4.4.3 PUBLIC INTEREST

The public interest associated with this application is primarily localised to the surrounding area. The property falls largely within the designated densification zone identified to accommodate urban growth and forms part of the greater Mooikloof Country Estate development, which has already been approved in principle and allocated residential development rights through previous approvals. The proposed development is therefore consistent with the planning objectives for the area, as well as the existing and anticipated future character of surrounding development.

A 15.0 m wide private open space is proposed along the entire western boundary of the property. This will create a substantial landscaped buffer between the proposed Dwarskloof extension and the existing Oudekloof extension, thereby maintaining spatial separation and enhancing the overall amenity of the area.

The development represents an efficient use of vacant land by optimising the development potential of a property located within the urban edge. The development also will contribute positively to the local economy through both direct and indirect economic activity. The proposed development integrates with surrounding development and supports cohesive urban growth rather.

4.4.4 HERITAGE CONSIDERATIONS

The property falls outside the draft Pacaltsdorp: Guidelines for Heritage Precinct (2023). There are no structures older than 60 years on the property nor any other known heritage objects.



4.4.5 ENVIRONMENTAL CONSIDERATIONS

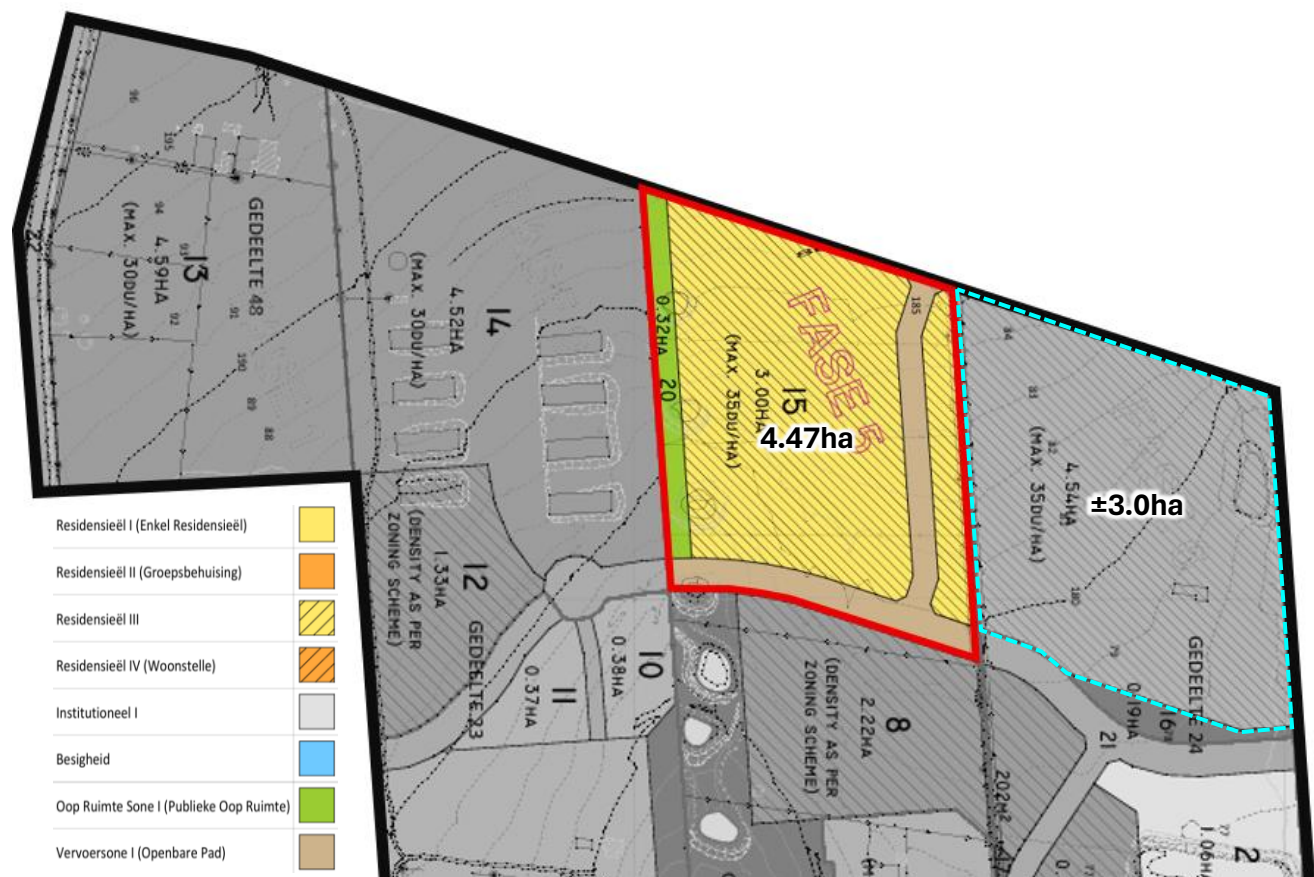
The 2011 Environmental Authorisation is attached hereto as **Annexure 19** and states the following for town housing:

- Residential III (Town housing) even occupying an area of approximately 7.53Ha providing for a maximum of 35du/Ha;

The current proposal is for town housing occupying an area of 4.470ha and with a density of 21.5du/ha. It complies with the EA of 2011 and leaves 3.06ha for future town housing development on the portion east of Erf 9783 Pacaltsdorp.

See the letter provided by Sharples Environmental Services in this regard attached hereto as **Annexure 18**.

The following image shows the layout plan (form the EA) and what is proposed now (red) and what is still allocated for future town housing development (cyan).



5. NEED & DESIRABILITY

Need

Need depends on the nature of the proposal and is guided by the principle of sustainability and efficiency. This land use report demonstrates that the proposed development of Erf 9783 Pacaltsdorp is responsive to the property's specific locality in the densification zone of Pacaltsdorp. The proposed development will not negatively impact surrounding properties, the visual landscape, or the natural environment as discussed earlier in this report. Furthermore, the proposal fulfils phase 4 of the longstanding approval for Mooikloof Country Estate to become a mixed typology residential area.

Desirability

Desirability from a planning perspective, is defined as the degree of acceptability of a proposed development on a property. The relevant factors include the physical characteristics of the property, existing planning in the area, character of the area, the locality and accessibility of the property as well as the provision of services.

Physical characteristics of the property

The proposed development will change the character from vacant to a medium density residential development.

Existing planning in the area

As indicated later in this land use report, this land use application is found to be in line with the George Municipal Spatial Development Framework (GMSDF) and the Pacaltsdorp / Hansmoeskraal LSDF.

Character of the area

This land use application will not negatively affect the character of the area as shown earlier in this report. It will support the spatial objectives for the area.

Provision of services

The necessary services for 96 town housing erven will be required and will be payable by the owner, following this application.

Economic impact

This land use application is expected to enhance the value of the property and the area and provide a more residential opportunities in a growing area of the greater George City area. The development will also will directly contribute positively to the local economy through both direct and indirect economic activity.

Direct impact on surrounding properties

No neighbours are expected to be impacted on negatively as discussed earlier.

It is our view that the need and desirability of the proposed development of Erf 9783 Pacaltsdorp and Erf 9783 Pacaltsdorp, shows no negative impacts.

6. LEGISLATION & POLICIES

The criteria for the consideration of land use applications as per the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SLPUMA), the Western Cape Land Use Planning Act, (Act 3 of 2014) (LUPA) and the George Municipality: By-law on Municipal Land Use Planning (2023) builds on each other. SLPUMA introduced legislative and procedural changes to the management of land use planning in South Africa. The Western Cape Province followed with LUPA and thereafter George Municipality with the Municipal Land Use Planning By-law (2023). What is relevant to this land use application is discussed in the paragraphs to follow.

6.1 SPATIAL PLANNING & LAND USE MANAGEMENT ACT, 2013 (SPLUMA)

Section 7 of this Act sets out the five development principles that are applicable to spatial planning, land development and land use management and section 42 of SPLUMA then refers to the factors that must be considered by a municipal tribunal when considering a land use planning application, which include but are not limited to:

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

The five development principles of SPLUMA, namely spatial justice, spatial sustainability, efficiency, spatial resilience, and good administration are not all directly relevant to this land use application.

Spatial justice as described in Section 7(a) of SPLUMA is not fully relevant to this land use application.

Spatial sustainability as described in Section 7(b) of SPLUMA is relevant as follows:

- The proposed development holds no expected negative environmental impact.
- The effective and equitable functioning of land markets are not negatively affected by this application but supported. The influx of residents and will contribute to the local economy.
- No negative impacts are expected on surrounding properties.
- Vacant land within the urban edge will be optimally used for medium density residential purposes as proposed through the relevant spatial plans and existing land use approvals.

Efficiency as described in Section 7(c) of SPLUMA is relevant as it can be stated that the property is being developed for maximum efficiency and supports the spatial objectives for the area.

Spatial resilience as described in Section 7(d) of SPLUMA is not fully relevant to this land use application.

Good Administration as described in Section 7(e) of SPLUMA indicates the responsibilities of all involved in any land use matter.

The paragraphs above show that the land use application for Erf 9783 Pacaltsdorp and Erf 9783 Pacaltsdorp supports the relevant development principles of SPLUMA.

6.2 WESTERN CAPE LAND USE PLANNING ACT, 2014 (LUPA)

LUPA requires that local municipalities consider the following when deciding on land use applications:

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

The land use planning principles expands on the five development principles of SPLUMA and desirability which is discussed in foregoing paragraphs. Section 19(1) and (2) of LUPA refers to **consistency** and **compliance** of a land use proposal regarding spatial development frameworks or structure plans. Considering the aim of this land use application for Erf 9783 Pacaltsdorp and Erf 9783 Pacaltsdorp, no conflict was found with the George Municipal Spatial Development Framework (GMSDF) (2023) or the Pacaltsdorp / Hansmoeskraal LSDF (2015).

6.3 WESTERN CAPE PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK (PSDF) (2014)

The PSDF aims to restructure the urban and rural landscape of the Western Cape to offer socio-economic opportunities for all. It provides a framework for the Western Cape Province's urban and rural areas that:

- *Gives spatial expression to the national and Provincial development agendas;*
- *Serves as basis for coordinating, integrating and aligning 'on the ground' delivery of national and Provincial departmental programmes;*
- *Supports municipalities fulfil their municipal planning mandate in line with the national and Provincial agendas; and*
- *Communicates government's spatial development intentions to the private sector and civil society.*

It therefore aims to *improve the effectiveness of public investment in the Western Cape's built and natural environments*. The spatial principles which guide the PSDF is spatial justice, sustainability & resilience, spatial efficiency, accessibility (e.g. services, facilities, employment), quality & liveability. This aligns the PSDF with the development principles of SPLUMA.

'Revitalise and strengthen urban space-economies as the engine of growth' is Policy E3 of the PSDF. It states, amongst other points that existing economic assets such as a CBD should be targeted to lever the regeneration and revitalisation of urban economies. With developments of regional importance, it is stated that human settlement planning should respond accordingly. The Mooikloof Country Estate area provides much needed residential opportunities within the urban edge of the George municipal area. The need for such opportunities is high.

The PSDF includes **settlement policy objectives**, namely:

1. Protect and enhance sense of place and settlement patterns
2. Improve accessibility at all scales
3. Promote an appropriate land use mix and density in settlements
4. Ensure effective and equitable social services and facilities
5. Support inclusive and sustainable housing

The development proposal for Erf 9783 Pacaltsdorp supports these policy objectives as it will be in line with the growing settlement pattern of the area and it supports densification in the densification zone. The local economy, businesses, churches, schools, etc, will be supported by more residents in the area. The residential opportunities to be provided will create a greater choice.

At the same time the GIPTN will be supported with an additional residential housing development walking distance from its route and several pick-up points.

Policy S3 of the PSDF states: **Promote compact, mixed use and integrated settlements**. It states that existing economic nodes (e.g. the GRM area), vacant & under-utilised land parcels should be targeted to support *regeneration and revitalisation of settlements*. This is exactly what is to be created with the proposed development of Erf 9783 Pacaltsdorp and other developments in this area.

The PSDF of course also place strong emphasis on increase in densities. It is stated that urban sprawl and low densities contribute to unproductive and inefficient settlements. Costs for municipal service delivery increases as a result thereof. This land use application is the opposite of urban sprawl as the development proposal is within the urban edge and specifically earmarked for urban growth absorption to avoid sprawl.

This land use application supports in addressing the provincial spatial policies pertaining to human settlements and is consistent with the Western Cape PSDF.

6.4 GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW, 2023

The general criteria for the consideration of applications in terms of this By-law are included in Section 65 which, inter alia, includes:

- Desirability of the proposed utilisation of land;
- Impact of the proposed development on municipal engineering services;
- Integrated development plan, including the municipal spatial development framework, the applicable local spatial development framework and/or local structure plans;
- Relevant municipal policies;
- Western Cape Provincial Spatial Development Framework;
- Section 42 of SPLUMA (public interest, constitutionality);
- Land use planning principles transposed from LUPA; and
- Provisions of the applicable zoning scheme.

The above is addressed elsewhere in this land use report as relevant.

6.5 GEORGE INTEGRATED ZONING SCHEME BY-LAW, 2023 (GIZS)

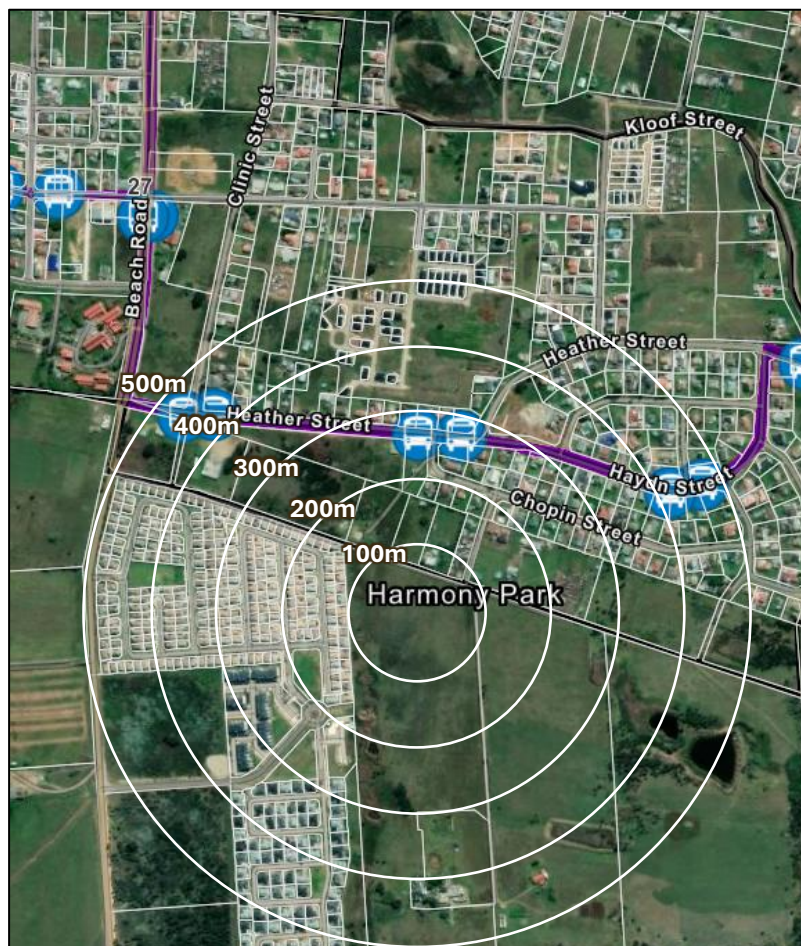
Erf 9783 Pacaltsdorp is currently zoned as Subdivisional Area (Overlay Zone) (SAOZ) and vacant. Through this land use application, the zoning and land use of the property will change from vacant to developed with 96 town houses. The property is included in the 2023 urban edge and specifically earmarked for medium to high-density development. It is always important to keep in mind that the land use approval for *Mooikloof Country Estate* predates SPLUMA and the subsequent by-laws we know today. The development continues to comply with what is relevant in terms of the land use approval (as amended) and the by-laws today.

The following development parameters are relevant to the proposed development.

“town housing”

Land use description: “town housing” means a row or group of linked or attached dwelling units, planned, designed and built as a harmonious architectural entity of which every dwelling unit has a ground floor and which dwelling units may be subdivided cadastrally.

- All the houses and buildings will be designed and built to have a harmonious architectural style, and special attention will be given to aesthetics, architectural coordination, urban design and landscaping. The units will be semi-detached in unmirrored pairs, and each pair will share a common wall.
- The town housing site is located on the GoGeorge public transport route and is walking distance (<500m) from several pickup points. The image to the right shows the property’s proximity to GoGeorge pick-up points.
- The maximum gross density on a town housing site is 35 dwelling units per hectare. The proposed development will have a density of 21.5du/ha which is compliant with the parameter and is considered a medium density development.
- The height of units will not exceed 6.5m to the wall plate and 8.5m to the ridge of the roof in the case of a pitched roof. Of the 96 units, 14 units will be double storey and the remaining 82 will be single storey.



- The development parameter for town housing is that for a development of 21 dwelling units or more, a functional open space 480m^2 or 18m^2 per dwelling unit (1728m^2), whichever is greater, must be provided. A communal functional open space of 4146m^2 is proposed along the western edge of the development as a main communal open space.
- The 2011 conditions of approval do however state that 70m^2 of open space should be provide per erf (70m^2 per unit = 6720m^2). It does not refer to functional open space specifically. It is our view that the functional open space (4146m^2) plus the open space that each erf will have within its own boundaries (average open space in each erf will be $\pm 132\text{m}^2$) meaning that the total open space that will be provided within the development is greater than 1ha.
- The building lines along the perimeter of the town housing site will be 3.0m on the northern, eastern, and southern public street boundaries, and 1.5m along the western perimeter boundary.
- The building lines for each town housing erf will be:
 - Street boundary building lines on the internal private roads will be 0m; provided that any garage door facing the private road, or a private right of way servitude intended to give vehicle access to the property, will be set back at least 5m from the kerb of such internal road.
 - Side and rear boundary building lines within the town housing site are 0m.

However, the garages have varying distances (0.0m to 5.0m) from the kerbs of the internal roads. This is in line with the 2011 approval and later amendments for which specific internal building lines were laid out for the town housing development within Mooikloof Country Estate. See below.

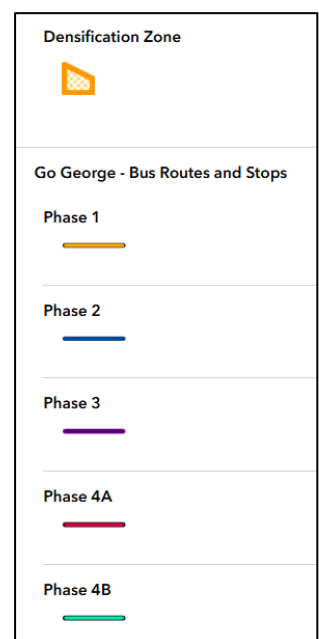
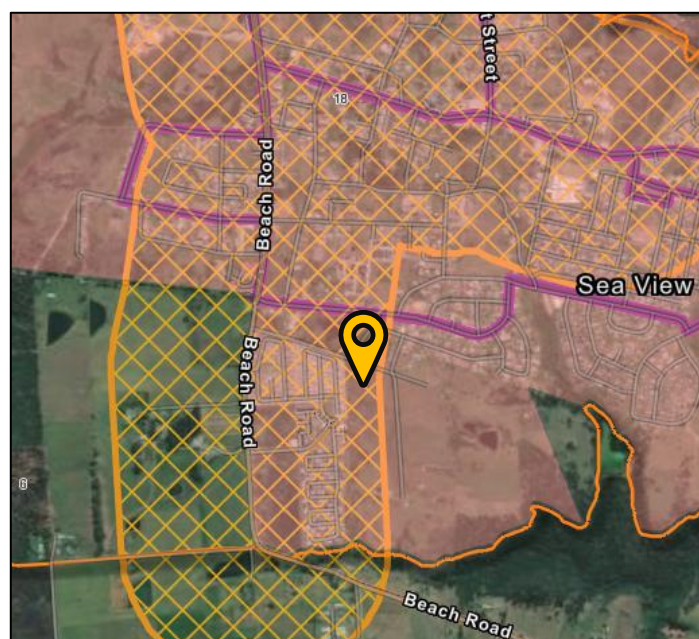
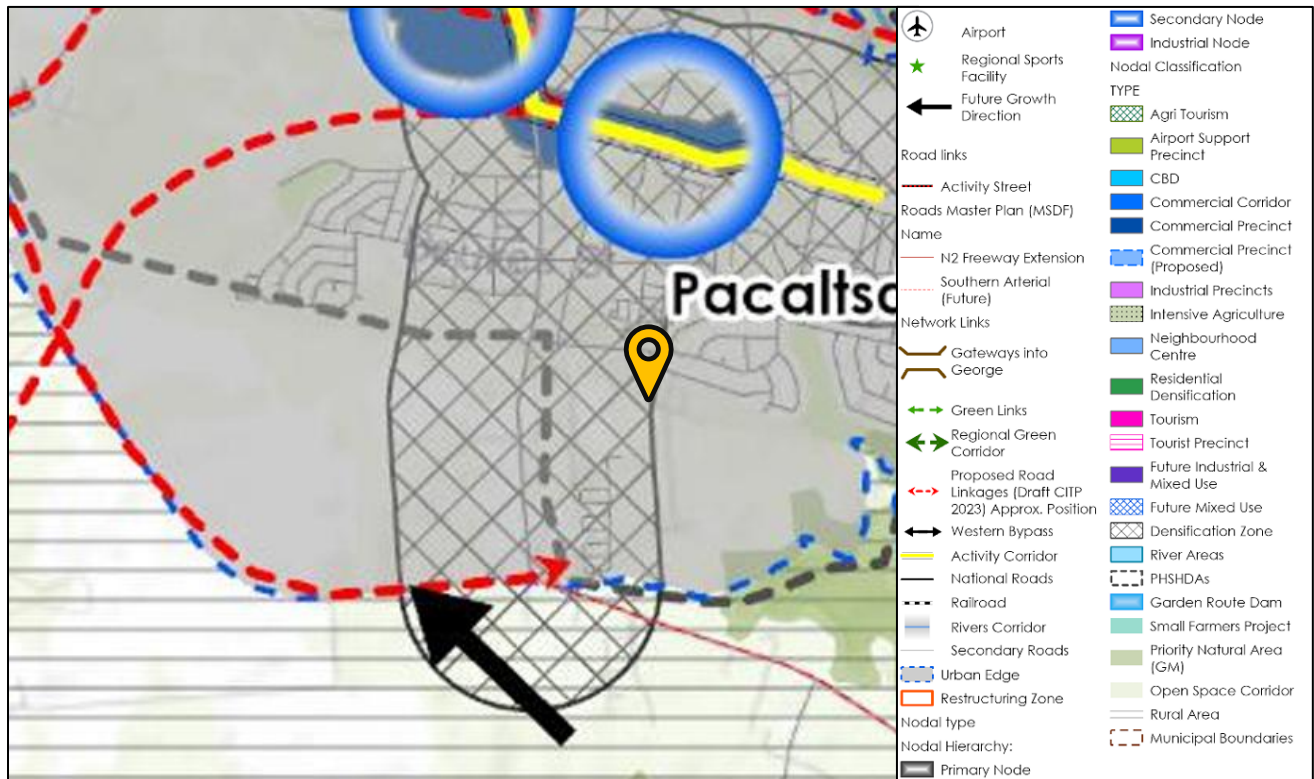
Town Housing

6. That the following restrictions shall apply to the Residential Zone III erven:		
✓ i.	Density:	35 dwelling units per hectare
✓ ii.	Minimum Erf Size:	200m^2 (average)
✓ iii.	Building lines:	Street – garage 0m, other 3m ^{1.5m} Side – garage 0m, other 0m / 1,5m on at least one side Rear – all 1,5m
✓ iv.	Height:	2 storeys and/or 8m
✓ v.	Parking:	2 bays per unit
✓ vi.	Open Space:	70m^2 per unit
✓ vii.	All other restrictions as per Zoning Scheme Regulations;	

- The parking and access requirements will be complied with. Each town housing erf will have at least 2 parking bays (either a single-garage and 1 outdoor parking bay or a double garage).
- Refuse will be treated as the existing phases of *Mooikloof Country Estate* where the municipal refuse trucks enter and collect refuse from each property at scheduled weekly days.

6.6 GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (GMSDF) (2023)

Erf 9783 Pacaltsdorp is not addressed specifically in the GMSDF. The property is in the urban edge and falls mostly within the Beach Road densification zone.



The GMSDF states the following about the densification zones:

A 500m walkable residential densification zone has been identified along the principal public transport corridors, which is read with the system of land use intensification areas.

Densification zones are areas within existing settlements where residential densification should be accommodated and promoted through appropriate mechanisms such as redevelopment, infill, subdivision, second dwellings, sectional title, greenfield or brownfield development.

Densification is promoted in all urban areas with specific focus on areas surrounding primary transport corridors and identified nodes.

A2: PG b: Enhance public transport and walkability (NMT): Retain a compact urban form (Urban Edge, nodes and precincts, densification zones, Commercial Corridor/Activity Spine, Mobility Route) to support public transport functionality and walkability.

The main corridors include an approximate 500m graded densification zone on either side of the corridors. There is considerable scope for the absorption of residential growth within the densification zones and the main precincts/nodes, specifically the CBD.

The proposed development directly supports the spatial concept with Erf 9783 Pacaltsdorp being within the densification zone and to absorb urban growth within the urban edge.

This land use application and the nature thereof is found to be consistent with the GMSDF as required in terms of Section 19 of the Land Use Planning Act, 2014 (LUPA). Detailed directives for the development and management of Pacaltsdorp are contained in the Pacaltsdorp / Hans-Moes-Kraal Local Spatial Development Framework, 2015.

6.6.1 PACALTSDORP / HANS-MOESKRAAL LOCAL SPATIAL DEVELOPMENT FRAMEWORK, 2015 (LSDF)

Whilst the George MSDF provides overarching guidelines for development of the entire George Municipal Area, the spatial proposals contained in the Pacaltsdorp LSDF indicate the desired future land uses for, and more in context to, specific areas in the Pacaltsdorp and Hans-Moes-Kraal areas.



The LSDF remains a relevant planning informant and its applicability is therefore still considered and assessed within the context of this application. According to the LSDF, Erf 9783 Pacaltsdorp falls partly within the Medium-Density Residential area and partly within the Single Residential area.

It should also be noted that, although the LSDF and GMSDF are not fully aligned in terms of their respective densification demarcations, when considered together, their combined demarcated areas for densification almost entirely encompass Erf 9783 Pacaltsdorp. See below.



The proposed application is for 96 town housing unit on a 4.47ha property which will deliver a density of 21.5 du/ha. This constitutes medium-density residential densification and is thus directly aligned with the spatial objectives of the LSDF for the property.

7. CONCLUDING

This application constitutes Phase 4 (Dwarskloof) of the *Mooikloof Country Estate* development. Obtaining approval for the proposed development on Erf 9783 Pacaltsdorp, will enable the property owner to create 96 new residential opportunities within the identified densification zone, in line with the 2011 land use approval for *Mooikloof Country Estate*.

The proposed development represents a logical and contextually appropriate form of development within an identified growth absorption area of the George Municipal area. The proposal responds directly to the inclusion of town housing units as an additional residential typology within *Mooikloof Country Estate*. The proposal supports the housing demand while optimising the use of vacant land situated within the urban edge and designated densification zone.

The proposal is consistent with the principles of the Spatial Planning and Land Use Management Act (SPLUMA), the Land Use Planning Act (LUPA), and the George Municipality: Land Use Planning By-law (2023). It also aligns with the spatial intent of both the GMSDF (2023) and the Pacaltsdorp LSDF.

The development is expected to contribute positively to the local economy, support efficient service delivery, and promote coherent urban expansion in an area already transitioning towards residential development. No significant negative impacts on the surrounding environment or neighbouring properties are anticipated. The proposal supports the intended spatial objectives for the area and represents an efficient and appropriate use of vacant urban land.



MARLIZE DE BRUYN Pr. Pln



DENISE JANSE VAN RENSBURG PR. PLN

SEPTEMBER 2026

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MUNICIPALITY
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Posbus / P.O. Box 19 George 6530 Tel: 044 8019111 Fax: 044 8733776

VERW/REF E-mail: michellej@george.org.za
Hansmoeskraal 202/48, 21, 23, 24 division George

NAVRAE: Ms M Jordaan
ENQUIRIES:

TEL: 044 801 9171

05 May 2011

REGISTERED MAIL

Setplan – Settlement Planning Services
PO Box 1566
GEORGE
6530

**REZONING AND DEPARTURE: HANSMOESKRAAL 202/21, 23, 24 & 48,
DIVISION GEORGE**

Abovementioned application refers.

During the Housing and Land Affairs Committee meeting held on 15 March 2011 it was decided that the following applications **BE APPROVED** on Portions 21, 23, 24 and 48 of the farm Hansmoeskraal 202, Division of George:

1. Rezoning of Portions 21, 23, 24 and 48 of the farm Hansmoeskraal 202, Division of George in terms of Section 16 of the Land Use Planning Ordinance, 1985 from Agriculture Zone I to a Subdivisional Area to permit the following land uses and densities over 7 development phases:
 - (a) Residential Zone I – 14.69ha @ 25du/ha
 - (b) Residential Zone II – 10.15ha @ 30du/ha
 - (c) Residential Zone III – 7.53ha @ 35du/ha
 - (d) Residential Zone IV – 4.66ha @ density as per zoning scheme
 - (e) Business Zone II – 0.75ha (2 erven)
 - (f) Institutional Zone I – 1.06ha (school site)
 - (g) Transport Zone II – 2.7ha (public road)
 - (h) Open Space Zone I – 5.71ha (public open space)
2. Departure in terms of Section 15 of the Land Use Planning Ordinance, 1985 to allow the following:

- (a) Increase the development density of Residential Zone II development of the Residential Zone II erven from 20 du/ha to 30 du/ha;
- (b) Increase the size of the Residential Zone II erven to larger than 2ha;
- (c) 2 Residential Zone II erven next to each other.

The abovementioned approval is subject to the following conditions, imposed in terms of Section 42(1) of Ordinance 15/1985.

- phasing*
- (a) *(b)* That the conditions imposed by the Department: Planning and Housing be adhered to, namely:

- 1* That approval of the above applications shall lapse in accordance with the Land Use Planning Ordinance, No. 15 of 1985 and/or if the conditions of approval are not complied with;
- 2* That a revised rezoning and subdivision plan indicating the following be submitted to the Department: Planning and Housing for consideration and approval:

- i. Business Zone II erven only;
- ii. Provision for Institutional Zone I, II and III erven to accommodate a crèche, a community / youth centre, a clinic/ medical facility, and other community facilities;

- 3* That the gross density of the development, excluding the undevelopable areas, not exceed 25 du/ha;
- 4* That the following restrictions shall apply to the Residential Zone I erven:

- i. Average Erf Size: 400m² (one dwelling unit only) / 600m² (to allow for 2nd dwelling units)
- ii. Second dwelling units shall not be sold / alienated by Sectional Title;
- iii. Height: 2 storeys and/or 8m
- iv. Parking: 2 bays per unit
- v. Open Space: 73m² per unit
- vi. Road network: Public
- vii. All other restrictions as per Zoning Scheme Regulations;

5. That the following restrictions shall apply to the Residential Zone II erven:

Group Housing

- i. Density: 30 dwelling units per hectare
- ii. Minimum Erf Size: 300m² (average)
- iii. Building lines: Street – garage 0m, other 3m
Side – garage 0m, other 1,5m
Rear – all 1,5m
- iv. Height: 2 storeys and/or 8m
- v. Parking: 2 bays per unit
- vi. Open Space: 80m² per unit
- vii. All other restrictions as per Zoning Scheme Regulations;

6. That the following restrictions shall apply to the Residential Zone III erven:

Town Housing

- i. Density: 35 dwelling units per hectare
- ii. Minimum Erf Size: 200m² (average)
- iii. Building lines: Street – garage 0m, other 3m
Side – garage 0m, other 0m / 1,5m
on at least one side
Rear – all 1,5m
- iv. Height: 2 storeys and/or 8m
- v. Parking: 2 bays per unit
- vi. Open Space: 70m² per unit
- vii. All other restrictions as per Zoning Scheme Regulations;

7. That the following restrictions shall apply to the Residential Zone IV erven:

Flats

- i. Density: 100 dwelling units per hectare
- ii. Height: 3 storeys and/or 10,5m
- iii. Parking: 1,5 bays per unit
- iv. Open Space: 70m² per unit
- v. All other restrictions as per Zoning Scheme Regulations;

8. That the following restrictions shall apply to the Business Zone II erven:

shop

- i. Height: 3 storeys and/or 10,5m
- ii. Parking: As per zoning scheme
- iii. Uses: Shops, service trades, medical practices, restaurants, cafes, mini-supermarkets *launderette?*
- iv. All other restrictions as per Zoning Scheme Regulations;

9. That the following restrictions shall apply to the Institutional erven:

- i. Height: 3 storeys and/or 10,5m
- ii. All other restrictions as per the Zoning Scheme Regulations;

✓10. That coverage shall be calculated as including all covered decks, patios and balconies as well as all uncovered decks, patios and balconies that is higher than 500 mm above natural ground level;

✓11. That a basement storey will be used exclusively for the storing and parking of motor vehicles, laundry room, storage room, utilities rooms and for services infrastructure (such as for generators, pump stations, air conditioning and energy storage). The height of the basement storey shall at no point be higher than 1m above natural ground level;

CP (12. That the floor area within and/or above the highest allowable storey, as may be applicable, shall not be utilised for the purposes of any type of indoor or outdoor living space;

without
Council raise

✓13. That the height of the buildings on site be calculated as follows:

- (i) No building shall exceed a height of stipulated for each zoning, provided that where the slope of the grade-line is greater than 1 in 5, the owner may elect to regulate height in accordance with clause (ii) below.
- (ii) Where height is regulated in terms of this section, no point on a building shall exceed a vertical distance above the grade-line of 2,0 m below the allowed maximum height in the case of a flat roofed building, or the allowed maximum height in the case of an inclined or pitched roof building, provided that if it is an inclined or pitched roof building, only the roof structure may exceed a height of 2,0 m below the allowed maximum height.

★ CP (14. That a rehabilitation and landscaping plan, to be compiled by the appropriate specialist, for all open space areas within the development be submitted to the Departments: Civil Engineering Services and Environmental Services for approval prior to any development commencing. The open space areas are to be rehabilitated through the exclusive use of indigenous vegetation - plants and trees;

overall plan
at start
per phase

15. That no development be allowed within 30m of the banks of any a water course, marsh area or dam, within 10m of a nature area, within the 1:100 year floodline and/or on slopes with a gradient steeper than 1:4 and that these areas be incorporated into a linked open space system which may not be fenced in;

(16. That all public open space areas will be transferred to the municipality at the developers cost once the rehabilitation has been completed to the satisfaction of the Departments: Civil Engineering Services and Environmental Services prior to the transfer of any other property;

17. That allowance be made for the allocation of up to 50% of the functional open space requirement for the total development within the rehabilitated and landscaped areas to the satisfaction of the Departments: Environmental Services and Planning and Housing.

The developer is to demonstrate that such open space can be provided prior to the approval of any site development plan;

18. That a map indicating all trees protected under the Heritage Resources Act, 1999 and/or the National Forestry Act, 1998 also be submitted to said departments;

19. That at least 25% of all materials used in the construction of single residential dwellings within the development comprise renewable materials to the satisfaction of the Department: Planning and Housing;

20. That rainwater harvesting systems be installed on each residential property within the development and that such system must be indicated on all building plans;

21. That the poles used for the lighting of any walkways along the riverine area or any open space area shall not be more than 1m in height;

22. That the use of photo-voltaic systems, solar heating systems, low-flow toilets and water efficient showerheads be strongly encouraged by the developer;

23. That all cabling internal to the development be placed underground;

24. That all property owners within the development / development package shall become members of a Home Owners' Association. The Home Owners' Association is to be constituted in terms of Section 29 of the Land Use Planning Ordinance No, 15 of 1985. The HOA constitution is to be submitted to the Department: Planning and Housing for approval. No individual erven will be transferred prior to the approval of the constitution.

25. That the Home Owners' Association be made responsible for the maintenance of all private open spaces and private road areas within the development. They shall also ensure that the architectural guidelines for the development are strictly adhered to;

26. That no building plans be approved unless first approved by the Home Owners' Association;

27. That Architectural Guidelines to ensure uniformity within the development be submitted for approval to the Department: Planning and Housing prior to any development commencing. No building plan approval will be permitted until the architectural guidelines for the development are approved;

28. That no building plans be approved until all conditions of approval has been met to the satisfaction of the George Municipality; *per phase*

29. That the submission of the site development plans for each development precinct (Precinct Plans) be regarded as a separate land use application for which land use application fees will be charged as per standard tariffs applicable at the time of submission; *Sec 24*

30. That following must be indicated on the Precinct Plan (Development Package): *SDP'S*

- a) An annexure in which the zoning of the land units is indicated as well as any restrictions with regard to coverage, height, bulk / floor factor, floor area as well as the parking requirement

applicable to the land unit. This annexure shall also indicate the proposed land use restriction for the planned development;

- b) Erf boundaries and dimensions;
- c) All servitudes applicable to the erf;
- d) Building restriction areas;
- e) Service connection points;
- f) Contours at 1 (one) m intervals;
- g) All existing land unit features such as trees, existing buildings, etc.;
- h) All the development and features on adjoining land units;
- i) Height and layout of all proposed buildings;
- j) Functional open spaces, landscaping patterns and private open spaces;
- k) Entrances to and from the land unit, internal roads and parking areas;
- l) Elevation treatment of all buildings and structures;
- m) Provision made for refuse removal;
- n) Provision for access, parking and public facilities for the disabled;
- o) Elevation, section diagrams or perspective drawings of the proposed land unit layout;
- p) Proposals regarding site boundaries (i.e. fences)
- q) Proposed subdivision lines;

- CP (31. That the Department: Planning and Housing reserve the right to impose any additional conditions on evaluation of the Precinct Plan;
32. That the developers undertake to source all of their labour from the local residents and enter into a Local Labour agreement with the George Municipality in this regard;
33. That the developer provide for 20% broad based black economic empowerment;
34. That the developer undertake to utilise local suppliers, contractors and sub-contractors for the development except where the relevant products or expertise does not exist, or is in short supply or where cheaper products can be sourced from elsewhere and that an agreement be entered into with the George Municipality in this regard;
35. That the developer undertake to invest in the provision of social infrastructure and/or social upliftment projects and that a Corporate Social Investment agreement be entered into with the George Municipality in this regard;
36. That once completed to the satisfaction of the Department: Civil Engineering Services, all public roads and public places be transferred to the relevant government authority at the developer's cost prior to the transfer of any properties;

- (b) That the conditions imposed by the Department: Civil Engineering Services be adhered to, namely:

1. Capital contributions are payable by the developer for each new equivalent portion created, as per standard tariffs for George, applicable on transfer of a portion or the approval of building plans, whichever occurs first. The total amount payable will be determined by the Dir: CES, and will be subject to annual adjustment. Contributions payable may be adjusted should the actual water usage exceed the accepted normal daily usage based on the Guidelines for Human Settlement Planning and Design.
2. The applicant is to comply with the National Forests Act No 84 of 1998. Should it be necessary to remove an indigenous tree, a permit is to be obtained from Dept of Water Affairs and Forestry. All approvals must be finalised before any plans are submitted to an authority for approval.
3. All trees on the perimeter of a development that might pose a threat to future or existing dwellings must be removed by the developer, after obtaining the necessary approvals / permits.
4. A bulk meter must be installed by the developer at commencement of construction to monitor water usage during the construction phase. The Dir: CES (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications.
5. Any, and all, costs directly related to the development remain the developers' responsibility.
6. All civil services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with The Guidelines for Human Settlement and Design and Council specifications. All drawings and plans are to be submitted to the Dir: CES, or any other relevant authority,(hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the civil services have been satisfactorily installed.
7. The Dir: CES will address the detail of services once all approvals have been obtained and plans submitted for approval.
8. Transfers may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES.
9. Water demand and stormwater management plans are to be submitted and approved by the relevant departments/authority. All approved measures are to be implemented by the developer. The approved management plans must be incorporated into the home owners constitution
10. The developer is to adhere to the requirements of the ROD and the OHSAct at all times, as well as all conditions stipulated by any other authority whose approval was required and obtained for this development.

11. All access controlled internal roads and the associated stormwater and private open spaces, are to be registered as private and transferred to the HOA or other relevant governing body.
12. Parking requirements, position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
13. Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer/owner of the other erf and the developer of portion 21, 23, 24 & 48 of 202 Hansmoeskraal. Stormwater discharge points are included in the aforementioned.
14. Any municipal service from another relevant erf must be accommodated across the development or incorporated into the services of the development. All negotiations will be between the owner/developer of the relevant erf and the developer of portion 21, 23, 24 & 48 of 202 Hansmoeskraal. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned.
15. Should more than two developments/properties be party to or share any service, the Dir: CES will in conjunction with the parties determine pro-rata contributions payable.
16. Any existing municipal or private services damaged during the development of portion 21,23, 24 & 48 of 202 Hansmoeskraal will be repaired at the developers cost and to the satisfaction of the George Municipality.
17. A services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Dir: CES. All expenses will be for the developer.
18. The developer may be required to construct certain roads in lieu of a financial contribution towards the Hansmoeskraal area roads. All roads required for access to the development will have to be fully completed prior to the approval of any transfers/rates clearances
19. The construction of all roads will be detailed in the service agreement
20. Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environment Affairs.
21. The sewer reticulation to be in accordance with the George Sewer Master plan.
22. The water reticulation to be in accordance with the George Water Master plan.
23. Potable municipal water will be provided for residential consumption only.

24. Permission for access onto municipal, provincial or national roads during the construction period must be obtained from the relevant authorities.
25. The developer is to have a Traffic Impact Assessment (TIA) conducted by a registered traffic engineer. The terms of reference of the TIA are to be finalised with the Dept: Civil Engineering Services, who is also to approve the TIA. All recommendations stipulated in the TIA report and as approved by Dir: CES, are to be implemented by the developer. All costs involved will be for the developer
26. All comments by DEADP and SANRAL and wrt Traffic Impact Assessment are to be addressed.
27. Should it be required, the developer is to cede any portion of property required for public road reserve to the relevant authority.
28. The developer is to obtain specific input from the relevant authorities regarding the proposed Southern arterial / George Roads Master plan and whether this will affect the development application.
29. The DRE is to comment on the application.

That the conditions imposed by the Department: Electrotechnical Services be adhered to, namely:

1. Capital and Pro-rata contributions are payable by the applicant for electricity for each equivalent portion created as per standard tariffs for George based on the development proposal submitted applicable on approval of building plans but also subject to annual adjustments should development not commence immediately after approval of building plans.
2. Any, and all, costs directly related to the supply of electricity to this Erf remain the owner's responsibility.
3. All electrical link and internal services as well as the upgrades to the existing network, are to be designed by a registered consulting engineer in accordance with Council specifications. All drawings and plans are to be submitted to the Department: Electrotechnical Services (hardcopy or electronically) for approval prior to any construction work taking place. All work is to be carried out under the supervision of the consulting engineer who is to provide the Department: Electrotechnical Services with a certificate of completion, and as-built plans in electronic format. All the costs will be for the developer.
4. A services agreement is to be drawn up between the developer and George Municipality, by an attorney acceptable to the Department Electrotechnical Services at the expense of the developer.

Notwithstanding Council's decision you have the right of appeal against the conditions of approval in terms of Section 44 of Ordinance 15 of 1985, which right must be exercised and submitted in writing **within 21 days from date of registration (date stamp on envelope)** of this letter. The appeal must be

directed to **The Director: Land Development Planning, Private Bag X9086, Cape Town, 8000** with a copy endorsed and submitted in writing to the George Municipality within the aforementioned time.

Yours faithfully


✓ T BOTHA

ACTING MUNICIPAL MANAGER

G:\Michelle\Michelle@GemeenteHansmoeskraat\202-48,21,23&24(Rez&Dep)\Selplan.doc



MUNISIPALITEIT
Wes Kaap

UMASIPALA WASE
Intshona - Koloni

MUNICIPALITY
Western Cape

Posbus / P.O. Box 19 George 6530 Tel: 044 8019111 Fax: 044 8733776

VERW/REF. E-mail: marina@george.org.za

Farm Hansmoeskraal 202/21,23,24 &48

NAVRAE:
ENQUIRIES: Ms M Welman

TEL: 044 – 801 9171

4 June 2013

REGISTERED MAIL

Delplan
PO Box 9956
GEORGE
6530

**APPLICATION FOR EXTENSION OF THE REZONING; SUBDIVISION AND
CONSENT USE OF THE FARM HANSMOESKRAAL 202 PORTIONS 21,23,24 AND
48, DIVISION GEORGE**

Abovementioned application refers.

The Directorate: Human Settlements, Land Affairs and Planning has, under delegated authority, W.1.57; W.1.65; W.1.84 and W.1.74 respectively of 25 January 2012 decided that the application for the Extension of the Rezoning, Subdivision and Consent Use approvals dated 05 May 2011, applicable to Portions 21, 23, 24 and 48 of the farm Hans Moes Kraal 202, Division George (Mooikloof) for a further 2 years **BE APPROVED** in terms of Sections 16 and 25 of the Land Use Planning Ordinance, 1985 and Section 4.6 of the Section 8 Zoning Scheme Regulations, respectively, subject to the conditions of approval as stated in said letter;

Yours Faithfully

T BOTHA
MUNICIPAL MANAGER

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DELplan

2013-06-13

URBAN AND REGIONAL PLANNING



G E O R G E

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Wes Kaap

UMASIPALA WASE
Intshona - Koloni

MUNICIPALITY
Western Cape

Posbus / P.O. Box 19 George 6530 Tel: 044 8019111 Fax: 044 8733776

VERW/REF. E-mail: keith@george.org.za
Hansmoeskraal 202/21, 23, 24 & 48

NAVRAE: Keith Meyer
ENQUIRIES:

TEL: 044 – 801 9435

DELplan

2013 -10- 3 1

URBAN AND REGIONAL PLANNING

28 October 2013

REGISTERED MAIL

Delplan
PO Box 9956
GEORGE
6530

**AMENDMENT OF CONDITIONS : HANSMOESKRAAL 202/21, 23, 24 AND 48
(MOOIKLOOF), DIVISION GEORGE**

Abovementioned application refers.

The Directorate: Human Settlements, Land Affairs and Planning has, under delegated authority, W.1.57, W.1.65, W.1.84 and W.1.74 of 25 January 2012 decided that the application for Amendment of Conditions of Approval in terms of Section 42 (3) of the Land Use Planning Ordinance, 1985 as stated in the approval letter dated 05 May 2011, be **APPROVED** as follows:

(a) That Condition (a)(2)(ii) **BE AMENDED** to read as follows:

"(a)(2)(ii) That the developer make provision for and reserve land within the development for various Institutional Zones I, II and III uses, provided that, in accordance with Regulation 38 of the Section 47(1) of the land Use Planning Ordinance, 1985 regulations promulgated in PN 1050/1988 dated 5 December 1988, should said land not be purchased by the local authority, government department or non-governmental organisation concerned, by the time that 50% of the saleable land units within the applicable development phase where such land is located has been sold, the developer may sell said land to any other party and/or utilise such land as originally intended as indicated on the rezoning plan no. PRK/MKLF/1008/2 dated 2010 drawn by Setplan;"

(b) That Conditions (a)(5)(ii) and (a)(5)(vi) **BE DELETED**;

(c) That Condition (a)(12) **BE AMENDED** to read as follows:

"(a)(12) a roof, or dome which forms part of a roof, shall not constitute a separate storey unless the space within the roof or dome is

designed for, or used for, human occupation or other living and/or entertainment purposes, in which case it is deemed to be a storey; and the utilisation of an open roof area, shall not constitute a separate storey, however, should any means of coverage or fixtures such as a jacuzzi, swimming pool, or built-in braai be added to the roof of a building on a Residential Zone I, II or III property, such area will be deemed to be an additional storey;"

(d) That Condition (a)(14) **BE AMENDED** to read as follows:

"(a)(14) that a landscaping plan for Phases 1 and 2 of the development be submitted to the Departments: Civil Engineering Services and Environmental Services for approval prior to the approval of the subdivision plan and site development plan for said phases. A rehabilitation and landscaping plan, to be compiled by the appropriate specialist, for the open space areas within the remainder of the development is to be submitted to the Departments: Civil Engineering Services and Environmental Services for approval prior to the approval of the subdivision plan and site development plan for Phase 3 of the development. The open space areas are to be rehabilitated through the exclusive use of indigenous vegetation – plants and trees;"

(e) That Condition (a)(16) **BE AMENDED** to read as follows:

"(a)(16) That the public open space areas as provided for within each development phase be transferred to the Municipality at the developer's cost once the rehabilitation of the applicable public open space has been completed to the satisfaction of the Departments: Civil Engineering Services and Environmental Services as stipulated in the Engineering Services Agreement to be signed between the Municipality and the Developer. The rehabilitation of the open space for each development phase must be completed by the time that 50% of the saleable units within said phase has been sold;"

(f) That Condition (a)17 **BE AMENDED** to read as follows:

"(a)(17) That all open space required for the Residential Zone II development portions shall be located within the boundaries of said portions. The open space required for the Residential Zones I, III and IV development portions that have direct access to the main public open space - Portion 19, as indicated on the approved rezoning plan no. PRK/MKLF/1008/2 dated 2010 drawn by Setplan, may be deemed to be included within Portion 19. A percentage of open space that is required for the remaining development portions, which is to be negotiated with the developer, may also be deemed to be included within Portion 19 should the developer demonstrate to the satisfaction of the Department: Planning and Housing, that

he/she is not able to provide the required open space within the respective development portions;"

(g) That Condition (a)(19) **BE AMENDED** to read as follows:

"(a)(19) That the developer includes energy efficient and environmentally sustainable yet cost effective architectural design principles within the development which may include the utilisation of renewable materials in the construction of the single residential dwellings within the development;"

(h) That Condition (a)(20) **BE AMENDED** to read as follows:

"(a)(20) That a 5000l rainwater tank be installed on each residential property within the development which size may be reduced on the approval of the Department: Civil Engineering Services in accordance with Council policy to a 2500l tank should the property be too small to accommodate a 5000l tank. The water tanks must be indicated on the applicable building plans. The developer may also apply to the municipality for an exemption from this requirement, which application will be considered on merit;"

(i) That Condition (a)(29) **BE AMENDED** to read as follows:

"(a)(29) That the submission of the subdivision plans for each development portion be regarded a separate land use application in terms of Section 25 of the Land Use Planning Ordinance, 1985 (Ord. 15 of 1985) for which land use application fees, as may be required, will be charged as per standard tariffs applicable at the time of submission and additional conditions as may be required can be imposed;"

(j) That Condition (a)(30) **BE AMENDED** to read as follows:

"(a)(30) That prior to the submission and approval of any building plans, a site development plan per phase detailing the following information, be submitted to the satisfaction of the Department: Planning and Housing for approval. No building plan may be approved that is not consistent with the approved site development plan;"

(k) That Condition (a)(31) **BE DELETED**.

(l) That Conditions (a)(32) to (a)(35) **BE DELETED**.

(m) That Condition (a)(36) **BE AMENDED** to read as follows:

"(a)(36) That once completed to the satisfaction of the Department: Civil Engineering Services and/or the relevant authority, all public roads and public places within each phase of the development, as the

case may be, and in accordance with the Engineering Services Agreement, must be transferred to the relevant government authority at the developer's cost;"

(n) That the following new condition, Condition (a)(37), **BE INSERTED**:

"(a)(37) That the development of Hans Moes Kraal 202/21, 23, 24 and 48, Division George as per letter dated 05 May 2011, be phased in accordance with Annexure 2 dated March 2013;"

(o) That Condition (b)(1) **BE AMENDED** to read as follows:

"(b)(1) Capital Contributions are payable ... or the approval of building plans, or on application for a certificate of registered title (CRT), or at a time as stipulated in an Engineering Services Agreement between the Municipality and the Developer, whichever occurs first. The total amount payable will be determined ... based on the Guidelines for Human Settlement Planning and Design, based on a six month average use;"

(p) That Condition (b)(5) **BE AMENDED** to read as follows:

"(b)(5) That costs directly related to the development and which is the developer's responsibility, will be detailed in the Engineering Services Agreement;"

(v) That Condition (b)(6) **BE AMENDED** to read as follows:

"(b)(6) All civil services...costs will be for the developer. Transfers will be approved in accordance with the Services Agreement of the relevant development phase, (or) as the case may be, in accordance with the Engineering Services Agreement when services have been satisfactorily installed;"

(w) That Condition (b)(18) **BE AMENDED** to read as follows:

"(b)(18) The developer may be required to construct ... access to the development or development phase as the case may be will have to be completed as detailed in the Engineering Services Agreement with the developer prior to approval of transfers;"

Notwithstanding Council's decision you have the right of appeal against the conditions of approval in terms of Section 44 of Ordinance 15 of 1985, which right must be exercised and submitted in writing **within 21 days from date of registration (date stamp on envelope)** of this letter. The appeal must be directed to **The Director: Land Management (Region 3), Department of Environmental Affairs & Development Planning, Private Bag X6509, George, 6530** with a copy endorsed and submitted in writing to the George Municipality within the aforementioned time.

Please note that your appeal can only be based on the provisions as outlined in Section 7.5(a) of Provincial Circular 8/2013 herewith attached as **Annexure "B"**

Yours faithfully

A handwritten signature in black ink, appearing to be 'T Botha', written over a horizontal line.

T BOTHA
MUNICIPAL MANAGER

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C

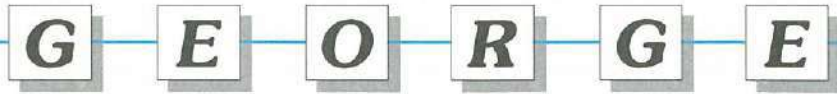
C

Section 7.5

(a) In instances where applications concern municipal planning matters, the Minister may only set aside such a decision if the municipality failed to perform its municipal planning function affectively. In determining this, the Minister will consider *inter alia* whether -

- i. Fair administrative procedures were followed;
- ii. Relevant considerations were not considered;
- iii. Irrelevant considerations were taken into account which affected the decision;
- iv. The decision is rationally connected to the information presented;
- v. The decision is rationally connected to the reasons provided for the decision;

and will not reconsider the desirability of the application per se, but will decide on whether the municipality has indeed considered section 36 of the LUPO.



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Posbus / P.O. Box 19 George 6530 Tel: 044 8019111 Fax: 044 8733776

E-mail: keith@george.org.za
Hansmoeskraal 202/21

VERW./REF:

NAVRAE: Mr. Keith Meyer
ENQUIRIES:

TEL: 044 – 801 9435

15 October 2015

REGISTERED MAIL

Delplan
P O Box 9956
GEORGE
6530

**SUBDIVISION PLAN : HANSMOESKRAAL 202/21, 23, 24 & 48, MOOIKLOOF,
DIVISION GEORGE**

Abovementioned application refers.

The Directorate: Human Settlements, Land Affairs and Planning has, under delegated authority, W.1.64 of 25 January 2012 decided that the application for the subdivision of Portions 21, 23, 24 and 48 of the Farm Hansmoeskraal 202 in terms of Section 24(2) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) for the development approved on 05 May 2011, in order to permit the following:

1. Subdivision of Hansmoeskraal 202/21 in Portion A (± 1.5 ha) and Remainder (± 12.2 ha);
2. Subdivision of Hansmoeskraal 202/23 in Portion B (± 6.1 ha) and Portion C (± 8.6 ha);
3. Subdivision of Remainder Hansmoeskraal 202/21 in Portion D (± 7.8 ha) and Portion E (± 4.5 ha);
4. Subdivision of Hansmoeskraal 202/24 in Portion F (± 4.3 ha) and Portion G (± 9.7 ha);
5. Subdivision of Hansmoeskraal 202/48 in the following erven:
 - a. 124 Residential Zone II (Group Housing) erven
 - b. 1 Group Housing erf to be subdivided following road closure;
 - c. 1 Group Housing erf to be used as a road;
 - d. 1 Group Housing erf to be used as an Open Space;
 - e. 1 Transport Zone I (public road);

BE APPROVED in terms of Section 25 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985),

FOR THE FOLLOWING REASONS:

- a) The circumstances around the last approval have not changed and therefore there is no reason not to approve the proposed subdivision plan;
- b) The application is submitted to give effect to the development rights of the subject properties;

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subject to the following conditions imposed in terms of Section 42 of the said Ordinance, namely:

CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, LAND AFFAIRS AND PLANNING:

1. That in terms of Sections 27 of the Land Use Planning Ordinance (15 of 1985), the subdivision application shall lapse if not acted upon within a period of five years from the date of approval;
2. That the approval shall be taken to cover only the application applied for and shall not be construed as to depart from any other Council requirement or legal provision;
3. That the subdivision and consolidation occurs in accordance with the subdivision plan dated May 2015 and drawn by DELplan Consulting (Annexure "A"), which bears Council's stamp;
4. That the conditions as stated in the approval letters for the development of Portions 21, 23, 24 and 48 of the Farm Hansmoeskraal 202, dated 05 May 2011 and 28 October 2013 be adhered to;
5. All other requirements of the Section 8 Zoning Scheme Regulations (1988) must be adhered to;
6. That the approval will only be regarded as implemented on the transfer of at least one subdivided portion.

Notwithstanding Council's decision you have the right of appeal against the conditions of approval in terms of Section 62 of the Municipal Systems Act, 32 of 2000, which right must be exercised and submitted in writing **within 21 days from date of registration (date stamp on envelope)** of this letter. The appeal must be directed to **The Municipal Manager, PO Box 19, George, 6530 within the aforementioned time.**

Yours Faithfully


T BOTHA
MUNICIPAL MANAGER

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Die toekoms van hierdie tekening behoort aan DELPLAN Urban & Regional Planning. Moet nie skaal daarvan nie. Al metings moet gecontroleer en bevestig word deur 'n Professionele Landmeter. Indien enige verskille voorkom, moet dit aan DELPLAN rapporteer word.

PROJECT:

Proposed subdivision
for EARP Construction (Pty) Ltd

DESCRIPTION:

BESKRYWING:
Hansmossstraat 202/21, 23, 24 & 48, George

TITLE:

Subdivision plan 2

NOTES:

- NOTAS:**
- Subdivision of Hansmossstraat 202/23 in Portion B (46.1ha) and Portion C (48.6ha);
 - Subdivision of Remainder Hansmossstraat 202/21 in Portion D (47.6ha), Portion E (44.5ha);
 - Subdivision of Hansmossstraat 202/24 in Portion F (44.3ha) and Portion G (49.7ha).

A3 Scale:



1:4000

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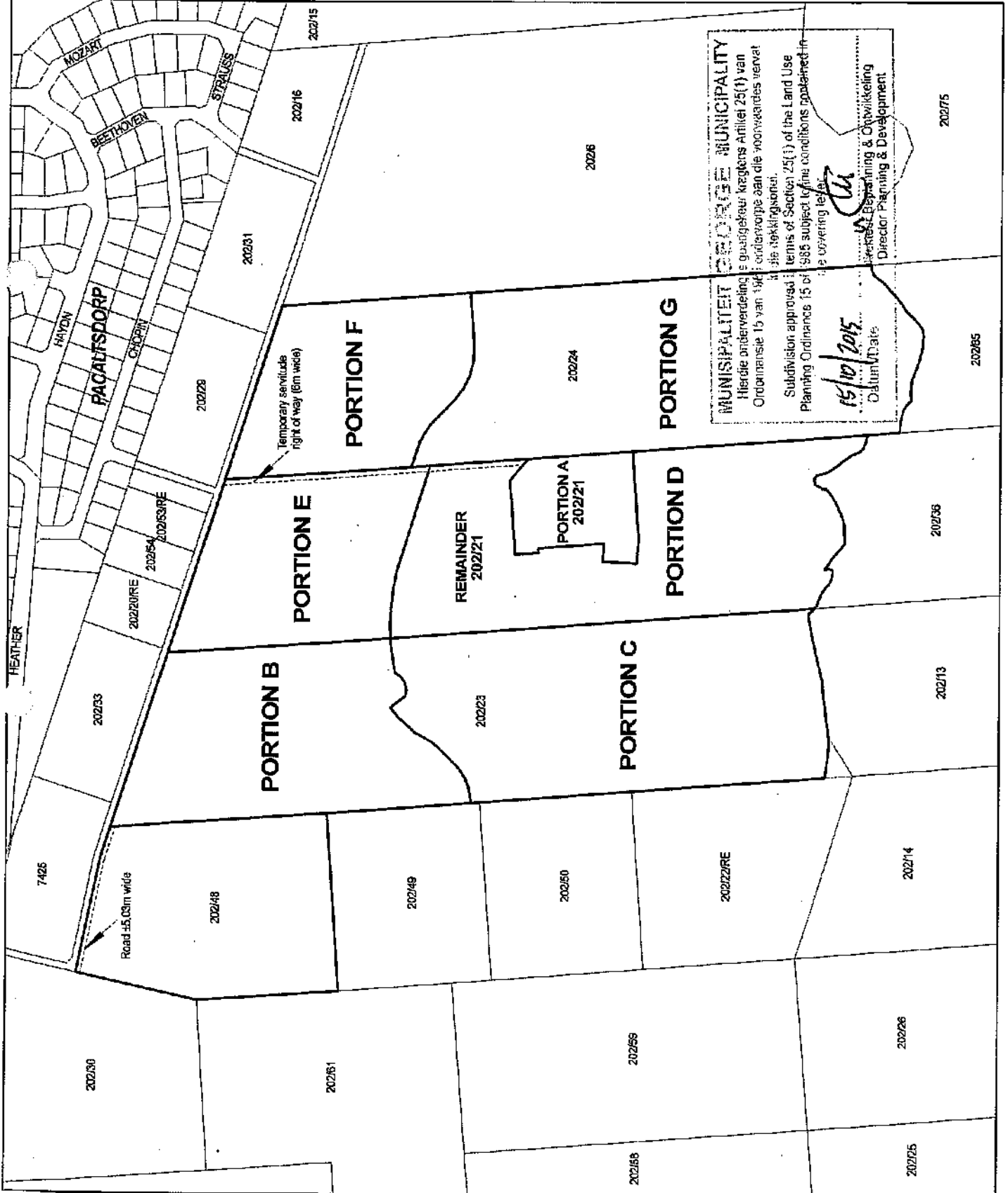
URBAN & REGIONAL PLANNERS

DESIGNED: MV

DRAWN:

DATE: MAY 2015

PLANNING: ANNEXURE 2



Die kopieëring van blinde tekening behuut aan DELplan Urban & Regional Planning. Moenie daarvan afskryf nie, maar verwys na afstande enoos aangedui. Alle afmetings moet deur 'n Professionele Landmeter nagegaan en bevestig word. Enige tekenstrydigheid moet aangedui word aan DELplan rapporteer word.

DESCRIPTION:	BESKRYWING:
transmoeskraal 202/21, 23, 24 & 48, George	

NOTES:

Subdivision of Hansmosekraal 20248
in the following event:

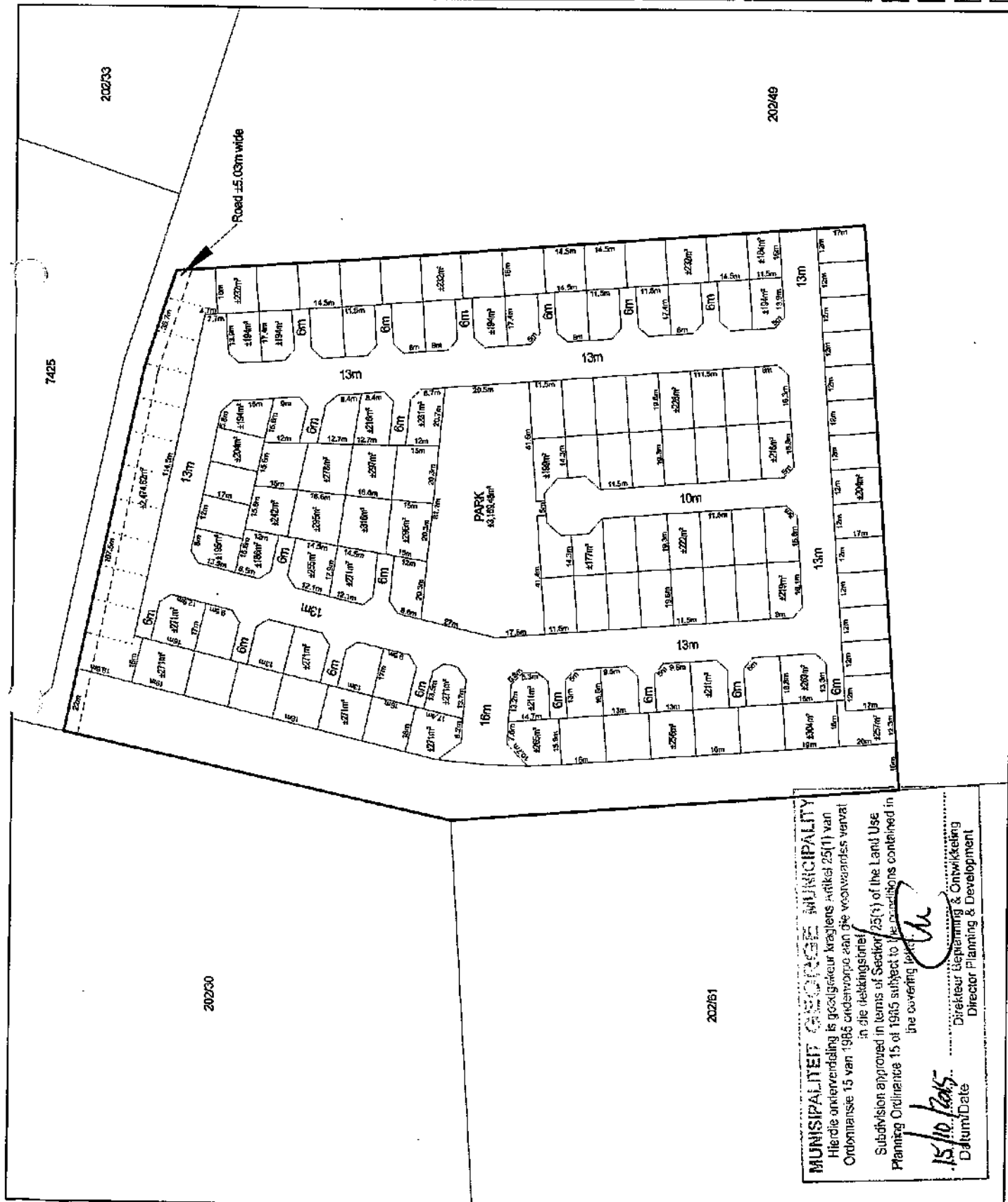
- 124 Residential Zone II (group house) even;
- 1 group housing erf to be subdivided into 12 Residential Zone II (group house) even following road closure adjacent to northern boundary;
- 1 group housing erf to be used as road
- 1 group housing erf to be used as open space;
- 1 Transport Zone (public road).

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628UGECH1/TASK/FISUB3

ANNEXURE 3





MUNISIPALITEIT
Wes Keap

UMASIPALA WASE
Intshona - Koloni

MUNICIPALITY
Western Cape

Posbus / P.O. Box 19 George 6530 Tel: 044 8019111 Fax: 044 8733776

E-mail: keith@george.org.za

VERW/REF:

Hansmoeskraal 202/21, 23, 24 and 48, George

NAVRAE: Mr. Keith Meyer
ENQUIRIES:

TEL: 044 – 801 9435

17 December 2015

BY HAND

Delplan
P O Box 9956
GEORGE
6530

SUBDIVISION : HANSMOESKRAAL 202/21, 23, 24 AND 48, GEORGE

Abovementioned application refers.

The Directorate: Human Settlements, Land Affairs and Planning has, under delegated authority, W.1.64 of 25 January 2012 decided that the application for the subdivision of Portions 21, 23, 24 and 48 of the Farm Hansmoeskraal 202 in terms of Section 24(2) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) for the development approved on 05 May 2011 and as revised on 15 October 2015, in order to permit the following:

Phase 1:

1. Amendment of the Subdivision Plan of Hansmoeskraal 202/48 in terms of Section 30 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) in order to establish the following erven:
 - a. 136 Residential Zone II (Group Housing) erven;
 - b. 1 Group Housing erf to be subdivided following road closure;
 - c. 1 Group Housing erf to be used as a road;
 - d. 1 Group Housing erf to be used as an Open Space;
 - e. 1 Transport Zone I (public road);

Phase 2:

2. Subdivision of the Farm Hansmoeskraal 202/21 Division George in terms of Section 24(2) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) in Portion A (± 1.5 ha) and Remainder (± 12.2 ha);
3. Subdivision of Hansmoeskraal 202/23 Division George in terms of Section 24(2) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) in Portion B (± 6.1 ha) and Portion C (± 8.6 ha);
4. Subdivision of Remainder Hansmoeskraal 202/21 Division George in terms of Section 24(2) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) in Portion D (± 7.8 ha) and Portion E (± 4.5 ha);

DELplan

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5. Subdivision of Hansmoeskraal 202/24 Division George in terms of Section 24(2) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) in Portion F ($\pm 4.3\text{ha}$) and Portion G ($\pm 9.7\text{ha}$);

BE APPROVED in terms of Section 25 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985),

FOR THE FOLLOWING REASONS:

- a) The portion of road along the northern boundary of Portion 48 of the Farm Hansmoeskraal, 202 has officially been closed;
- b) The circumstances around the last approval have not changed and therefore there is no reason not to approve the proposed subdivision plan;
- c) The application is submitted to give effect to the development rights of the subject properties,

subject to the following conditions imposed in terms of Section 42 of the said Ordinance, namely:

CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, LAND AFFAIRS AND PLANNING:

1. That in terms of Sections 27 of the Land Use Planning Ordinance (15 of 1985), the subdivision application shall lapse if not acted upon within a period of five years from the date of approval;
2. That the approval shall be taken to cover only the application applied for and shall not be construed as to depart from any other Council requirement or legal provision;
3. That the subdivision and consolidation occurs in accordance with the subdivision plans (ANNEXURE 2 and 3) dated Nov 2015 and drawn by DELplan Consulting (Annexure "A"), which bears Council's stamp;
4. That the conditions as stated in the approval letters for the development of Portions 21, 23, 24 and 48 of the Farm Hansmoeskraal 202, dated 05 May 2011 and 28 October 2013 be adhered to;
5. All other requirements of the Section 8 Zoning Scheme Regulations (1988) must be adhered to;
6. That the approval will only be regarded as implemented on the transfer of at least one subdivided portion.

Notwithstanding Council's decision you have the right of appeal against the conditions of approval in terms of Section 62 of the Municipal Systems Act, 32 of 2000, which right must be exercised and submitted in writing **within 21 days from date of registration (date stamp on envelope)** of this letter. The appeal must be directed to **The Municipal Manager, PO Box 19, George, 6530 within the aforementioned time.**

Yours Faithfully



T BOTHA
MUNICIPAL MANAGER

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PROJECT:

Proposed subdivision
for EARP Construction (Pty) Ltd

DESCRIPTION:

Hansmoeskraal 202/21, 23, 24 & 48, George

TITLE:

Subdivision plan 3 - Phase 1

NOTES:

- Phase 1 (for subdivision):
- Subdivision of Hansmoeskraal 202/48 in the following event:
 - > 136 Residential Zone II (group house) event;
 - > 1 group housing erf to be used as road;
 - > 1 group housing erf to be used as open space;
 - > 1 Transport Zone I (public road).



A3 Scale:

1:1250

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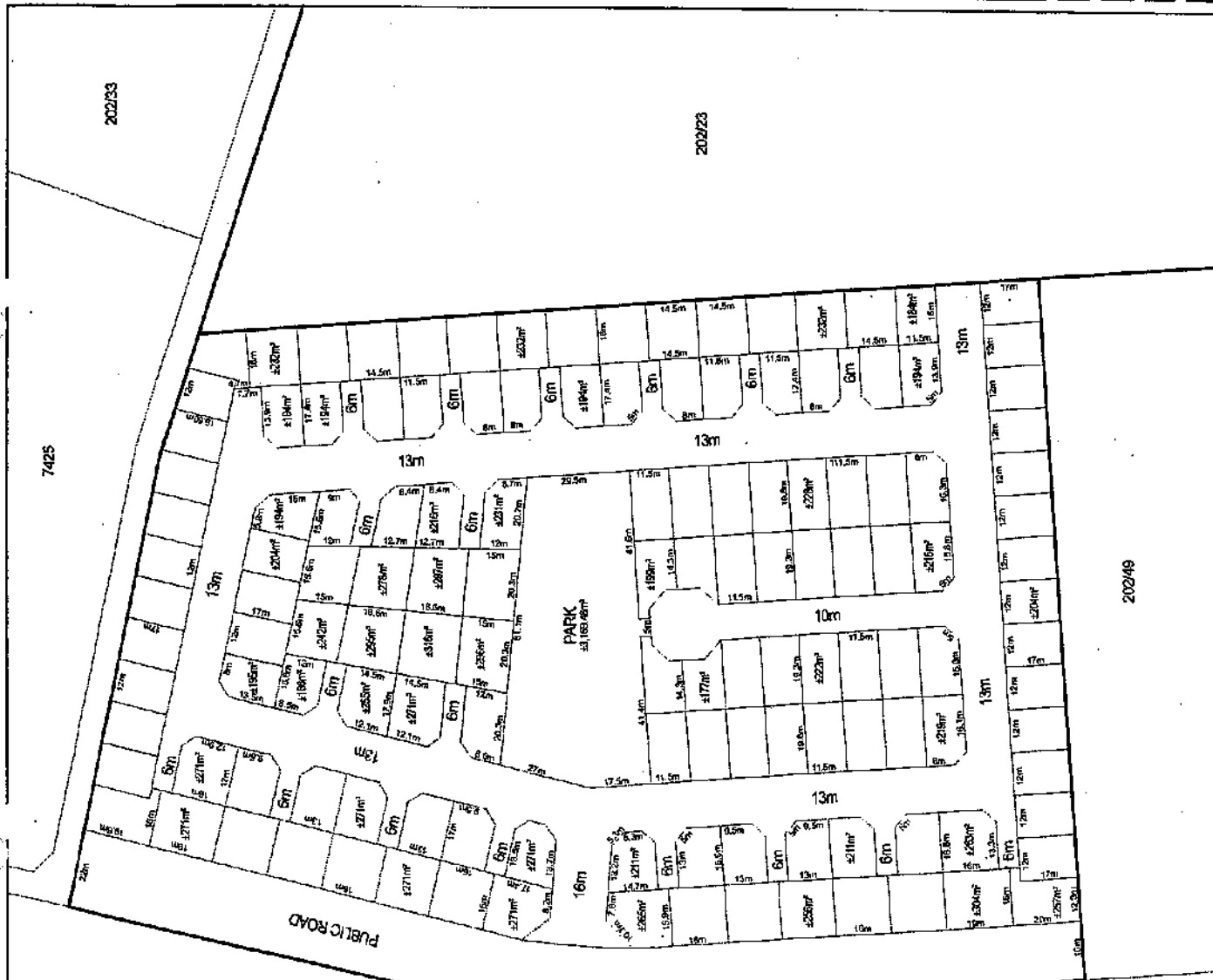


DESIGNED: MV

DRAWN: MV

DATE: NOV 2015

PLAN NO: ANNEXURE 3



MUNICIPALITY OF GEORGE

Hierdie onderverdeling is goedgekeur volgens Artikel 25(1) van Ordinance 15 van 1995 onderworpe aan die voorwaardes vervat in die delingsplan.

Subdivision approved in terms of section 25(1) of the Land Use Planning Ordinance 15 of 1995 subject to the conditions contained in the subdivision plan.

13/12/15

Director Planning & Development

Datum/Dats

202/30

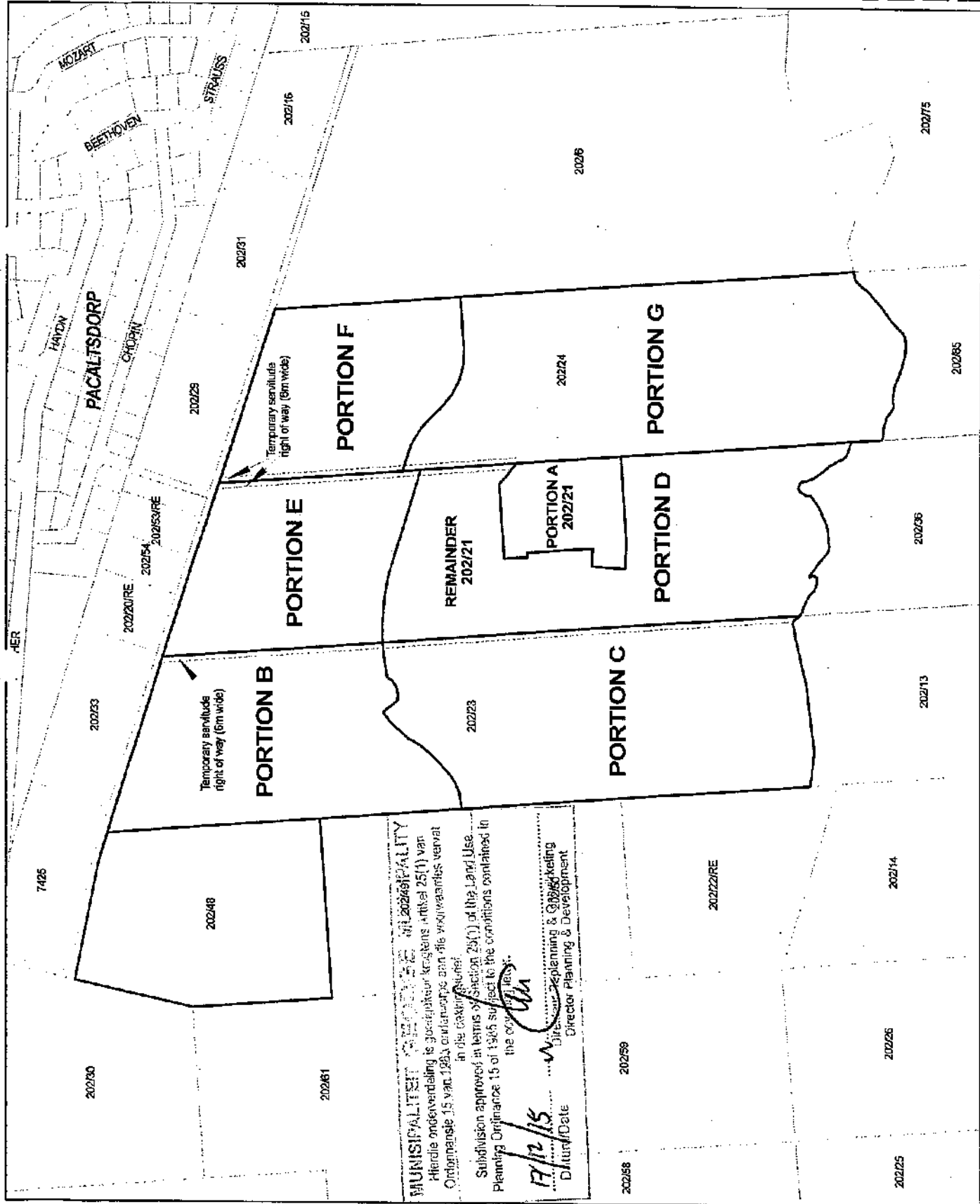
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PROJECT: Proposed subdivision for EARP Construction (Pty) Ltd	PROJECT: Proposed subdivision for EARP Construction (Pty) Ltd
DESCRIPTION: Hansmoeskraal 202/21, 23, 24 & 48, George	DESCRIPTION: BESKRYWING: Hansmoeskraal 202/21, 23, 24 & 48, George
TITLE: Subdivision plan 2 - Phase 2	TITLE: Subdivision plan 2 - Phase 2
NOTES: Phase 2 (for subdivision): • Subdivision of Hansmoeskraal 202/21 in Portion A (21.5ha) and Remainder (42.2ha); • Subdivision of Hansmoeskraal 202/23 in Portion B (45.1ha) and Portion C (48.6ha); • Subdivision of Remainder Hansmoeskraal 202/21 in Portion D (27.8ha) and Portion E (34.5ha); • Subdivision of Hansmoeskraal 202/24 in Portion F (44.3ha) and Portion G (49.7ha).	
A3 Scale: 	1:1000
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 DELplan CONSULTING URBAN & REGIONAL PLANNERS	
DESIGNED: MV	DESIGNED: MV
DRAWN: MV	DRAWN: MV
DATE: NOV 2015	DATE: NOV 2015
PLAN NO: ANNEXURE 2	PLAN NO: ANNEXURE 2



Estate Housing Pty.



G E O R G E

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Wes Kaap

UMASIPALA WASE
Indshona - Kokoni

MUNICIPALITY
Western Cape

Postbus / P.O. Box 19 George 6530 Tel: 044 8019711 Fax: 044 8733776

**MENSLIKE NEDERSETTINGS, GRONDSAKE EN BEPLANNING
HUMAN SETTLEMENTS, LAND AFFAIRS AND PLANNING**

OUR REF: Hansmoeskraal 202/21, 23, 24 & 48, Division George

YOUR REF: Hansmoeskraal 202/21, 23, 24 & 48, Division George

ENQUIRIES: Marisa Arries

TEL: 044-801 9473

FAX: 086 570 1900

EMAIL: marries@george.gov.za

DATE: 17 November 2017

DELplan

2017 -11- 17

URBAN AND REGIONAL PLANNING

DELPLAN
PO BOX 9956
GEORGE
6530

planning@delpian.co.za

**APPLICATION FOR AMENDMENT OF SUBDIVISIONAL PLAN:
HANSMOESKRAAL 202/21, 23, 24 & 48, DIVISION GEORGE**

Your application in the above refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, WW.1.33 of 29 July 2015 decided that the following application applicable to Farm Hansmoeskraal 202 Portions 21, 23, 24 and 48, Division George:

1. Amendment of Subdivision Plan in terms of Section 15(2)(k) of the Land Use Planning Bylaw for George Municipality, 2015 of Farm Hansmoeskraal 202 Portions 21, 23, 24 and 48, Division George as follows:

Phase 1:

1. Amendment of the Subdivision Plan of Hansmoeskraal 202/48 in terms of Section 30 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) in order to establish the following erven:
 - a. 136 Residential Zone II (Group Housing) erven;
 - b. 1 Group Housing erf to be subdivided following road closure;
 - c. 1 Group Housing erf to be used as a road;
 - d. 1 Group Housing erf to be used as an Open Space;
 - e. 1 Transport Zone I (public road);

Reasoning

Phase 2:

2. Subdivision of the Farm Hansmoeskraal 202/21 Division George in terms of Section 24(2) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) in Portion A (± 1.5 ha) and Remainder (± 12.2 ha);

Phase 3:

3. Subdivision of Hansmoeskraal 202/23 Division George in terms of Section 24(2) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) in Portion B (± 6.1 ha) and Portion C (± 8.6 ha);
 4. Subdivision of Remainder Hansmoeskraal 202/21 Division George in terms of Section 24(2) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) in Portion D (± 7.8 ha) and Portion E (± 4.5 ha);
 5. Subdivision of Hansmoeskraal 202/24 Division George in terms of Section 24(2) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) in Portion F (± 4.3 ha) and Portion G (± 9.7 ha);
2. The Site Development Plan that is titled Subdivision plan 2- Phase 2 has a *"temporary servitude"* registered on it. The phrase must change to *"temporary servitude (right of way) with water pipeline"*.

BE APPROVED in terms of Section 60 of said By-law for the following reasons:

REASONS FOR DECISION:

- a. The circumstances around the last approval have not changed and therefore there is no reason not to approve the proposed application;
- b. The application submitted is to give effect to the development rights of the subject properties;

Subject to the following conditions imposed in terms of Sections 66 of the said By-law, namely:

CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, LAND AFFAIRS AND PLANNING

1. That in terms of Section 22(1) of the Land Use Planning By-law for the George Municipality, 2015, the subdivision shall lapse if not implemented before 17 December 2020
2. This approval shall be taken to cover the Subdivision applied for as indicated on the Subdivision Plan numbered Annexure 2 dated Nov 2015, drawn by Delplan Consulting Urban & Regional Planners attached as **"Annexure A"** which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision;
3. That an approved Surveyor General diagram be submitted to the Directorate: Human Settlements, Land Affairs And Planning for record purposes;
4. That the approval will only be regarded as implemented on the submission of the approved SG Diagram by the Surveyor General as well as the issuing of a certificate of Subdivision for the subdivided properties.

5. That the conditions as stated in the approval letters for the development of Portions 21, 23, 24 and 48 of the Farm Hansmoeskraal 202, dated 05 May 2011 and 28 October 2013 be adhered to;
6. All other requirements comply with the applicable zoning scheme;
7. The above approval will be considered as implemented on the transfer of at least one (1) portion.

You have the right to appeal to the Appeal Authority against the decision of the Authorised Official, in terms of Section 79(2) of the George Municipality's By-law on Municipal Land Use Planning.

- A detailed motivated appeal with reasons should be directed to and received by the Appeal Authority, P O Box 19, George **on or before 8 DECEMBER 2017**.
- An appeal that is not lodged within this timeframe or that does not comply with Section 80 of the George Municipality's By-law on Municipal Land Use Planning will be deemed invalid.

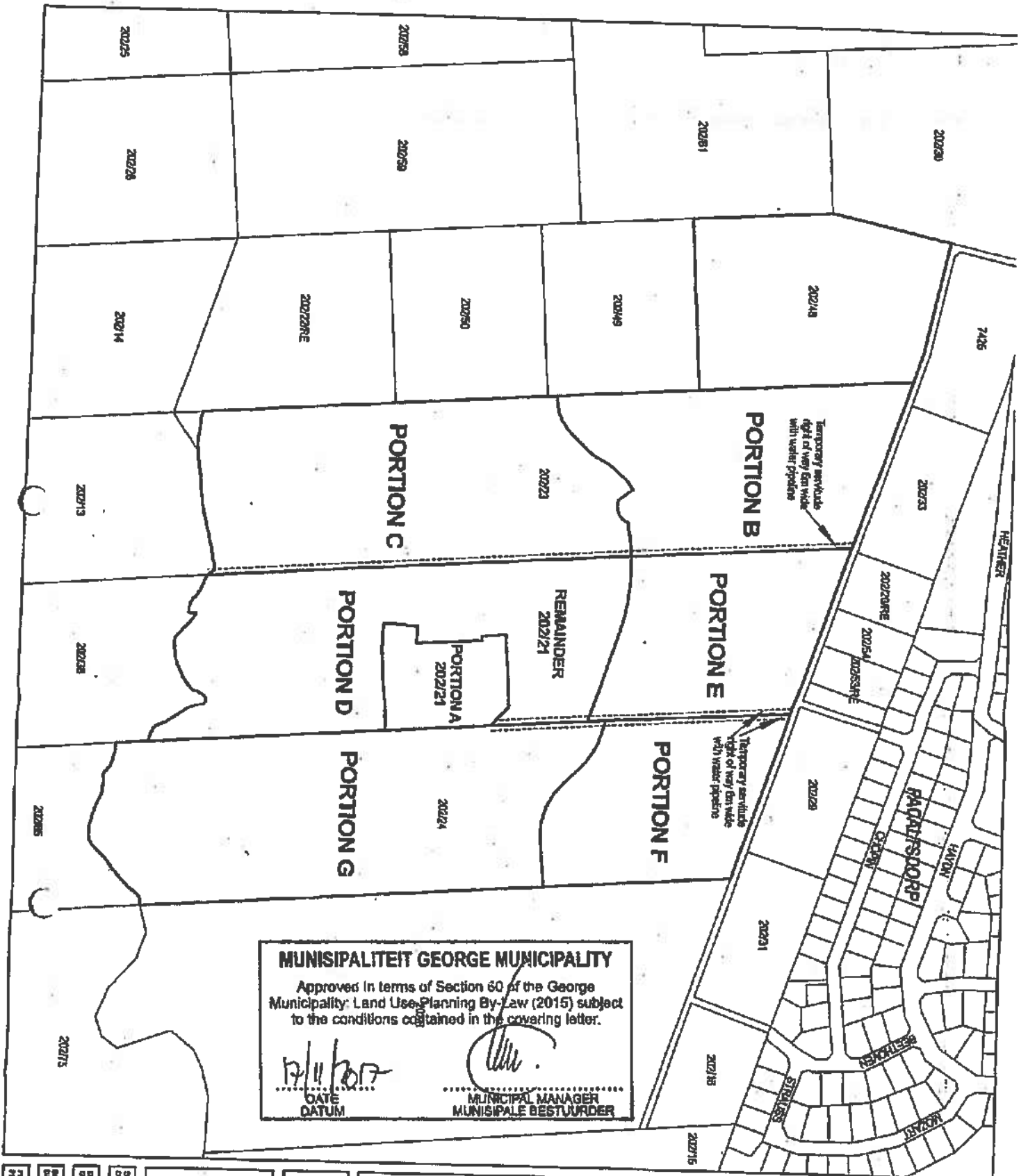
Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Kindly note that in terms of Section 80(14) of the George Municipality's By-law on Municipal Land Use Planning, the above decision is suspended until such time as the period for lodging an appeal has lapsed, any appeal has been finalized and you have been advised accordingly.

Yours faithfully


T BOTHA
MUNICIPAL MANAGER

G:\Michelle\Marisa\approvals_2017\Farmmoeskraal202_21,23,24 & 48(amendment of subdivisional plan_approval\plan.doc



MUNISIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of Section 60 of the George Municipality Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.
 17/11/17
 DATE
 DATUM
 MUNICIPAL MANAGER
 MUNISIPALE BESTUURDER

COPIRIGHT: The drawing is the copyright of DELplan Urban & Regional Planning. It is not to be used for any other purpose without the written consent of DELplan Urban & Regional Planning. All dimensions must be checked and confirmed by a Professional Land Surveyor. Any discrepancies should be referred to DELplan Urban & Regional Planning.	
PROJECT: Proposed subdivision for EAPC Construction (Pty) Ltd	
DESCRIPTION: Hemerstrand 202/21, 23, 24 & 48, George	
TITLE: Subdivision plan 2 - Phase 2 & 3	
NOTES: - Phase 2 (for subdivision): - Subdivision of Hemerstrand 202/21 in Portion A (1:1.2ha) and Remainder (1:12.2ha); - Phase 3 (for subdivision): - Subdivision of Hemerstrand 202/23 in Portion B (1:1.1ha) and Portion C (1:1.1ha); - Subdivision of Remainder Hemerstrand 202/21 in Portion D (1:1.1ha) and Portion E (1:1.1ha); - Subdivision of Hemerstrand 202/24 in Portion F (1:1.1ha) and Portion G (1:1.1ha);	NOTES:
AS Scale: 1:4000	
DATE: NOV 2015	
PLANNING ATTACHMENT 2	



tel: 044 873 4569 • Email: planning@delplan.co.za
www.delplan.co.za

OUR REF: Farm 202/23, George

DATE: 15 November 2019

REGISTERED MAIL

Marlize De Bruyn Planning
P O Box 2359
GEORGE
6530

**APPLICATION FOR SUBDIVISION : PORTION 23 OF FARM
HANSMOESKRAAL 202, DIVISION GEORGE**

Your application in the above refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, WW.1.33 of 29 July 2015 decided that the following application applicable to Portion 23 of the Farm Hansmoeskraal 202, in accordance with approval letter 15 October 2015:

1. Subdivision in terms of Section 15(2)(d) of the George Municipality Land Use Planning By-law, 2015 of the subdivisinal area, Portion B (±6.1ha), into the following portions:
 - x133 "General Residential Zone II" erven;
 - x1 "General Residential Zone IV" erf;
 - x1 "Open Space Zone II" erf;
 - x1 "Transport Zone III" erf;
 - x1 "Transport Zone II" erf.

BE APPROVED in terms of Section 60 of said Planning By-Law for the following reasons:

REASONS FOR DECISION:

- a. This subdivision give effect to the existing development rights of the subject property;
- b. The proposed development is considered to be reconcilable with the surrounding developments and will not have an adverse impact on the neighbour's rights and amenities;
- c. The application is consistent with the objectives of the spatial development frameworks/plans for the area.
- d. To ensure compliance with Section 98 of the Land Use Planning By-Law for George Municipality, 2015.

Subject to the following conditions imposed in terms of Sections 66 of the said By-law, namely:

CONDITIONS:

That in terms of Section 22(1) of the Land Use Planning By-law for the George Municipality

1. 2015, the subdivision shall lapse if not acted upon within a period of five (5) years from the date of approval;
2. This approval shall be taken to cover only the subdivision and zoning plan as applied for and indicated on the proposed subdivision plan with the number Annexure 6 (G19), dated July 2019 and drawn by CE attached as "Annexure A", which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision;
3. That a site development plan be submitted by the owner for approval by the Director: Planning and Development, in accordance with the provisions of Section 24 of the Zoning Scheme By-Law, prior to submission of building plans for the "General Residential Zone IV" erf.
4. That the applicant is responsible for the allocation of the Public Street names in accordance with the George Municipality Policy on Place Naming, Street Naming and Numbering, 2013 prior to the registration of the General Plan by the Surveyor General.
5. A temporary right of way servitude needs to be registered over Erf 9433, Pacaltsdorp (private road in Phase 1) in favour of the "General residential Zone II" erven that forms part of this development (phase 2).
6. Consent from the existing Home Owners Association (Phase 1) needs to be obtained, prior to the registration of the temporary right of way servitude at the Office of the Registrar of Deeds.
7. Any additional costs incurred for maintenance and/or rehabilitation of the private road in phase 1 (Erf 9433, Pacaltsdorp), during or due to the utilisation of the said road for temporary access to Phase 2, will be for the developer (the details of which will be decided between the HOA and the developer).
8. The construction of the public road (the link between Beach Road and the roundabout that links with Phases 2 and 3 and subsequently Phases 4, 5, 6 and 7) must be completed to the satisfaction of the Directorate: Civil and Engineering Services, prior to the transfer of the first flat within "General Residential Zone IV" development of Phase 2;
9. That all public roads be transferred to the municipality at the developer's cost, to the satisfaction of the Department: Civil Engineering Services, with the first transfer of a flat within the "General Residential Zone IV" development of phase 2;
10. The proposed development needs to comply with Regulation XA of SANS 10400 to the satisfaction of the Directorate: Electrical Engineering Services;
11. The installation of ripple bays for all geysers with an electrical element is compulsory to the satisfaction of the Directorate: Electrical Engineering Services

12. Only one electrical connection permitted per registered erf, to the satisfaction of the Directorate: Electrical Engineering Services
13. That all property owners and/or body corporate within the respective group housing and flats developments shall become members of a Home Owners' Association or an existing Home Owners Association. The Home Owners' Association is to be constituted in terms of Section 29 of the Land Use Planning By-Law for George Municipality, 2015. The HOA constitution must comply with the provisions of sub-section 29(3) and is to be submitted to the Directorate: Planning and Development for approval. No individual erven will be transferred prior to the approval of the constitution.
14. That no building plans or amendments to building plans be approved by the municipality unless first approved by the relevant Home Owners' Association;
15. That until the establishment of the HOA, the developer shall assume the responsibilities of the HOA.
16. That the conditions as stated in the approval letters (attached hereto) for the development of Portions 21, 23, 24 and 48 of the Farm Hansmoeskraal 202, dated 5 May 2011 (amendments: 28 October 2013) be adhered to;
17. The approval will only be regarded as implemented on the approval of the General Plan by the Surveyor General as well as the registration of the General Plan in terms of the Deeds Registries Act;

You have the right to appeal to the Appeal Authority against the decision of the Authorised Official, in terms of Section 79(2) of the George Municipality's By-law on Municipal Land Use Planning.

- A detailed motivated appeal with reasons should be directed to and received by the Appeal Authority, P O Box 19, George **on or before 6 DECEMBER 2019.**
- An appeal that is not lodged within this timeframe or that does not comply with Section 80 of the George Municipality's By-law on Municipal Land Use Planning will be deemed invalid.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Kindly note that in terms of Section 80(14) of the George Municipality's By-law on Municipal Land Use Planning, the above decision is suspended until such time as the period for lodging an appeal has lapsed, any appeal has been finalized and you have been advised accordingly.

Yours faithfully



T BOTHA
MUNICIPAL MANAGER

S:\SHARED TEGNIES\Marine 2019\Approvals\Hansmoeskraal 202-23G (Subdivision Approval)\MdeBruyn.docx

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.

15/11/2014

DATE
MUNICIPAL MANAGER
MUNISIPALE BESTUURDER

Mookikloof Phase 2

Proposed Subdivision of Portion of Hamansmoetsraal 2022/23 for Eorp Konstruksie Pty Ltd

Subdivision Plan

Subdivision of Portion B (25,1ha) (estate housing site) (as per approval letter dated 15 October 2015) of Hamansmoetsraal 2022/23 in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-Law (2015) in the following portions:

- 133 group housing area in (General Residential Zone II)
- 134 1st erf (General Residential Zone IV)
- 135 private open spaces and (Open Space Zone II)
- 136 private road erf (Transport Zone II)
- 137 public road erf (Transport Zone II)

PROPOSED SUBDIVISION	AREA IN m²
ERF ZONING	
1-133 General Residential Zone II	30038
134 General Residential Zone IV	13528
135 Open Space Zone II	3110
136 Transport Zone III	11803
137 Transport Zone II	5095
TOTAL AREA	48,5ha

MAKES DE BUREAU PLANNING
Geplanninge Departement
PO Box 220, George 6520
Tel: 023 234 1000
Fax: 023 234 1001
E-mail: info@mak.debuurplanning.co.za
www.mak.debuurplanning.co.za



DRAWING NO: A100000006

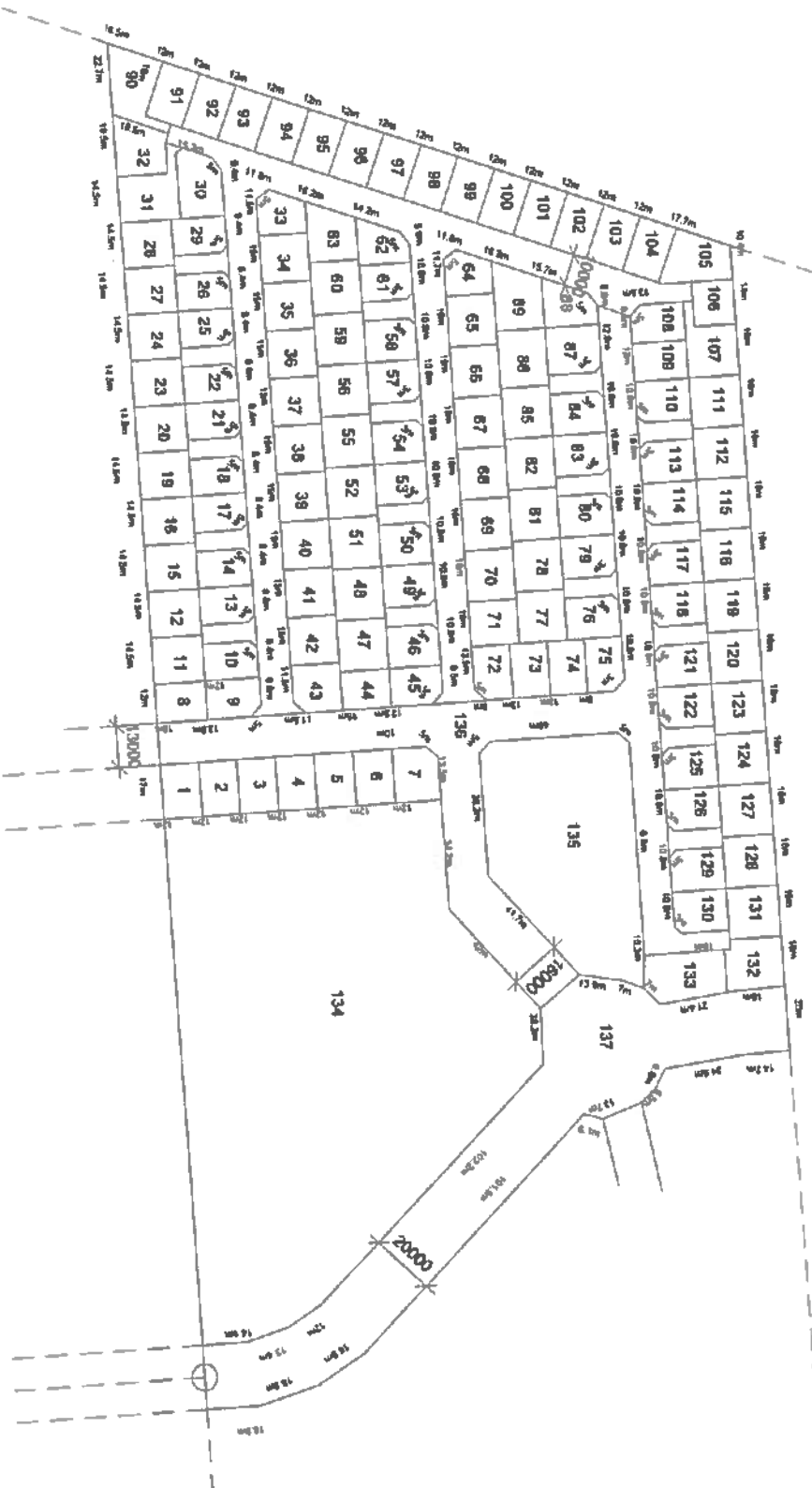
DESIGNED BY: MAB

DRAWN BY: CE

DATE: July 2019

PROJECT NO: 167/G19

KOPEREES VOORBEREIDINGSTRAAT NIE SEREVEE
MARLIZE DE BRUYN PLANNING



OUR REF: Farm Hansmoeskraal 202/21,23,2&48, George
DATE: 26 February 2021

REGISTERED MAIL

Marlize De Bruyn Planning
P O Box 2359
GEORGE
6530

**EXTENSION OF THE VALIDITY PERIOD OF AN APPROVAL
(MOOIKLOOF) : FARM HANSMOESKRAAL 202 PORTIONS 21,23,24 AND
48, DIVISION GEORGE**

Your application in the above refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, WW.1.33 of 29 July 2015 decided that the application for extension of validity period in terms of Section 15(2)(i) of the Land-Use Planning By-Law for George Municipality, 2015, for the approvals on Portions 21, 23, 24 & 48 of the Farm Hansmoeskraal 202, Division George as per letter dated 5 May 2011, as extended and amended on 4 June 2013, 28 October 2013, 15 October 2015, 17 December 2015 and 17 November 2017 respectively for a further period of 5 years until 17 December 2025;

BE APPROVED in terms of Section 66 of said By-Law for the following reasons:

REASONS FOR DECISION:

- I. The application complies with the requirements of Section 67 of the Land Use Planning By-Law for George Municipality, 2015.
- II. Phase 1 and a part of Phase 2 of the development have been implemented and the developers have shown resolve to implement the remaining 5 phases.

You have the right to appeal to the Appeal Authority against the decision of the Authorised Official, in terms of Section 79(2) of the George Municipality's By-law on Municipal Land Use Planning.

- A detailed motivated appeal with reasons should be directed to and received by the Appeal Authority, P O Box 19, George **on or before 19 MARCH 2021.**

- An appeal that is not lodged within this timeframe or that does not comply with Section 80 of the George Municipality's By-law on Municipal Land Use Planning will be deemed invalid.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Kindly note that in terms of Section 80(14) of the George Municipality's By-law on Municipal Land Use Planning, the above decision is suspended until such time as the period for lodging an appeal has lapsed, any appeal has been finalized and you have been advised accordingly.

Yours faithfully



D POWER

DEPUTY DIRECTOR: PLANNING AND DEVELOPMENT

C:\Michelle\erf135hoekwil(departure_approval)\delplan.doc

OUR REF: Hansmoeskraal 202/21.23.24 &48, George
DATE: 5 March 2021

REGISTERED MAIL

Marlize De Bruyn Planning
P O Box 2359
GEORGE
6530

**AMENDMENT OF CONDITIONS OF APPROVAL (5 MAY 2011) :
HANSMOESKRAAL 202 PORTIONS 21,23,24 & 48, DIVISION GEORGE**

Your application in the above refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, WW.1.33 of 29 July 2015 decided the Application in terms of Section 15(2)(i) of the Land Use Planning By-Law for George Municipality for the amendment of the following conditions of approval dated 5 May 2011 applicable to Portions 21, 23, 24 & 48 of the Farm Hansmoeskraal, 202, Division George:

ORIGINAL CONDITOINS:

- a) Condition (a)(5)(iii) Building lines: Street – Garage 0m, other 3m
Side – garage 0m, other 1.5m
Rear – all 1.5m;
- b) Condition (a)(6)(iii) Building lines: Street – Garage 0m, other 3m
Side – garage 0m, other 0m/ 1.5m
on at least one side
Rear – all 1.5m;

TO READ AS FOLLOWS:

- a) Condition (a)(5)(iii) Building lines: Street – Garage 0m, other 1.5m
Side – garage 0m, other 1.5m
Rear – all 1.5m;
- b) Condition (a)(6)(iii) Building lines: Street – Garage 0m, other 1.5m
Side – garage 0m, other 0m/ 1.5m
on at least one side
Rear – all 1.5m;

BE APPROVED in terms of Section 60 of said By-law for the following reasons:

REASONS FOR DECISION:

- a. The necessary approvals were obtained from the HOA of Mooikloof Oudekloof and the property owner of Phase 2 (Boschkloof & Kloofsig).
- b. The proposal will not have an adverse impact on the character of the area or the environment;
- c. The proposal will not have an adverse effect on the streetscape or traffic movement;

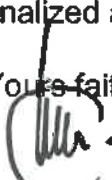
You have the right to appeal to the Appeal Authority against the decision of the Authorised Official, in terms of Section 79(2) of the George Municipality's By-law on Municipal Land Use Planning.

- A detailed motivated appeal with reasons should be directed to and received by the Appeal Authority, P O Box 19, George **on or before 26 MARCH 2021**.
- An appeal that is not lodged within this timeframe or that does not comply with Section 80 of the George Municipality's By-law on Municipal Land Use Planning will be deemed invalid.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Kindly note that in terms of Section 80(14) of the George Municipality's By-law on Municipal Land Use Planning, the above decision is suspended until such time as the period for lodging an appeal has lapsed, any appeal has been finalized and you have been advised accordingly.

Yours faithfully


D POWER

DEPUTY DIRECTOR: PLANNING AND DEVELOPMENT

C:\Users\mhweiman\Desktop\Printing\5 March\Approval Letter Mooikloof Hansmoeskraal 202-21-23-24-48 George(Amendment of Condition).docx

Ann 2

Resolution & Power of Attorney

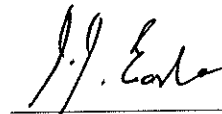
Earp Construction Pty Ltd, the registered owner of Erf 9783 Pacaltsdorp (unregistered portion of Remainder Hansmoeskraal 202/21), George Municipality & Division hereby resolve to authorise Marlize de Bruyn and Denise Janse van Rensburg from DMC Town Planning to submit the required land use application for the subdivision of Phase 4 of Mooikloof Country Estate in terms of Section 15(2) of the George Municipality: Land Use Planning By-law for the property.

Signed at GEORGE.....on the 11TH MAY..... 2026



PW Earle

11/5/2026
Date



IJ Earle

11/5/2026
Date



GJ Earle

11/5/2026
Date



Witness

11/5/2026
Date

Disclosure Certificate: Companies and Close Corporations

Registration Number: 1973 / 000442 / 07
Enterprise Name: EARP KONSTRUKSIE

ENTERPRISE INFORMATION

Registration Number 1973 / 000442 / 07
Enterprise Name EARP KONSTRUKSIE (PTY) LTD
Registration Date 11/01/1973
Business Start Date 11/01/1973
Enterprise Type Private Company
Enterprise Status In Business
Compliance Notice Status NONE
Financial Year End February
TAX Number 9040315633

Addresses **POSTAL ADDRESS**
P O BOX 1680
GEORGE
6530

ADDRESS OF REGISTERED OFFICE
88 PLATTNER BOULEVARD
GEORGE
6529

ACTIVE MEMBERS / DIRECTORS

Surname and First Names	Type	ID Number / Date of Birth	Contrib. (R)	Interest (%)	Appoint. Date	Address
EARLE, ISAK JOHANNES	Director	[REDACTED]	0.00	0.00	05/01/1975	Postal: P O BOX 1680, GEORGE, GEORGE, WESTERN CAPE, 6530 Residential: 169 EARLS COURT, AIRWAY ROAD, HEATHER PARK GEORGE, WESTERN CAPE, 6529
EARLE, PIETER WILLEM	Director	[REDACTED]	0.00	0.00	01/11/1973	Postal: PO BOX 1680, GEORGE, GEORGE, WESTERN CAPE, 6530 Residential: 170 EARLS COURT, AIRWAY ROAD, HEATHER PARK GEORGE, WESTERN CAPE, 6529
EARLE, GERT JOHANNES	Director	[REDACTED]	0.00	0.00	01/02/1999	Postal: P O BOX 1680, GEORGE, GEORGE, WESTERN CAPE, 6530 Residential: 1028 OU BAAI GOLF ESTATE, OUBAAI, HEROLDS BAY, WESTERN CAPE, 6530

AUDITOR DETAILS

Auditor Name	Type	Status	Appointment Date	Resignation Date	Email Address
JONES & CO	Auditor	Resign	2000-03-01		

Profession Number: 964727

**Certificate issued by the Commissioner of Companies & Intellectual
Property Commission on Thursday, January 16, 2025 at 21:48**



Disclosure Certificate: Companies and Close Corporations

Registration Number: 1973 / 000442 / 07
Enterprise Name: EARP KONSTRUKSIE

BOSHOF VISSE INCORPORATED	Auditor	Resign	2007-02-01	mosselbay@bving.co.za
Profession Number: 933996A				
MOORE SOUTHERN CAPE INC	Auditor	Current		ACTIVE
Profession Number: 925187				
HENDRIK SCHALK LAMEY DE JAGER	Designated Auditor	Current		ACTIVE
Profession Number: 803448				

CHANGE SUMMARY

18/09/2000 Member Change on 18/09/2000.
Change Record
Surname = EARLE
First Names = ISAK JOHANNES
Status = Active

01/02/2001 Registered Address Change on 15/02/2001.
301 LEOPONT BUILDING
451 CHURCH STREET-EAST
PRETORIA
0002
0005

07/05/2002 Postal Address Change on 24/05/2002.
POSBUS 35296
MENLO PARK

01/03/2006 Postal Address Change on 22/03/2006.
0102
PRIVATE BAG 37878
FAERIE GLEN

01/03/2006 Member Change on 01/03/2006.
Surname=EARLE
Full ForeNames=PIETER WILLEM
Id No=4501085085002
Status :ACTIVENature of Change=AMEND ADDRESSES & ID NO

01/03/2006 Accounting Officer Change on 01/03/2000.
jones & co670 JACQUELINE DRIVE
GARSFONTEIN

0081
PRIVATE BAG 37878
FAERIE GLEN

0043
Status : Current

16/10/2007 Accounting Officer Change on 01/02/2007.



**Certificate issued by the Commissioner of Companies & Intellectual
Property Commission on Thursday, January 16, 2025 at 21:48**

Disclosure Certificate: Companies and Close Corporations

Registration Number: **1973 / 000442 / 07**
Enterprise Name: **EARP KONSTRUKSIE**

P O BOX 732
MOSSEL BAY

6500

11/01/1973 Status : Address Change
Registration of CC/CO on 11/01/1973.

26/02/2008 Member Change on 26/02/2008.
Change Record
Surname: = EARLE
First Names: = PIETER WILLEM
Status: = Active

26/02/2010 Member Change on 26/02/2010.
Surname=EARLE
Full ForeNames=PIETER WILLEM
Id No=4501085085085
Status :ACTIVENature of Change=UPDATE DETAILS

14/06/2012 Postal Address Change on 04/06/2012.
P O BOX 732
MOSSEL BAY

6500

07/01/2014 SMS Notification that Annual Return is due was sent on 07/01/2014.
E-Mail send to ISAK JOHANNES EARLE for 2014

07/01/2014 SMS Notification that Annual Return is due was sent on 07/01/2014.
E-Mail send to ISAK JOHANNES EARLE for 2014

31/03/2015 Member Change on 31/03/2015.
Director GERT JOHANNES EARLE details was Changed

01/01/2016 SMS Notification that Annual Return is due was sent on 01/01/2016.
E-Mail send to PIETER WILLEM EARLE for 2016

05/01/2017 Email Notification that Annual Return is due was sent on 05/01/2017.
E-Mail sent to GERT JOHANNES EARLE for 2017

03/01/2018 Email Notification that Annual Return is due was sent on 03/01/2018.
E-Mail sent to PIETER WILLEM EARLE for 2018

11/01/2019 Email Notification that Annual Return is due was sent on 11/01/2019.
E-Mail sent to GERT JOHANNES EARLE for 2019

05/01/2020 Email Notification that Annual Return is due was sent on 05/01/2020.
E-Mail sent to PIETER WILLEM EARLE for 2020

02/01/2022 Email Notification that Annual Return is due was sent on 02/01/2022.
E-Mail sent to ISAK JOHANNES EARLE for 2022

24/08/2022 Accounting Officer Change on 24/08/2022.
Change Record
Name : = BOSHOF VISSE INCORPORATED
Status : = Resign

24/08/2022 Accounting Officer Change on 24/08/2022.
Add Record
Name : = HENDRIK SCHALK LAMEY DE JAGER
Status : = Current

02/01/2023 Email Notification that Annual Return is due was sent on 02/01/2023.
E-Mail sent to PIETER WILLEM EARLE for 2023

03/01/2024 Email Notification that Annual Return is due was sent on 03/01/2024.
E-Mail sent to PIETER WILLEM EARLE for 2024

**Certificate issued by the Commissioner of Companies & Intellectual
Property Commission on Thursday, January 16, 2025 at 21:48**

Disclosure Certificate: Companies and Close Corporations

Registration Number: **1973 / 000442 / 07**
Enterprise Name: **EARP KONSTRUKSIE**

02/01/2025 Email Notification that Annual Return is due was sent on 02/01/2025.
E-Mail sent to PIETER WILLEM EARLE for 2025

02/01/2025 Email Notification that Annual Return is due was sent on 02/01/2025.
E-Mail sent to GERT JOHANNES EARLE for 2025

01/07/1998 Accounting Officer Change on 01/07/1998.

11/01/1973 Registration of CC/CO on 11/01/1973.

18/09/2000 Member Change on 18/09/2000.
Change Record
Surname = EARLE
First Names = PIETER WILLEM
Status = Active

07/05/2002 Registered Address Change on 24/05/2002.
IDA STRAAT 32
MENLO PARK
PRETORIA
0081

23/07/2002 Accounting Officer Change on 18/12/2001.
Change Record
Name : = PRICEWATERHOUSECOOPERS INC
Status : = Resign

30/08/2002 Accounting Officer Change on 11/04/2002.
Change Record
Name : = JONES EN KIE
Status : = Current

01/03/2006 Member Change on 01/03/2006.
Surname=EARLE
Full ForeNames=GERT JOHANNES
Id No=7301085073083
Status :ACTIVENature of Change=AMEND ADDRESSES

16/10/2007 Registered Address Change on 06/11/2007.
10 CHURCH STREET
MOSSEL BAY
6506

16/10/2007 Accounting Officer Change on 01/02/2007.

26/02/2008 Accounting Officer Change on 26/02/2008.
Change Record
Name: = BOSHOF VISSE INCORPORATED
Status: = Current

26/02/2008 Member Change on 26/02/2008.
Change Record
Surname: = EARLE
First Names: = GERT JOHANNES
Status: = Active

26/02/2010 Member Change on 26/02/2010.
Surname=EARLE
Full ForeNames=GERT JOHANNES
Id No=7301085073083
Status :ACTIVENature of Change=UPDATE DETAILS

14/06/2012 Registered Address Change on 04/06/2012.

**Certificate issued by the Commissioner of Companies & Intellectual
Property Commission on Thursday, January 16, 2025 at 21:48**

Disclosure Certificate: Companies and Close Corporations

Registration Number: **1973 / 000442 / 07**
Enterprise Name: **EARP KONSTRUKSIE**

10 CHURCH STREET
MOSSEL BAY

6506

20/01/2015 SMS Notification that Annual Return is due was sent on 20/01/2015.

E-Mail sent to ISAK JOHANNES EARLE for 2015

31/03/2015 Member Change on 31/03/2015.

Director ISAK JOHANNES EARLE details was Changed

01/01/2016 SMS Notification that Annual Return is due was sent on 01/01/2016.

E-Mail sent to GERT JOHANNES EARLE for 2016

12/02/2016 Annual Return completed on 12/02/2016.

Company / Close Corporation AR Filing - Web Services : Ref No. : 532382930

05/01/2017 Email Notification that Annual Return is due was sent on 05/01/2017.

E-Mail sent to ISAK JOHANNES EARLE for 2017

13/02/2017 Annual Return completed on 13/02/2017.

Company / Close Corporation AR Filing - Web Services : Ref No. : 563299307

03/01/2018 Email Notification that Annual Return is due was sent on 03/01/2018.

E-Mail sent to GERT JOHANNES EARLE for 2018

13/02/2018 Annual Return completed on 13/02/2018.

Company / Close Corporation AR Filing - Web Services : Ref No. : 5103676650

11/01/2019 Email Notification that Annual Return is due was sent on 11/01/2019.

E-Mail sent to ISAK JOHANNES EARLE for 2019

05/01/2020 Email Notification that Annual Return is due was sent on 05/01/2020.

E-Mail sent to GERT JOHANNES EARLE for 2020

20/02/2020 Annual Return completed on 20/02/2020.

Company / Close Corporation AR Filing - Web Services : Ref No. : 5229594069

03/01/2021 Email Notification that Annual Return is due was sent on 03/01/2021.

E-Mail sent to PIETER WILLEM EARLE for 2021

28/01/2021 Annual Return completed on 28/01/2021.

Company / Close Corporation AR Filing - Web Services : Ref No. : 5340283283

02/01/2023 Email Notification that Annual Return is due was sent on 02/01/2023.

E-Mail sent to ISAK JOHANNES EARLE for 2023

02/01/2023 Email Notification that Annual Return is due was sent on 02/01/2023.

E-Mail sent to GERT JOHANNES EARLE for 2023

02/01/2025 Email Notification that Annual Return is due was sent on 02/01/2025.

E-Mail sent to ISAK JOHANNES EARLE for 2025

07/07/1981 Short Name Change on 07/07/1981.

18/09/2000 Member Change on 18/09/2000.

Add Record

Surname = EARLE

First Names = GERT JOHANNES

Status = Active

01/02/2001 Postal Address Change on 15/02/2001.

P O BOX 1093

PRETORIA

0001

Physical Address

the dti Campus - Block F
77 Meintjies Street
Sunnyside 0001

Postal Address: Companies

P O Box 429
Pretoria
0001

Docex: 256

Web: www.cipc.co.za

Contact Centre: 086 100 2472 (CIPC)

Contact Centre (International): +27 12 394 9573



**Certificate issued by the Commissioner of Companies & Intellectual
Property Commission on Thursday, January 16, 2025 at 21:48**

Disclosure Certificate: Companies and Close Corporations

Registration Number: 1973 / 000442 / 07
Enterprise Name: EARP KONSTRUKSIE

23/07/2002 Accounting Officer Change on 04/01/2002.
Add Record
Name : = JONES EN KIE
Status : = Current

01/03/2006 Registered Address Change on 22/03/2006.
670 JACQUELINE DRIVE
GARSFONTEIN

01/03/2006 0081
Member Change on 01/03/2006.
Surname=EARLE
Full ForeNames=ISAK JOHANNES
Id No=5201115081084
Status :ACTIVENature of Change=AMEND ADDRESSES & ID NO

01/03/2006 Accounting Officer Change on 01/03/2000.
JONES EN KIE670 JACQUELINE DRIVE
GARSFONTEIN

0081
PRIVATE BAG 37878
FAERIE GLEN

0043
Status : Name Change
16/10/2007 Postal Address Change on 06/11/2007.
P O BOX 732
MOSSEL BAY

26/02/2008 6500
Member Change on 26/02/2008.
Change Record
Surname: = EARLE
First Names: = ISAK JOHANNES
Status: = Active

26/02/2010 Member Change on 26/02/2010.
Surname=EARLE
Full ForeNames=ISAK JOHANNES
Id No=5201115081084
Status :ACTIVENature of Change=UPDATE DETAILS

02/08/2013 Status changed to Unknown.

31/01/2014 Annual Return completed on 31/01/2014.
Company / Close Corporation AR Filing - Web Services : Ref No. : 52518400

19/01/2015 Annual Return completed on 19/01/2015.
Company / Close Corporation AR Filing - Web Services : Ref No. : 523722232

31/03/2015 Member Change on 31/03/2015.
Director PIETER WILLEM EARLE details was Changed

01/01/2016 SMS Notification that Annual Return is due was sent on 01/01/2016.
E-Mail send to ISAK JOHANNES EARLE for 2016

05/01/2017 Email Notification that Annual Return is due was sent on 05/01/2017.
E-Mail sent to PIETER WILLEM EARLE for 2017

03/01/2018 Email Notification that Annual Return is due was sent on 03/01/2018.
E-Mail sent to ISAK JOHANNES EARLE for 2018

**Certificate issued by the Commissioner of Companies & Intellectual
Property Commission on Thursday, January 16, 2025 at 21:48**

Disclosure Certificate: Companies and Close Corporations

Registration Number: **1973 / 000442 / 07**
Enterprise Name: **EARP KONSTRUKSIE**

11/01/2019 Email Notification that Annual Return is due was sent on 11/01/2019.
E-Mail sent to PIETER WILLEM EARLE for 2019

28/02/2019 Annual Return completed on 28/02/2019.
Company / Close Corporation AR Filing - Web Services : Ref No. : 5166631348

05/01/2020 Email Notification that Annual Return is due was sent on 05/01/2020.
E-Mail sent to ISAK JOHANNES EARLE for 2020

03/01/2021 Email Notification that Annual Return is due was sent on 03/01/2021.
E-Mail sent to ISAK JOHANNES EARLE for 2021

03/01/2021 Email Notification that Annual Return is due was sent on 03/01/2021.
E-Mail sent to GERT JOHANNES EARLE for 2021

02/01/2022 Email Notification that Annual Return is due was sent on 02/01/2022.
E-Mail sent to PIETER WILLEM EARLE for 2022

02/01/2022 Email Notification that Annual Return is due was sent on 02/01/2022.
E-Mail sent to GERT JOHANNES EARLE for 2022

18/01/2022 Annual Return completed on 18/01/2022.
Company / Close Corporation AR Filing - Web Services : Ref No. : 5358759836

24/08/2022 Accounting Officer Change on 24/08/2022.
Add Record
Name : = MOORE SOUTHERN CAPE INC
Status : = Current

27/01/2023 Annual Return completed on 27/01/2023.
Company / Close Corporation AR Filing - Web Services : Ref No. : 5379416056

03/01/2024 Email Notification that Annual Return is due was sent on 03/01/2024.
E-Mail sent to ISAK JOHANNES EARLE for 2024

03/01/2024 Email Notification that Annual Return is due was sent on 03/01/2024.
E-Mail sent to GERT JOHANNES EARLE for 2024

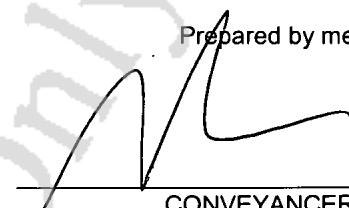
30/05/2024 Annual Return completed on 30/05/2024.
Company / Close Corporation AR Filing - Web Services : Ref No. : 5409365040

Ann 3

4

Oosthuizen Marais & Pretorius
Urban Attic Building
4 Sioux Street
Mossel Bay

Prepared by me


CONVEYANCER
HENDRIK PETRUS SERFONTEIN

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R.....	R.....
All other		
Reason for exemption	Category Exemption.....	Exemption I t o. Sec/Reg..... Act/Proc.....

T 000013137 / 2019

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

JOLINE NORMAN

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

**The Executrix in the Estate of the Late
SAGATHAVAN MUNSAMY
Number 004315/2017**

which said Power of Attorney was signed at CALEDON on 28TH FEBRUARY 2019
and at GEORGE on 26TH FEBRUARY 2019

DATA / CAPTURE
05 APR 2019
JENNY VAN WYK

45

W.O.P.

VERBIND		MORTGAGED	
VIR		[REDACTED]	
FOR R.		[REDACTED]	
B000006113 / 2020		[Signature]	
23 MAR 2020		REGISTRATEUR / REGISTRAR	

For Information Only

And the appearer declared that his/her said principal had, on 3 July 2017, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

EARP KONSTRUKSIE PROPRIETARY LIMITED
Registration Number 1973/000442/07

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

REMAINDER OF PORTION 21 OF THE FARM HANS MOES KRAAL NO. 202
IN THE MUNICIPALITY AND DIVISION GEORGE
WESTERN CAPE PROVINCE

IN EXTENT 12,5186 (TWELVE COMMA FIVE ONE EIGHT SIX) Hectares

FIRST TRANSFERRED by Deed of Transfer Number T 7984/1926 with
Diagram SG No. A1695/1926 relating thereto and held by Deed of Transfer
Number T46405/1988

- A. SUBJECT to the conditions referred to in Amended Deed of Grant dated 19 November 1909 (George Quitrents Volume 15 No. 4).
- B. SUBJECT FURTHER as mentioned in Amended Deed of Grant dated 19 November 1909 (George Quitrents Volume 15 No. 4) that the property will be subject to the services or regulations that are now or in future set in terms of land issued for the same purposes.
- C. ENTITLED to the benefit of the following condition mentioned in Deed of Transfer No. T7984/1926, namely :
- “The said land is entitled to the special condition or servitude (whereof an endorsement dated 16th October 1925 appears on the said Amended Title) relating to a right of public road, which extends up to Lot D C held by Deed of Transfer No. 9966 dated 16th October 1925, in favour of the Divisional Council of George.”
- D. SUBJECT FURTHER to the following special condition mentioned in Deed of Transfer No. T7984/1926, namely :
- “That no owner or occupier of the land hereby transferred shall at any time place any gate or obstruction across any road lawfully constructed by the Divisional Council of George for the purpose of giving access to the Public Outspan on the said farm Hans Moes Kraal without the consent of the said Council; it having been agreed between the London Missionary Society and the Divisional Council that in consideration of this prohibition, the latter will bear half of the cost of any fence not exceeding five strands of wire that may be erected along any such road.”
- E. SUBJECT to a water pipeline and right of way servitude, represented by the figure C L on Diagram SG No. 750/2018 in favour of Portion 154 (a portion of portion 21) of the Farm Hans Moes Kraal No. 202.

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

Estate Late SAGATHAVAN MUNSAMY

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

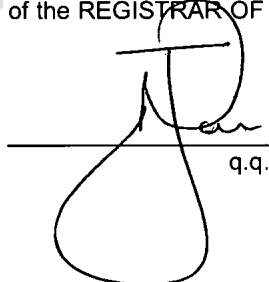
EARP KONSTRUKSIE PROPRIETARY LIMITED
Registration Number 1973/000442/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of

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

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

04 APR 2019



q.q.

In my presence



REGISTRAR OF DEEDS

Ann 4



Wealth and Investment Management

De Wagenweg Office Park, Block B
Stellentia Street
Stellenbosch 7600
South Africa

PO Box 1367 Stellenbosch 7600

Tel +27 (0)21 808 6500

Wealth Assist

SA (0)860 265 265
Int +27 (0)11 501 5012
Email: wealthassist@absa.co.za

Swift address: ABSA ZA JJ

Absa.co.za/wim

12 May 2026

The Municipal Manager
George Municipality
PO Box 19
GEORGE 6530

Confidential

EARP KONSTRUKSIE (EDMS) BPK ERF 9783 PACALTSDORP

We have been approached by our mutual client regarding the proposed sign off on Property Development plan on Erf 9783 as bond holder to the site located in Pacaltsdorp.

We hereby confirm that we have no objection to the submission of plans for approval to the council on Erf 9783 Pacaltsdorp detailed below:

- *Subdivision in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023 of the Subdivisional Area constituting Erf 9783 Pacaltsdorp (unregistered portion of Hansmoeskraal 202/21) into:*
 - (a) 99 x Single Residential Zone II erven (Estate Housing) comprising of:
 - (i) 96 Town Housing erven (± 2.9162 ha);
 - (ii) 1 Private Road erf (± 0.7817 ha);
 - (iii) 1 Private Open Space erf (± 0.4146 ha);
 - (b) 1 Transport Zone II erf (public street) (± 0.7396 ha);
 - (c) Remainder Erf 9783 Pacaltsdorp (Subdivisional Area) (± 0.3996 ha)
- *Permission in terms of Section 15(2)(l) of the George Municipality: Land Use Planning By-Law, 2023 for the approval of the following:*
 - (a) Site development plan for Phase 4 (Dwarskloof)
 - (b) Constitution of the Dwarskloof Homeowners' Association
 - (c) Dwarskloof Architectural Guidelines

Please do not hesitate to contact us should you require any further information.

Absa Bank and/or its employees shall not be held responsible for any loss, damage, or liability, which may arise directly or indirectly from the provision of this letter of confirmation.

Jenny Lang
ABSA Wealth Office Stellenbosch
E-mail: jenny.lang@absa.africa

Ann 5

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES y System WG23° x			S.G. No. 407/2020
		Constants		+	0,00	+3 700 000,00	
AB	204,16	288 11 50	A	+	50 396,72	+	66 543,57
BC	232,92	355 57 30	B	+	50 202,76	+	66 607,32
CD	123,58	107 47 00	C	+	50 186,35	+	66 839,67
DE	19,20	101 12 20	D	+	50 304,03	+	66 801,92
EF	18,99	97 09 00	E	+	50 322,87	+	66 798,19
FG	19,07	93 05 40	F	+	50 341,71	+	66 795,83
GH	18,20	89 08 30	G	+	50 360,76	+	66 794,80
HA	252,13	175 57 40	H	+	50 378,96	+	66 795,07
INDICATORY DATA							
FJ	10,30	93 05 40	J	+	50 352,00	+	66 795,27
HK	4,00	269 08 30	K	+	50 374,96	+	66 795,01
CONNECTING DATA							
CL	461,21	355 57 30	L	+	50 153,86	+	67 299,73
HM	495,20	355 57 40	M	+	50 344,07	+	67 289,04
				+	48 849,22	+	67 931,69
				+	50 374,60	+	59 315,71
<u>Servitude Notes:</u> 1. The line B C represents the eastern boundary of a water pipeline and right of way Temporary Servitude 6,00 metres wide Vide S.G.Diagram No.750/2018 Transfer Deed No.2019- -13136 2. The line B C represents the eastern boundary of a water pipeline and right of way Temporary Servitude 6,00 metres wide as shown							
The figure A B C D E F G H represents 4,4700 hectares of land being ERF 9783, PACALTS DORP situate in the Municipality and Administrative District of George Province Western Cape Surveyed in July 1975 - January 2020							
by me				A.LOUW (PLS0356) Professional Land Surveyor			
This diagram is annexed to		The original diagram is		File No. Geor.202 v.3			
No.		No.A1695/1926		S.R. No. 224/2020			
Dated		Transfer No.1926- -7984		Comp. AL-1BBB (6485)			
i.f.o.		(Portion 21 Farm No.202)		ALNC-1273 (M4471)			
Registrar of Deeds				LPI C0270007			

Approved

Surveyor-General
01.06.2020

SHEET 1 OF 2 SHEETS

Servitude Notes:

- The line B C represents the eastern boundary of a water pipeline and right of way Temporary Servitude 6,00 metres wide
Vide S.G.Diagram No.750/2018 Transfer Deed No.2019- -13136
- The line B C represents the eastern boundary of a water pipeline and right of way Temporary Servitude 6,00 metres wide as shown

The figure A B C D E F G H

represents 4,4700 hectares of land being

ERF 9783, PACALTS DORP

situate in the Municipality and

Administrative District of George Province Western Cape

Surveyed in July 1975 - January 2020

by me

A.LOUW (PLS0356) Professional Land Surveyor

This diagram is annexed to

The original diagram is

File No. Geor.202 v.3

No.

No.A1695/1926

S.R. No. 224/2020

Dated

Transfer No.1926- -7984

Comp. AL-1BBB (6485)

i.f.o.

(Portion 21 Farm No.202)

ALNC-1273 (M4471)

LPI C0270007

Registrar of Deeds

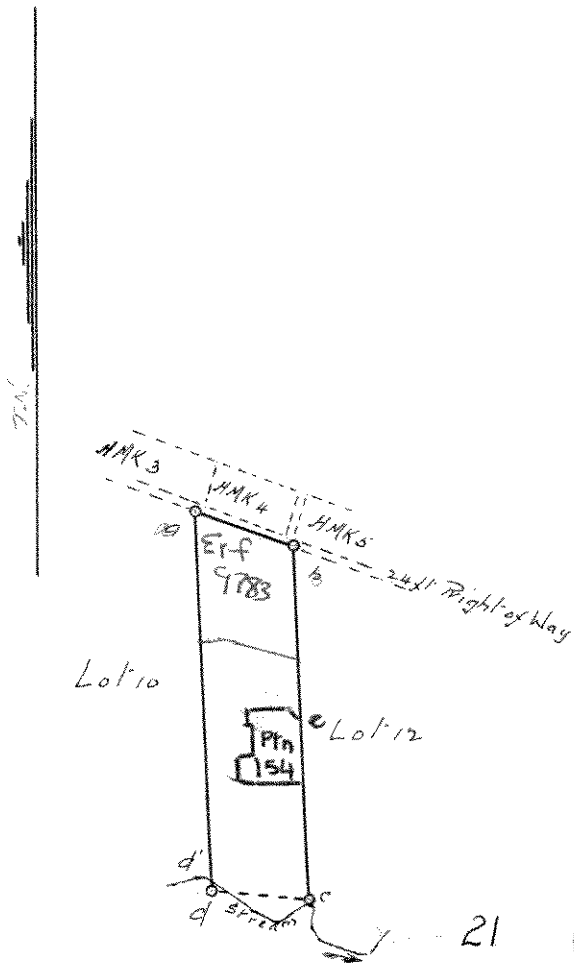
APPROVED IN TERMS OF SECT. 25
OF ORD. 15/1988
REF: HANSMOESKRAAL 202/21
DATE: 15 October 2015

Docket No. A1695 1926.

Approved ~~No~~

Ex. No.

F. R. Brooke
for
Surveyor-General
3. 7. 1926.



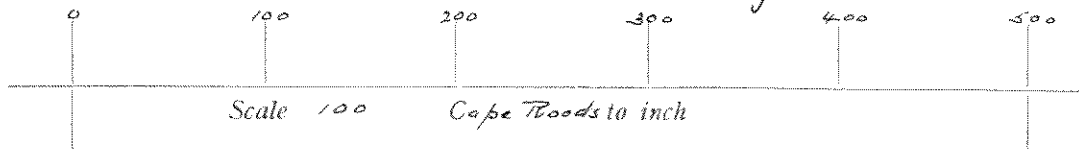
Sides	
Cape Roods.	
ab	54.01
bc	183.64.
cd	50.40
da	197.74
Angles	
a	67:46:40
b	112:18:20
c	82:47:0
d	97:13:0

Lot 25

Rect Area Fig abcd.
15 Morgen 5359 rds.

Hans-Moes-Kraal
George

No 202



The above Figure, lettered a b c middle of stream d' a represents ~~16~~ 16 Morgen,
220 ~~370~~ Square Roods, Square feet of Ground, situated in
George Division, being Lot 11 portion of Hans Moeskraal
granted to the London Missionary Society on the 19th
November, 1909. (Amended Title).

Bounded: As indicated above

Comp. (6485)
M 4471

Diagram belongs to the
day of
B. J. Tonke and P. M. Tonke
16. 8. 1926. 7984
CHIEF CLERK

Surveyed and beacons by me according to regulations.

T. D. Doodie
Government Surveyor.

October 1925.

T. MASEW MILLER,
STATIONER, CAPETOWN.

Pattern B.

FOR ENDORSEMENTS
SEE BACK OF DIAGRAM

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM

SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA/SG. ML	TRANSFER NO.	INITIALED	REMARKS
426/2018 SR 407 SR 224 2020	750/2018 407 2020	Ptn 154 Eff 9783 Recaltsdorp	1,5000 ha 4,4700 Ha	13136/19	D.C	12,5186 ha

SERVITUDES/LEASEHOLD AREAS

SURVEY RECORD	DIAGRAM NO.	DESCRIPTION	DEED	INITIALED
426/2018	750/2018	The line be represents the eastern boundary of a water pipeline and ROW servitude 61.00 m wide	13136/19	D.C

Ann 6

CONVEYANCER CERTIFICATE

I the undersigned, **JJ VAN DER BERG (LPC61135)**, in my capacity as Conveyancer and Attorney practising at PH Attorneys Inc. in Mossel Bay hereby certify that a search was conducted in the Deeds Registry, Cape Town, regarding the following property (including both current and earlier title deeds / pivot deeds / deeds of transfer):

**REMAINDER OF PORTION 21 OF THE FARM HANS MOES KRAAL NO. 202
IN THE MUNICIPALITY AND DIVISION GEORGE
WESTERN CAPE PROVINCE**

IN EXTENT: 12.5186 (TWELVE COMMA FIVE ONE EIGHT SIX) Hectares

Held by Deed of Transfer T13137/2019

Erf 9728 Pacaltsdorp is an unregistered portion of the property.

In respect of which it was found that there are no restrictive conditions registered against such properties prohibiting it from being utilised / developed for the purposes as further elaborated on in the accompanying subdivision and permission application.

In respect of which it was found that a Mortgage Bond is currently registered over this property, the Mortgagee's consent is attached to the accompanying application.

DATED and SIGNED at MOSSEL BAY on the 21st day of AUGUST 2026.



CONVEYANCER

J.J. VAN DER BERG

OOSTHUIZEN, MARAIS & PRETORIUS INC.

SIOUX BUILDING

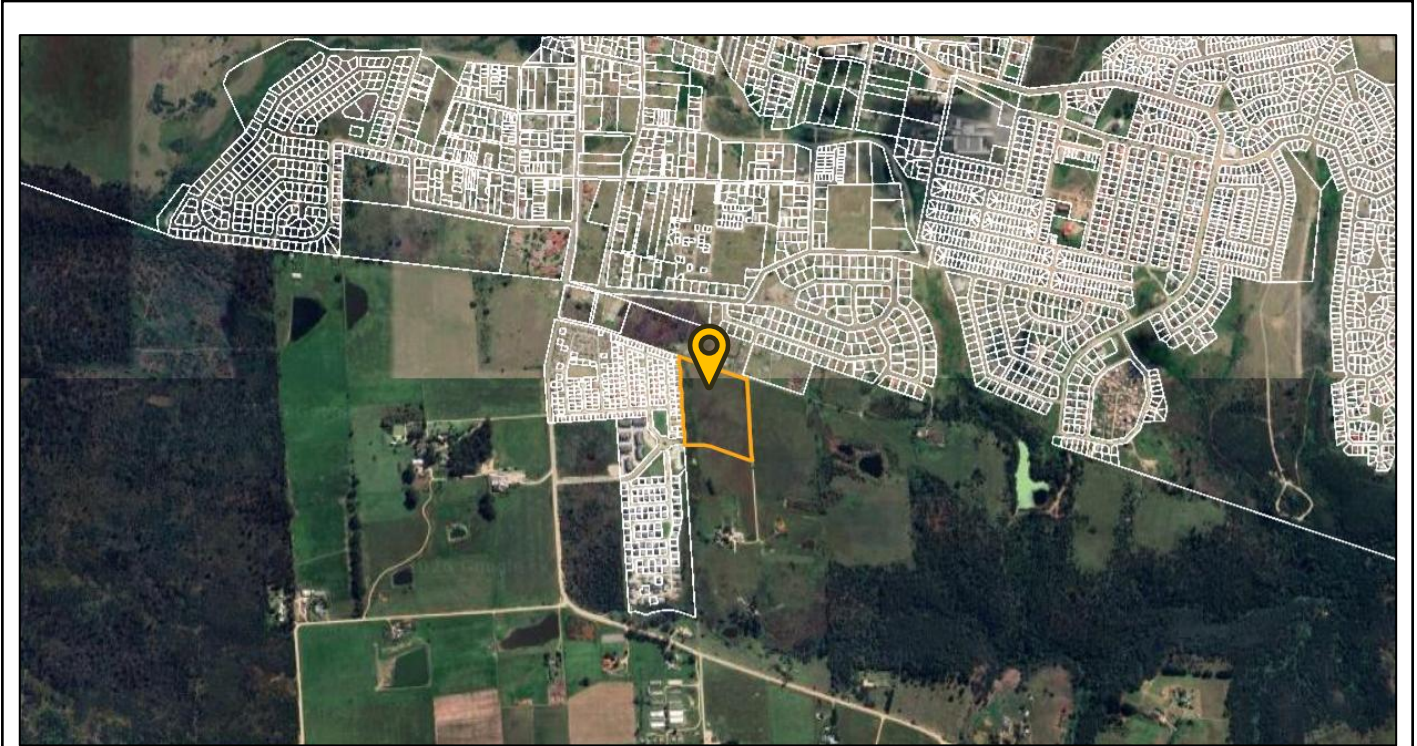
16 SIOUX STREET

VOORBAAI

MOSSEL BAY

Ann 7

LOCALITY PLAN



Copyright ©

**ERF 9783,
MOOIKLOOF COUNTRY ESTATE (PHASE 4 - DWARSKLOOF),
HANSMOESKRAAL 202**

For scale refer to figured dimensions. Measurements always to be checked by Professional Land Surveyor.

Ann 8

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

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

PART A: PARTICULARS

Reference number: 4130774

Purpose of consultation: To discuss proposed land use application

Brief proposal: Proposed Subdivision, SDP, etc & possible permanent departure

Property(ies) description: Erf 9783 Pacaltsdorp

Date: 4 March 2026

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Mun.	044 801 9477	ihuyser@george.gov.za
Pre-applicant	Marlize de Bruyn	DMC Town Planning	0766340150	marlize@mdbplanning.co.za

Documentation provided for discussion:

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

_____ Copy of title deed, locality & site plan _____

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

YES	NO
-----	----

Comprehensive overview of proposal:

Erf 9783 Pacaltsdorp, portion of Hansmoeskraal 202/21, is phase 4 of the development known as Mooikloof. The name for this phase is Dwarskloof. The subdivision plan provides for 96 town housing erven with a private internal road and private open space. A portion of public road will also be subdivided to further extend Hibiscus Street.

With the subdivision plan, the SDP, architectural guidelines and constitution for the HOA will be submitted.

The proposed land use application will show how all relevant development conditions will be complied with including open space provision, average size of erven.

The development plan was discussed with the traffic technician from CES. The entrance to the development is 117.06m from the traffic circle to the west, complying with the minimum distance of 115m. The stacking distance from the public road to the access gate is also 20m as discussed with the responsible official. Feedback is awaited regarding the internal streets. The entrance street from the gate will be 16m wide (reserve) and the streets branching off, will have a reserve width of 9.0m.

The zoning by-law determines that boundary walls facing public streets must be 60% permeable. Along Hibiscus Street permeability will be 63.05%. Along the eastern boundary, where a public road is proposed in future, permeability is proposed to be 41.1%. This considers the internal configuration of the proposed town housing erven providing clearvu inserts to protect the privacy and security of residents from the public place to the east. A permanent departure should be necessary to reduce the permeability for the eastern boundary of the development area.

PART B: APPLICATION PROCESS (WILL FULLY APPLY ONLY ONCE LUPA REGULATIONS ARE IN FORCE)

SUBMISSION

Draft By-Law on Municipal Land Use Planning

(Workflow)

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

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

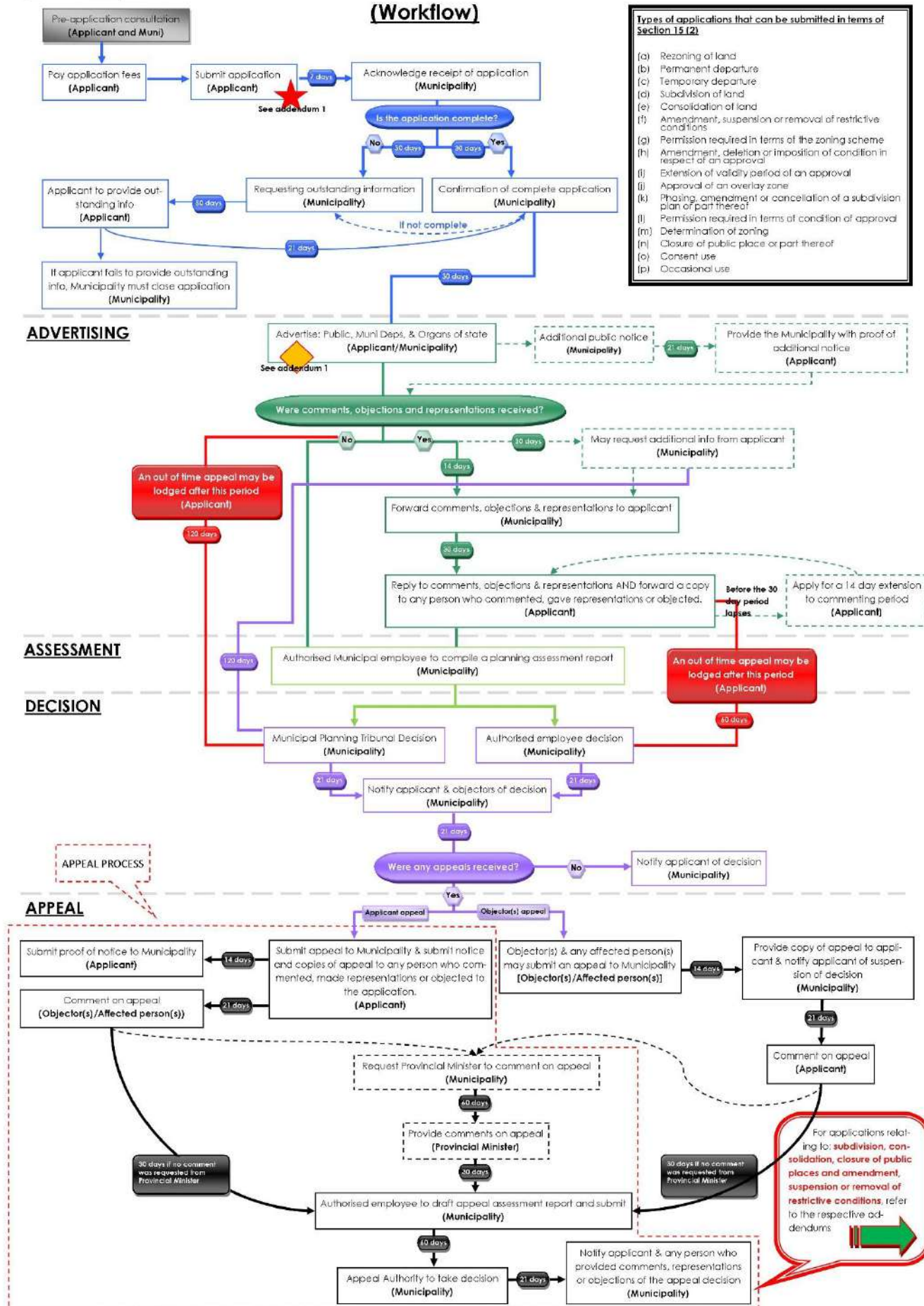
ADVERTISING

ASSESSMENT

DECISION

APPEAL PROCESS

APPEAL



SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

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

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

SECTION B:
PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	X			
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]	X			
Any other Municipal by-law that may be relevant to application? (If yes, specify)	X			
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? <u> GIZSB 2023 </u> What is the current zoning of the property? <u> Subdivisional Area </u> What is the proposed zoning of the property? <u> SRZII </u> Does the proposal fall within the provisions/parameters of the zoning scheme? <u> To be determined </u> Are additional applications required to deviate from the zoning scheme? (if yes, specify) <u> To be determined </u>				

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

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

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

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

SECTION D:

SERVICE REQUIREMENTS

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

Other services required? Please specify.			X	
Development charges:			X	

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

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

PART E: DISCUSSION

Pre-application as discussed on 4 March 2026 for the proposed subdivision and submission of SDP on Erf 9783 Pacaltsdorp, portion of Hansmoeskraal 202/21, phase 4 of the development known as Mooikloof. The name for this phase is Dwarskloof. The subdivision plan provides for 96 town housing erven with a private internal road and private open space. A portion of public road will also be subdivided to further extend Hibiscus Street.

The applicant provided the following site layout for the discussion.



Town Planning comments

- Erven are very small, need to provide a proper private open space area/park area/play area. To be indicated on plan/SDP.
- Need to consider stormwater drainage – to be indicated on SDP.
- Need to show all measurements and dimensions on the SDP.
- Letter from the ECO to confirm that development is in line with ROD to be submitted with SDP.
- Need to consider if refuse trucks will enter the complex, or will it be collected at gate. Refuse area may be required at gate.
- Need to comply with the conditions of approval and provisions in the Zoning Scheme.
- To confirm that proposal aligns with the decision letter/rights as approved.
- *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.*

CES comments

- Access must adhere to the applicable GIZS 2023. Access is restricted to internal Mooikloof road network.
- The expansion of the Mooikloof road network address within the existing SLA.
- Access spacing, measured from the exiting formal intersection, must be confirmed with the Traffic engineer.
- All parking, including vehicle movement, must be fully accommodated on-site.
- No parking will be allowed within the road reserve.
- Municipal water & sewer capacity are available, subject to capacity confirmation.
- Either a new HOA must to be establish, or the development will have to be incorporated within an exiting approved HOA. The HOA will be required to maintain all internal roads and associated stormwater.
- Development charges (DC) will be applicable based on the rates at the time of building plan submission or transfer application in accordance with the applicable DC policy.
- The developer must adhere to all applicable Municipal Bylaws and National Building Regulations concerning stormwater management.

PART F: SUMMARY / WAY FORWARD

See comments part E.

OFFICIAL: Ilane Huyser
Senior Town Planner

PRE-APPLICANT: Marlize de Bruyn
(FULL NAME)



SIGNED: _____

SIGNED: _____

DATE: 2026.03.13

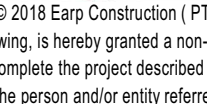
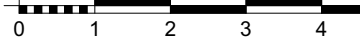
**Please note that the above comments are subject to the documents and information available to us at the time of the pre-application meeting and we reserve our rights to elaborate on this matter further and/or request more information/documents should it deemed necessary.*

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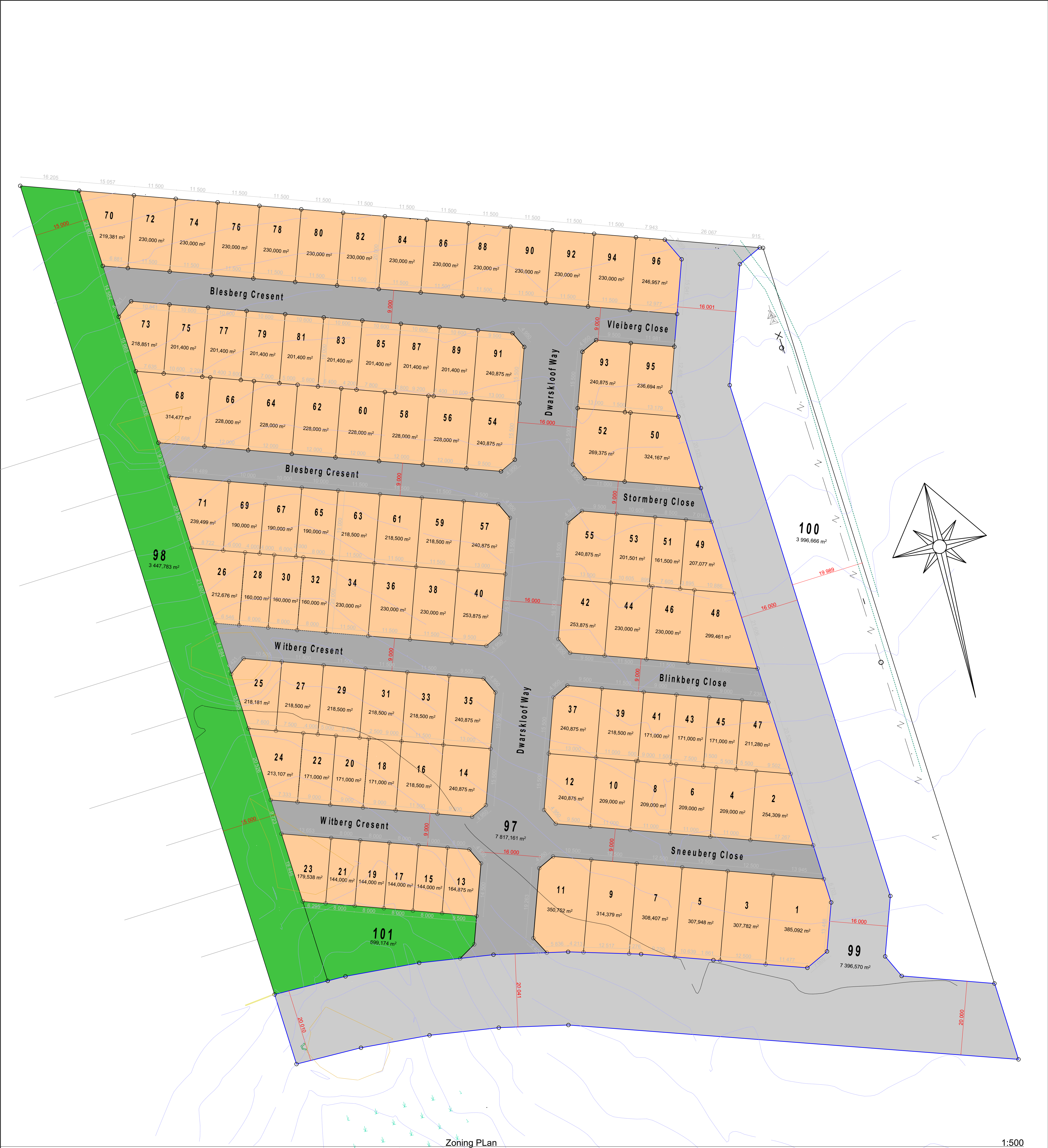
Note: Total number of dwellings on erf 9783 at 35 units per hectare is 156 units. Dwarskloof consist of 96 dwelling units.



- Subdivision in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023 of the Subdivisional Area constituting Erf 9783 Pacaltsdorp (unregistered portion of Hansmoeskraal 202/21) into:
 - (a) 100 x Single Residential Zone II erven (Estate Housing) comprising of:
 - (i) 96 Town Housing erven ($\pm 2.9162\text{ha}$);
 - (ii) 1 Private Road erf ($\pm 0.7817\text{ha}$);
 - (iii) 2 Private Open Space erf ($\pm 0.4146\text{ha}$);
 - (b) 1 Transport Zone II erf (public street) ($\pm 0.7396\text{ha}$);
 - (c) Remainder Erf 9783 Pacaltsdorp (Subdivisional Area) ($\pm 0.3996\text{ha}$)

 EARP CONSTRUCTION			
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5cm on original A1 drawing 			
DRAWN BY	Franco Henegan		
REVISION	DATE	REVISION DETAILS	
0	2026/05/20	Issued for approval	
PROJECT: Proposed new SDP on Erf 9783, Mookloof, Pacaltsdorp for owner: Earp Construction (Pty) Ltd			
DRAWING TITLE:	Subdivision Plan		SHEET: 1 of 12
DRAWING:	Mookloof fase 4, Dwarskloof_rev 3 Layout for Marlize.pln		SCALE as shown PAPER SIZE A1 REVISION 
Franco Henegan P\ArchDraught..(PAD53267387) / 33159 (SAJAT) Tel: 072 383 6610 Email: franco08henegan@gmail.com Address: 8 Terblanche street Heather Park 6529			

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Zoning	No of erven		Area	Erven no.
Single Residential Zone II (Estate Housing)	96		±2.9162ha	1 - 96
Private Road	1		±0.7817ha	97
Private Open Space	1		±0.4146ha	98 + 101
Public Road	1		± 0.7396ha	99
Subdivisional Area	Remainder		±0.3996ha	100
Total			4.4700ha	

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