



TOWN PLANNING

Marlize de Bruyn
marlize@mdbplanning.co.za
076 634 0150

Denise Janse van Rensburg
denise@mdbplanning.co.za
067 817 3733

DEVELOPMENT MANAGEMENT CONSULTING

**PROPOSED PERMANENT DEPARTURE
FOR AE LOEHMER**

**PORTION 113 OF FARM HANS MOES KRAAL NO. 202,
GEORGE MUNICIPALITY & DIVISION**



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Authors of this report:

M de Bruyn	Professional Planner A/1477/2011	B. Art. et. Scien. Planning
D Janse van Rensburg	Professional Planner A/3594/2025	MSc. Urban & Regional Planning

Aerial images:

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

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

<https://www.google.com/earth/>

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PROPOSED PERMANENT DEPARTURE: PORTION 113 OF FARM HANS MOES KRAAL NO. 202, GEORGE MUNICIPALITY & DIVISION

1. BACKGROUND INFORMATION

Hans Moes Kraal 202/113 is a 3.1406ha smallholding (Agriculture Zone II) and has three existing dwellings and an outbuilding thereon. The dwellings were established and approved at various stages between about 2000 and 2007, with additions and alterations undertaken over the years by owners at that time. Previously approved plans are attached as **Annexure 1** to this report.

The current owner took transfer of the property in 2022. The third dwelling unit is a non-conforming use as it is not possible for a smallholding. The owner needs to make changes to the primary dwelling house, located centrally on the property which includes the removal of asbestos. The existing second dwelling unit has a total floor area greater than 175m². All land use matters need to be addressed to obtain building plan approval.

Hans Moes Kraal 202/113 is a smallholding created in 2000. This property, and those in its direct surrounds, are located in a rural occupation area (smallholdings) as determined by the former George & Environs Urban Structure Plan (1982), relevant at that point in time.

DMC Town Planning was appointed to address the land use matters discussed and addressed through this land use application. The power of attorney attached as **Annexure 2** to this report.

1.1 PROPERTY DETAILS

The table to follow includes relevant information regarding Hans Moes Kraal 202/113.

Property Description:	Hans Moes Kraal 202/113
Physical Address:	George Rural (Hansmoeskraal)
Owner:	AE Loehmer
Title Deed No:	T59949/2022 (Annexure 3)
Bond:	None
Size of the property:	3.14ha
SG General Plan	5188/2000 (Annexure 4)
Zoning	Agricultural Zone II (smallholding)

Note the General Plan (**Annexure 4**) indicating a servitude area, 6m wide along the northern and eastern boundary of Hans Moes Kraal 202/113. It is also described in par. F of the title deed in favour of the HOA and not affected by this land use application.

The conveyancer certificate confirms that there are no restrictive conditions that prevent the proposed departure on the property. The conveyancer's certificate is attached hereto as **Annexure 5**.

Par. E of the title deed refers to the subject property being part of the Colbyrne Homeowners' Association. A consent from the HOA (**Annexure 6**) for this land use application is attached hereto.

2. APPLICATION

This land use application for Hans Moes Kraal 202/113 entails the following:

- **Permanent departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) for an increase in the total floor area of the second dwelling unit from 175m² to 287m² (of which 72m² are covered stoeps and a double shade port).

3. CONTEXTUAL INFORMANTS

Hans Moes Kraal 202/113 is a developed smallholding situated in the rural area of Hansmoeskraal, located south of Pacaltsdorp. The property is located along the gravel road that leads to the Gwayang River Mouth and the Le Grand Estate off Beach Road, from Pacaltsdorp. A locality map is attached hereto as **Annexure 7**.

The property is zoned Agricultural Zone II (AZII) and developed with three dwelling houses and an outbuilding thereon. The property abuts other smallholdings (AZII) on its eastern, southern, and western sides and is across the road from an area zoned Agriculture Zone I.

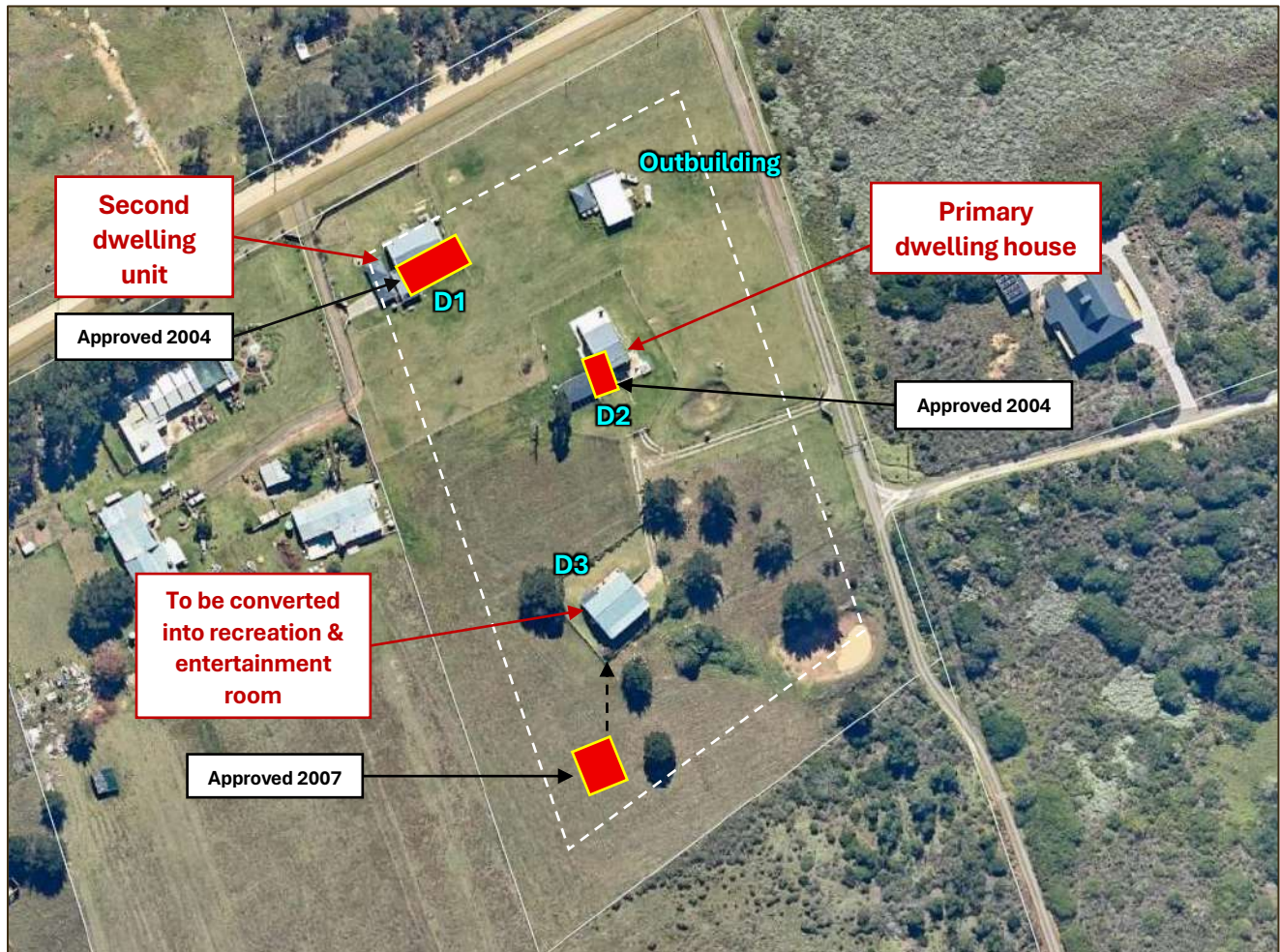


The zoning and use of the property will not change. The area known as Hansmoeskraal is characterised by smallholdings with limited agricultural activities.

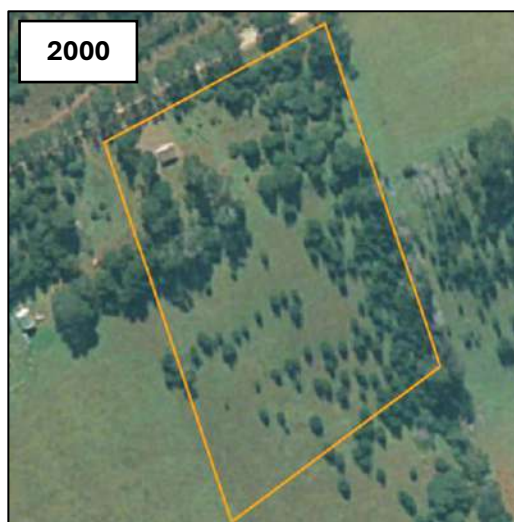
As stated earlier, Hans Moes Kraal 202/113 is an Agriculture Zone II (Small Holding)-property measuring 3.1406ha in extent. The three existing structures found on the property was present by 2003 according to older aerial imagery, with various additions and alterations undertaken over time as part of the ongoing maintenance and improvement of the structures.

The first dwelling was already in existence by 2000, although the date of its original building plan approval could not be confirmed. The primary dwelling was in existence by 2003, with building plans approved in 2004, while the third dwelling was approved in 2007. Minor alterations and additions have subsequently been undertaken to the existing buildings. An additional outbuilding was completed by January 2022, and the current owner took transfer of the property in September 2022.

The primary dwelling house is currently occupied by the owner and requires significant upgrading and maintenance, particularly the replacement of the existing asbestos roof. The proposed work has not been authorised by the Building Control Section, as the building plans for the property require updating to reflect the existing development. The current application therefore provides an opportunity to update and regularise the building plans for the existing structures while also addressing the existing use and development of the property. The updated building plans are attached as **Annexure 8** to this report.



Also see the 2000 and 2003 aerial images to the right



4. PRE-APPLICATION

The pre application consultation took place on 04 August 2026 and is attached hereto as **Annexure 9**. The feedback is discussed in the following table.

TOWN PLANNING COMMENTS	RESPONSE
An audit of all the existing structures must be completed, and the application must indicate how the owner aims to regularise these structures. Evidence (photos) of all structures which have been/will be removed / converted / demolished must be submitted with the applications motivation. Need to indicate / address the true reflection of the situation/uses on the property. Note we will also do a site inspection.	The updated building plans included with this land use application (Annexure 8), is a true reflection of what is located on the property. This aspect is also discussed in more detail later in this report with photographic evidence. It is expected that officials should visit all properties before making a land use decision.
Applicant/owner to make necessary amendments to the 3rd unit to align with the zoning scheme. This must be demonstrated on the plans.	Noted and done accordingly.
It must be noted that no more than 2 outside and habitable/non interleading rooms are permitted. Other uses which are not dwelling units must conform to the land use description for AZII and the land use description for dwelling house.	Noted and done accordingly.
The departure for the second dwelling (from 175m ² to 287m ²) is excessive, the applicant is advised to address this, consider reducing the size/justify the departure.	It is understood that it can be regarded as excessive. It must however be kept in mind that of the 287m ² , 36m ² are a shade port, 36m ² area covered stoep, leaving only 215m ² for the internal area of the second dwelling unit. This is only 40m ² more than the development parameter of 175m ² .
Comments/approval from the HOA (consent letter) will be required.	See Annexure 6 .
Applicant to provide justification in terms of the rural guidelines, MSDF and zoning scheme.	See relevant paragraphs of this report.
Furthermore, these 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.

5. DEVELOPMENT PROPOSAL

The earlier paragraphs of this report indicate the history of the 3 dwelling units found on the property. The current owner needs to address especially asbestos removal and therefore requires updated building plans. *DJM Draughting* compiled updated building plans for the property which indicates what is proposed. See **Annexure 8** for the proposed building plans which includes the detailed site plan.

The aerial image to the right (also included with the pre-application submission) shows the position of the dwelling units present on Hans Moes Kraal 202/113.

Dwelling 1 – second dwelling unit

This structure is located in the northwestern corner of the property and forms the primary subject of this land use application. It is the second dwelling unit for the property, which is a primary land use right, with certain development parameters.

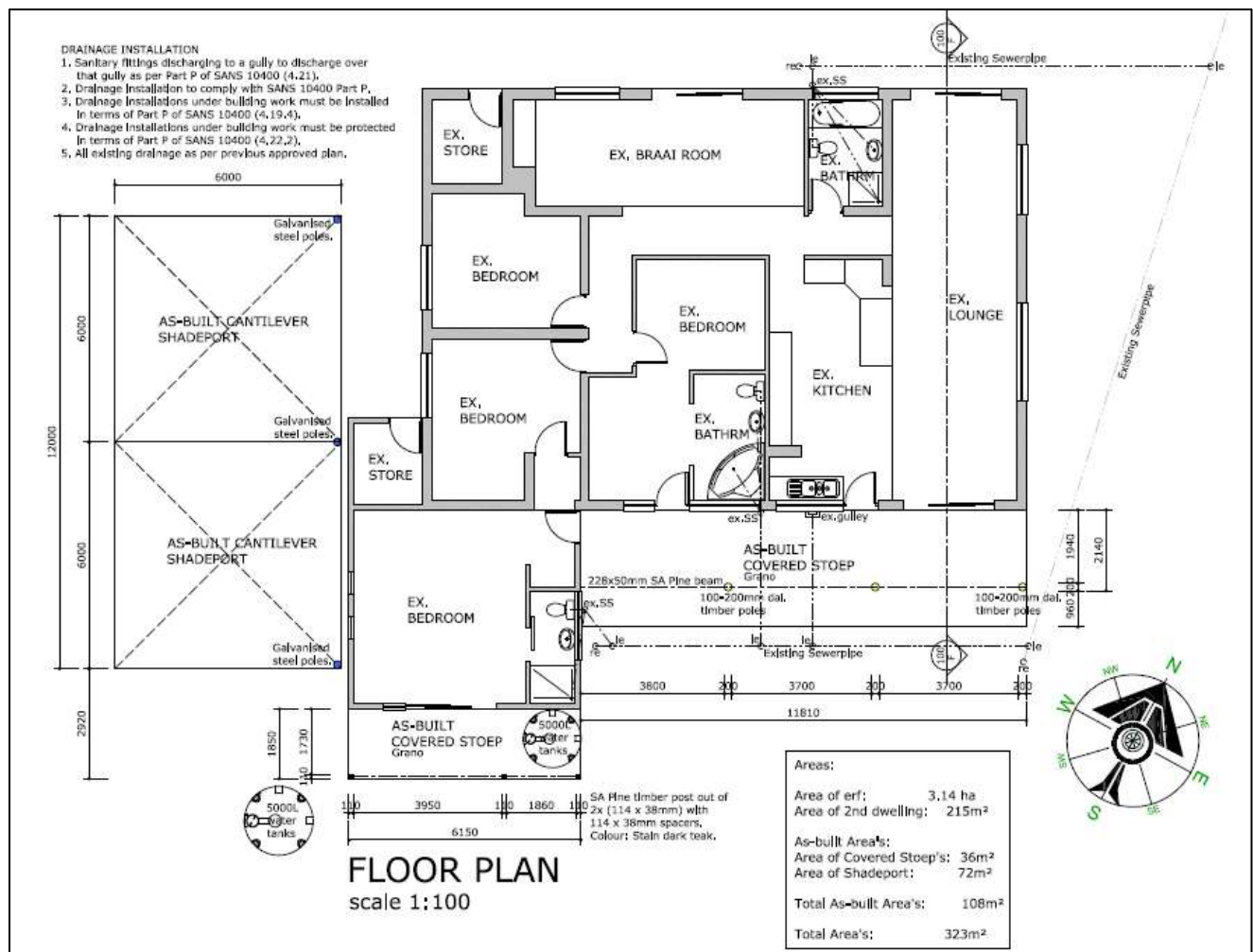


This single storey structure consists of 4 bedrooms, 3 bathrooms, a lounge and kitchen area and 2 small storerooms. It also has a braai room on the northern side and two covered stoeps on the southern side. On the western side is two double carports (*shade-net*). These carports were blown down during the May 2026-storms but has since then been replaced as it provides much needed protection for vehicles.

The covered stoeps has a total area of 36m^2 and the two double carports of 72m^2 . The internal area of this second dwelling unit (excluding the covered stoeps and the two double carports) is 215m^2 , 40m^2 more than the 175m^2 parameter.

It is proposed to remove one of the double carports and only retain one of 36m^2 for the purpose of vehicle protection. The total floor area of this second dwelling unit is therefore proposed to be 287m^2 . This is a significant increase from 175m^2 with 112m^2 . It must however be kept in mind that this larger second dwelling unit does not negatively impact the character of the area. It is not perceived to be an excessive large dwelling when experiencing the property and driving along the public road.

The carport (to retain one) and the covered stoeps, add 72m^2 to the internal area of 215m^2 . Below is an extract from the attached as-built building plans for the second dwelling unit showing the description above followed by a series of photos of the second dwelling unit.



View of the second dwelling unit from the north.



View of the second dwelling unit from the east.



View of the second dwelling unit from the south – see two covered stoeps with a floor area of 36m².



View of the second dwelling unit from the west – see two double shade-net carports with a floor area of 72m² - one to be removed.



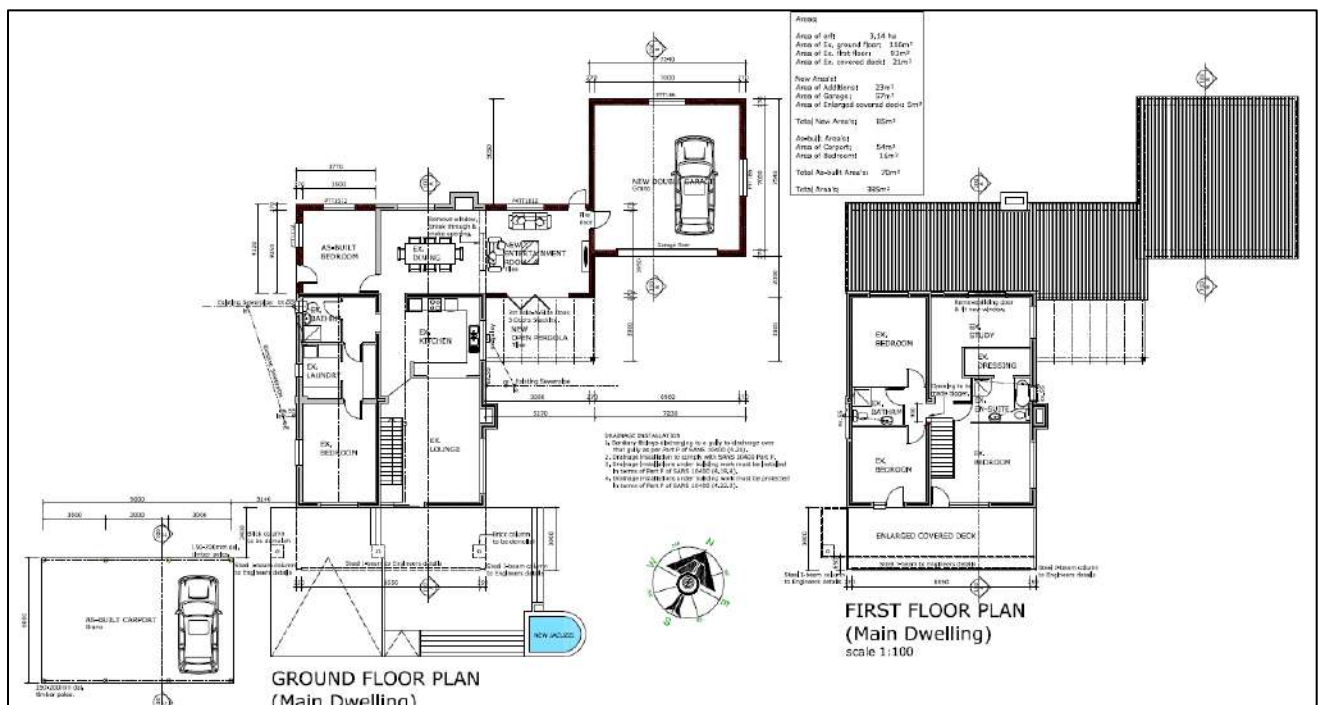
Dwelling 2 – primary dwelling house

This dwelling house is in dire need of upgrading and maintenance – especially the removal of asbestos as mentioned repeatedly in this report. This double storey structure is located more centrally in the northern half of the property and consists of the following:

Ground floor: 2 bedrooms, lounge, kitchen, dining, partly covered stoep and carport. A new tv room is proposed next to the dining room leading to a new proposed double garage.

First floor: 3 bedrooms, 2 bathrooms and study.

The total floor area of the primary dwelling house including the proposed additions, are 385m². Below is an extract of the as-built plan also showing proposed additions, which is followed by photos of the existing primary dwelling house.



Primary dwelling house as seen from the north.



Primary dwelling house as seen from the northwest.



Primary dwelling house as seen from the south.



Dwelling 3 – to become two non-interleading, habitable rooms of primary dwelling house

Building plans for this dwelling house was approved in 2001. It is a non-conforming use, as the zoning by-law only makes 2 dwelling units possible for the property. This structure is located close to the centre of the property in the southern half of the property, a ±60m walk from the primary dwelling house.

At this point in time, this third dwelling consist of a lounge, kitchen, 3 bedrooms and 2 bathrooms on the ground floor level. On the lower ground floor, which is interleading with the ground floor above, is a braai room, small storeroom and a double garage. The ground floor and lower ground floor have a covered deck/stoop.

The following three definitions from the George Integrated Zoning Scheme By-law (2023, as amended), is relevant in this aspect of Hans Moes Kraal 202/113:

“dwelling unit” means a self-contained, inter-leading group of rooms with a uniform architectural style approved by the Municipality used for the living accommodation and housing of one family, together with such outbuildings as are ordinarily used with such a dwelling unit —

- (a) with not more than one kitchen;
- (b) provided that a maximum of two habitable rooms which are not inter-leading with the main dwelling unit and do not include a kitchen, are permissible and an outbuilding is not an inter-leading room;
- (c) does not include tourist accommodation or accommodation used as part of a hotel; and
- (d) including the conducting of an office based work-related activity of a professional, clerical, or administrative nature by an employee of a company from their place of residence, which excludes a home occupation, and does not result in additional trip generation;

“habitable room” means a room designated or used for human habitation as prescribed in the National Building Regulations, but shall not include an outbuilding, laundry room, storeroom, kitchen, scullery, toilet, bathroom or passage;

“outbuilding” means a structure, whether attached or separate from the main building, which is normally ancillary and subservient to the main building on a land unit, and includes a building which is designed to be used for the garaging of motor vehicles, and any other normal activities in so far as these are usually and reasonably required in the connection with the main building, but does not include a second dwelling or habitable room;

It is proposed to alter this structure as follows:

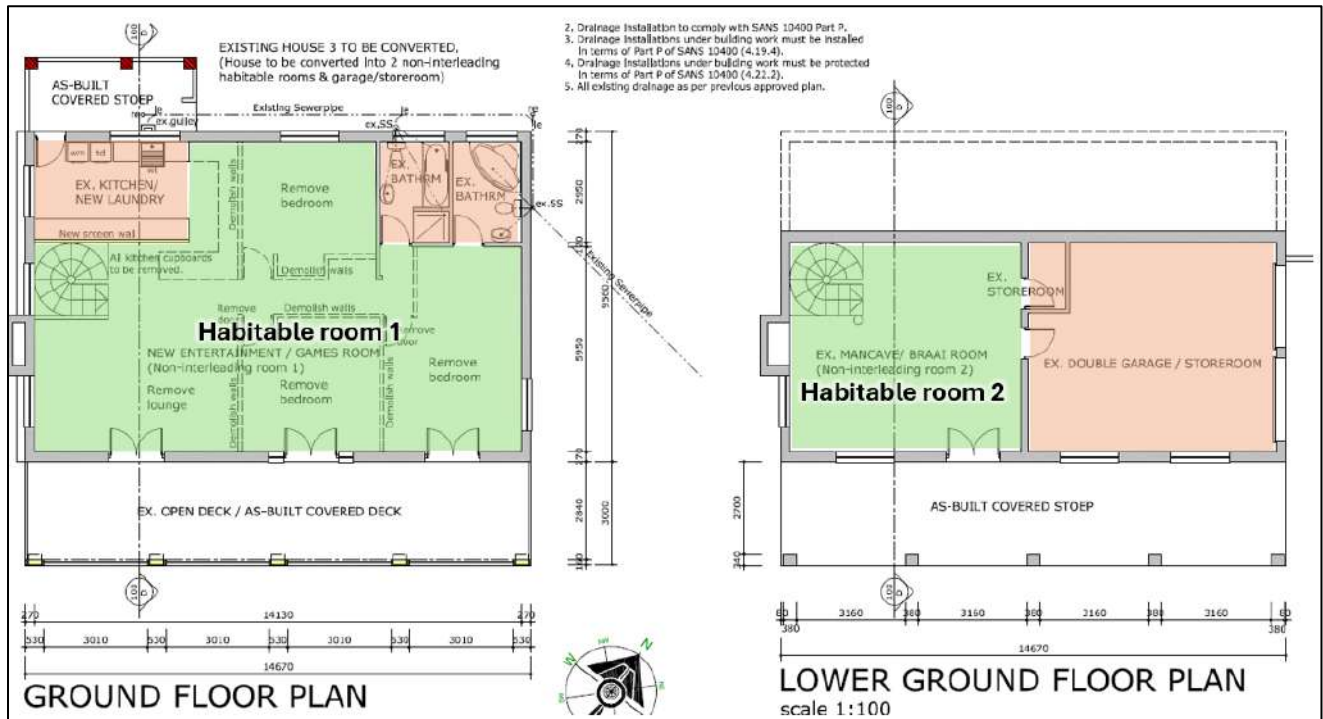
Ground floor:

- convert existing kitchen to new laundry;
- remove walls between bedrooms to create large entertainment / games room for visiting family and friends;
- retain 2 bathrooms.

Lower ground floor:

- retain braai room and double garage

Considering the definitions from the zoning by-law included on the previous page, the ground floor and lower ground floor will consist of a one habitable room each. See the extracts from the attached proposed building plans:



It is therefore proposed, with alterations, to ensure that what is now a third dwelling unit, will become two non-interleaving habitable rooms for the primary dwelling house, as made possible by the zoning by-law.

Here follows a series of photos of the existing third dwelling unit to be altered:

Third dwelling as seen from the northeast.



Third dwelling as seen from the west



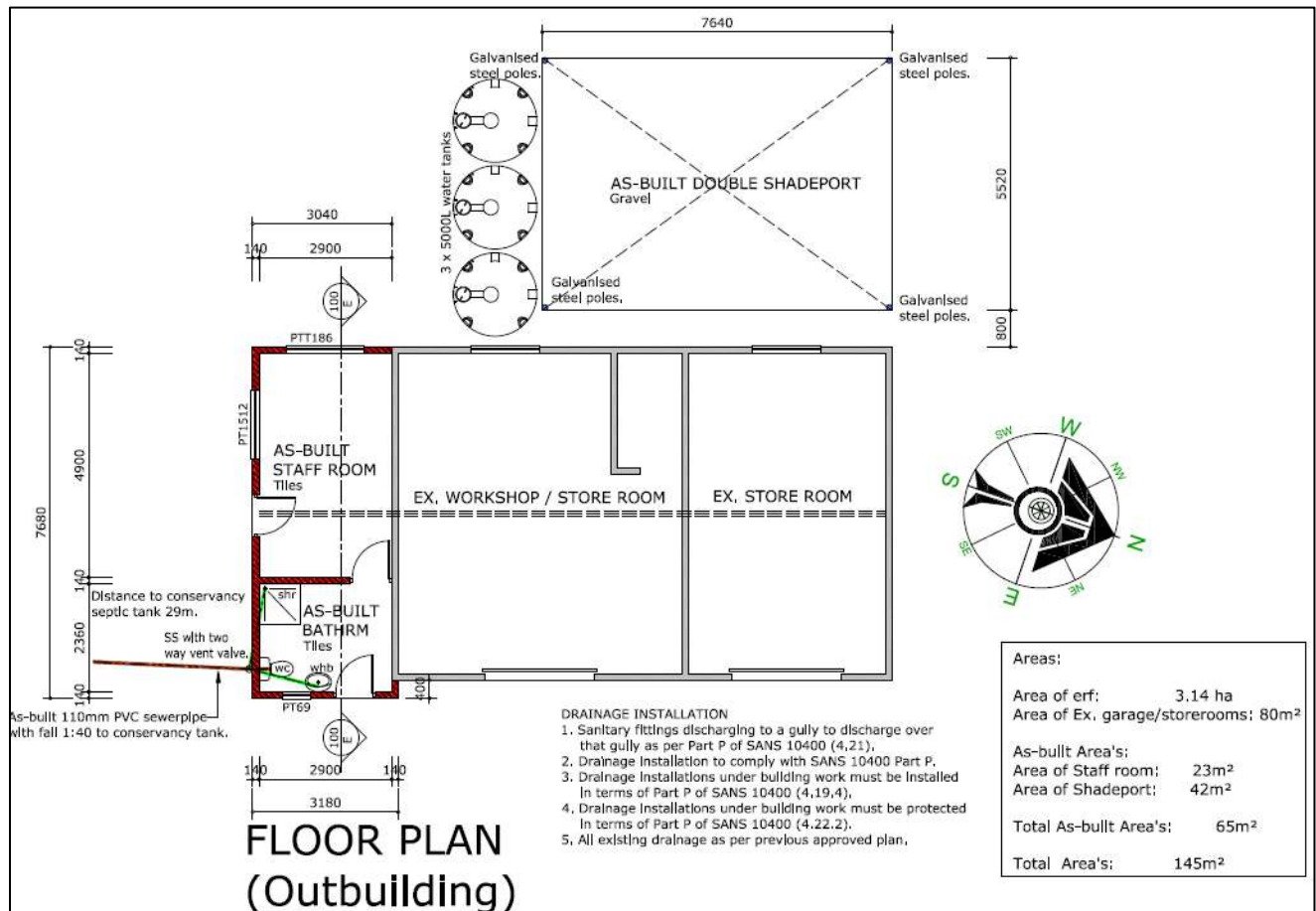
Outbuilding

The existing outbuilding is located in the northeastern corner of the property. It accommodates facilities for the farm manager (restroom and bathroom), a double carport, a workshop and storage needed for the maintenance of the property. It is ancillary to the structures and use of the property. Below follows photos of the outbuilding:

Outbuilding as seen from the southeast:



To follow is an extract of the attached building plans for Hans Moes Kraal 202/113:



Carport, covering farming equipment, on the western side of outbuilding:





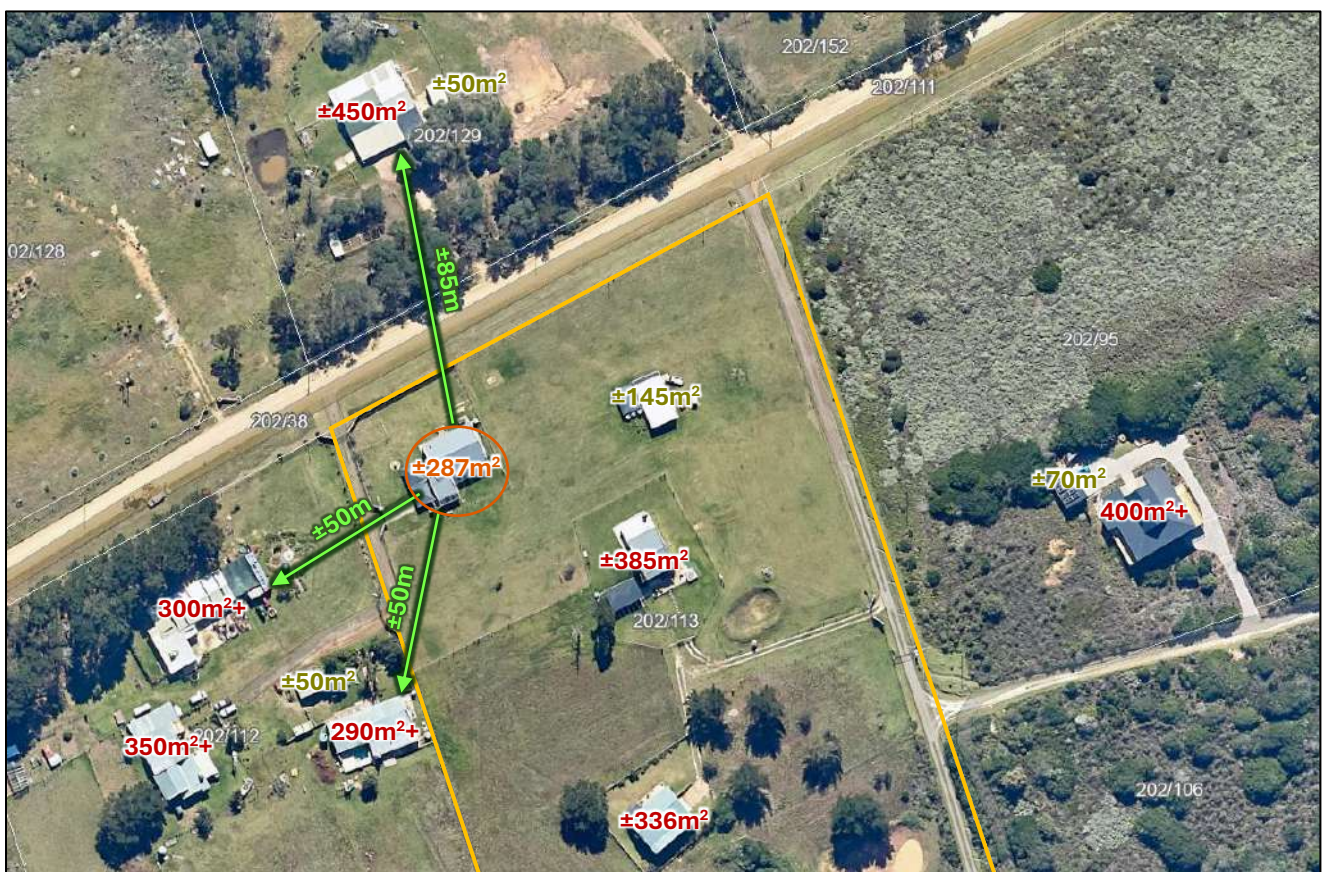
Facilities for farm manager:



6. FURTHER CONSIDERATIONS

6.1 PUBLIC INTEREST

The proposed increase in the floor area of the second dwelling is not expected to result in any negative impact on neighbouring properties. The increase in floor area is considered appropriate in the context of the property and its locality. Hans Moes Kraal 202/113 is a smallholding, with substantial separation between the second dwelling and other structures in the area and on the surrounding properties. The second dwelling complies with the 20m building lines and is located about 50m from the nearest neighbouring structures on Farm 202/112 and about 85m from the nearest structure on Farm 202/129. The second dwelling thus does not overlook or overshadow any neighbouring properties.



Of the 112m² size encroachment, 72m² (65%) of the 'extra' floor area comprises of the covered stoeps and the proposed double carport, which are not habitable floor space. The dwelling itself has a relatively conventional residential layout comprising four bedrooms, a kitchen, lounge and braai room as described earlier in this report.

The proposal does not introduce an intensification of the residential use of the property but rather regularises the existing scale and configuration of the dwelling.

The existing size character of structures in the immediate area reflects a relatively broad range, with an average structure size of $\pm 260\text{m}^2$ and structures ranging from 50m^2 up to 450m^2 . The proposed 287m^2 second dwelling is therefore consistent with the established scale and character of development in the immediate area and the scale of the dwelling does not stand out or result in an undue impact on the surrounding properties.

The property is located along a local dead-end road rather than a through-route or scenic route and provides access to properties further into the area, including Le Grand. Traffic therefore primarily comprises residents, visitors to the area and service vehicles accessing the surrounding properties. The proposal doesn't affect any tourist or sensitive scenic landscapes and does not alter the established low-intensity character of the area.

The following illustration shows the distances between the second dwelling and the nearest neighbouring structures, as well as the size and scale of structures in the surrounding area.

6.2 MUNICIPAL ENGINEERING SERVICES & ACCESS

The property is already serviced in respect of the existing development. As the third dwelling will be converted into non-interleading rooms for the primary dwelling, the property will no longer comprise three dwelling units.

This will likely result in a change to the applicable municipal rates and service charges on the property from three dwellings to two dwellings.

Access is existing at the most western and eastern sides of the property. These existing accesses area also shared with other properties. No conflict between these accesses and the detail in this regard in the zoning by-law, were identified.

6.3 ENVIRONMENTAL CONSIDERATIONS

Hans Moes Kraal 202/113 has no known environmental features that are expected to be negatively affected by the increase in floor area of the second dwelling (as it is existing), alterations to the third dwelling unit, or the additions/alterations proposed to the primary dwelling house.

The property is included in the first area which was proclaimed as the Outeniqua Sensitive Coastal Area (OSCA) stretching from Great Brak River to the Kaaimans River. An exemption was granted. See the e-mail correspondence in this regard, attached as **Annexure 10**.

5. NEED & DESIRABILITY

Need

Need from a planning perspective depends on the nature of the proposal and is guided by the principle of sustainability. This land use report demonstrates that the departure on Hans Moes Kraal 202/113 is responsive to the property's specific history and existing development and is also in line with the character of the area in terms of structure sizes in this specific cluster of structures. The departure will fulfil the owner's need to allow the existing building to become the second dwelling without having to substantially alter or reduce the established dwelling.

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 properties

The physical characteristics and topography of the area are not negative considering the increase in floor area of the second dwelling unit. The area is level as can be seen from the photos included earlier.

Existing planning in the area

As indicated later in this land use report, this land use application is not found to be in conflict with the George Municipal Spatial Development Framework (GMSDF).

Character of the area

The proposed departure is not expected to negatively affect the character of the area, as it relates to an existing dwelling and does not introduce a new or intensified form of development. The proposed floor area is consistent with the range of structure sizes found within this specific cluster of properties. The scale of the second dwelling is therefore considered compatible with the existing built character of the immediate area.

Provision of services

Municipal engineering services are available and will be adjusted as necessary for the reduction in dwellings from 3 to 2.

Economic impact

This land use application for permanent departure to increase the floor area of the second dwelling unit, cannot have a negative economic impact on the greater area or the Municipality. It adds value which in the end adds income to the Municipality.

Direct impact on surrounding properties

No neighbours are expected to be impacted negatively by the proposed application as discussed earlier in this report.

It is our view that the need and desirability of the proposed permanent departure on Hans Moes Kraal 202/113, show 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.

Relevant aspects not addressed in the earlier paragraphs of this land use report, are addressed below. 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 application holds no expected negative environmental impact. An OSCA-exemption has been granted.
- The effective and equitable functioning of land markets is not negatively affected by this application. The property is a smallholding, surrounded by other smallholdings with limited commercial agricultural activities in the Hansmoeskraal area.
- No negative impacts are expected for surrounding properties as discussed in this report.

Efficiency as described in Section 7(c) of SPLUMA is not fully relevant to this application.

Spatial resilience as described in Section 7(d) of SPLUMA is not fully relevant to this 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 Hans Moes Kraal 202/113 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 expand 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 Hans Moes Kraal 202-113, no conflict was found with the George Municipal Spatial Development Framework (GMSDF).

6.3. 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.

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

Hans Moes Kraal 202/113 is an Agricultural Zone II (smallholding) property according to the George Integrated Zoning Scheme By-law (GIZS) (2023) and developed with three dwellings thereon and an outbuilding. As it stands, the Dwelling 3 is a non-conforming use on the property. This will be rectified as indicated in par. 5 of this report.

The subject of this land use application is however the existing second dwelling unit which do not comply with the development parameter regarding total floor area. As discussed, and shown in par. 5 of this report, the second dwelling unit has an internal floor area of 215m². Added to this is two covered stoeps with a total floor area of 36m². Added to this, there are two double carports with an area of 72m². It is however proposed to only retain one of these double carports. The total floor area of the second dwelling unit is therefore proposed to be 287m². Par. 5 of this report and other relevant sections of this report, discusses the desirability of the increase in the total floor space of the second dwelling unit. All other relevant development parameters are complied with.

6.5. GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (GMSDF) (2023)

Hans Moes Kraal 202-113 is not addressed specifically in the GMSDF. It is a smallholding in George Rural (Hansmoeskraal) and a demarcated smallholding area. The GMSDF also do not address detail such as floor area of second dwelling units on a small holding – this is addressed by the zoning by-law.

The GMSDF refer to the fact that not all land outside the urban edge can be used for farming purposes or rural living. This should be considered in matters such as this land use application for permanent departure. What is important in terms of the GMSDF is that protection of environmental areas are not compromised. This report has shown that the natural environment is not affected by the land use matters of Hans Moes Kraal 202/113.

The proposed departure is immaterial within the broader spatial context and does not negatively affect the character of the surrounding area. The size of second dwelling is also in character with buildings in the area.

This land use application and the nature thereof are not found to be in conflict with the spatial objectives of the GMSDF as required in terms of Section 19 of the Land Use Planning Act, 2014 (LUPA).

6.6. WESTERN CAPE LAND USE PLANNING GUIDELINES: RURAL AREAS (MARCH 2019) ('RURAL GUIDELINES')

The purpose of the Western Cape Land Use Planning Guidelines for the rural areas is to guide how land outside existing towns and settlements are planned and developed. It proposes to manage land use change consistently in the rural area of the Western Cape Province. The Rural Guidelines aims to protect our Province's rural assets which includes the farmland, biodiversity as well as the scenic and cultural landscapes. The rural economy must still be able to grow and diversify.

It is made clear in the Rural Guidelines that it is a guideline and not providing binding rules. Decisionmakers must have regard for these guidelines but can deviate from it as long as the overall goals of the Rural Guidelines are not undermined.

The Rural Guidelines make very little reference to second dwelling units on a small holding in the rural areas with no discussion regarding floor area, height, density parameters, etc. Again, this is the place of the zoning by-law to address such detail. Documents such as the Rural Guidelines and the GMSDF addresses the principles of matters such as second dwelling units in rural areas.

Therefore, we could not find any conflict between the Rural Guidelines, as a guide and not a detailed land use document, and the land use application to increase the total floor area of the second dwelling unit on Hans Moes Kraal 202/113. The larger second dwelling unit will not negatively impact on matters such as biodiversity, high-potential agricultural land or the character of the specific coastal and scenic landscapes.

The Rural Guidelines are concerned on matters such as scale, vernacular and visual impact, servicing and municipal costs, loss of biodiversity and agricultural land, flood lines, coastal setbacks and dwelling units in the rural environment being non-alienable. This land use application has shown that the second dwelling unit with a greater floor area, cannot have a negative impact on any of these matters.

7. CONCLUDING

The proposed permanent departure intends to regularise the existing second dwelling on Hans Moes Kraal 202/113 and allow for its floor area to be 287m². The application does not introduce a new dwelling or change the established use of the property. We conclude that the proposed permanent departure is appropriate within the context of the property and surrounding smallholding area and can be supported.

The third dwelling will be converted to non-interleading rooms associated with the primary dwelling, which will result in the property having only a primary dwelling, a second dwelling, and an outbuilding.

The proposed permanent departure is not expected to negatively impact surrounding properties, municipal services, the character of the area or the environment as discussed in this report. No conflict with the purpose of the GMSDF and the Rural Guidelines, could be found. Therefore, this land use application is regarded as consistent with the principles of SPLUMA and LUPA.



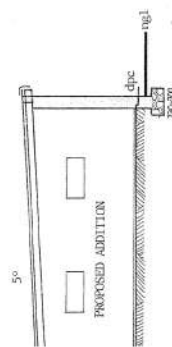
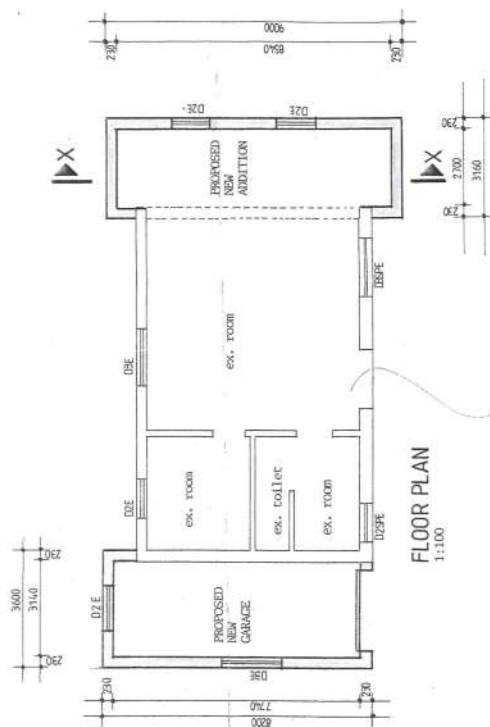
MARLIZE DE BRUYN Pr. Pln



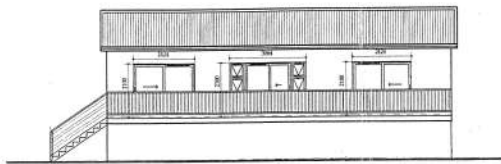
DENISE JANSE VAN RENSBURG Pr. Pln

October 2026

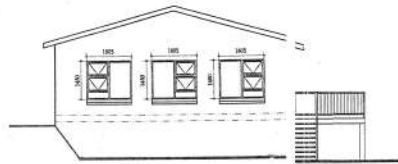
ANNEXURE 1

[illegible]

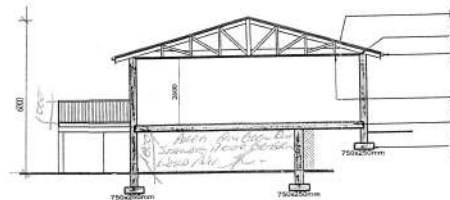
	JOHN VAN NIERKERK DRAFTING SERVICES		PO BOX 193 PACATSDOOR 4334 TEL: 041 876 1127
	84 EAST STREET PACATSDOOR 6234		
PROJECT / PROJECT			
PROPOSED STORE FOR MR H. WILLIAMS ON THE FARM <i>202/113</i> HANSSKESKRAAL.			
TRAINING / TRAINING			
PLAN, ELEVATION, SECTION & SITE PLAN			
OPPERVALLES / AREAS			
EXISTING: 80 ²		ADDITION:	
TOTAL:			
SMOAL / SCALE			
1:100; 1:200 1:5500			
HANDWRITING / SIGNATURE			
CLIENT / CLIENT:		<i>Mr</i>	
TITELNAAM / DRAUGHTSMAN:		<i>Mr</i>	
DATUM / DATE:		<i>23/07/02</i>	



SUIDWESAANSIG skaal 1:100



WESAANSIG skaal 1:100



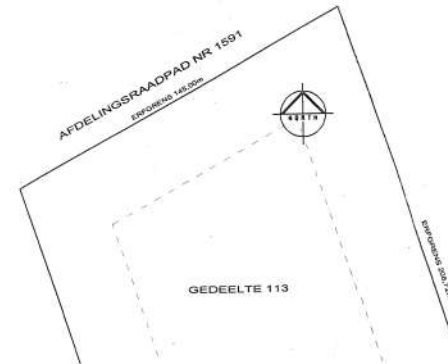
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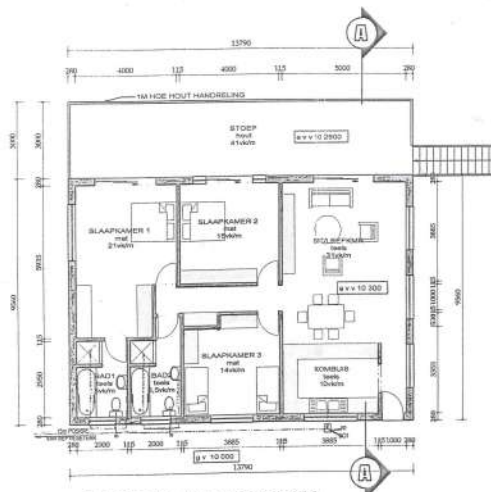
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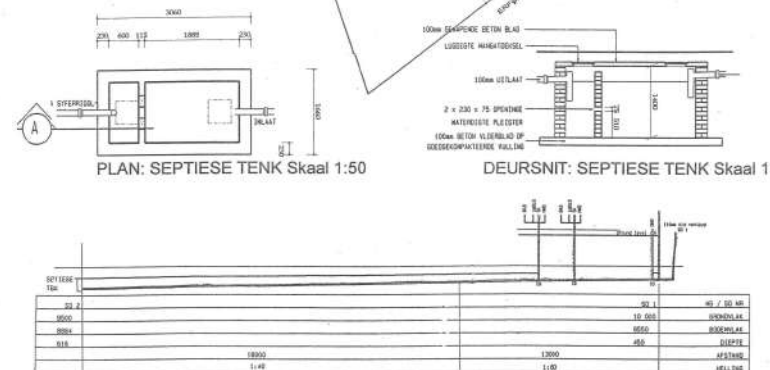
OOSAANSIG skaal 1:100



TERREINPLAN skaal 1:1000



VLOERPLAN skaal 1:100
Oppervlakte woonhuis = 132vk/m
Oppervlakte stoeptuin = 41vk/m



PLAN: SEPTIESE TENK Skaal 1:50

DEURSNIET: SEPTIESE TENK Skaal 1:50

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RIOOLSNIET skaal 1:100

1. EEN SET DOORPLAAT OP 75x100mm DUBBELTE B
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3. WAGS 100mm WYD BEVESTIG OP 100x100mm D.B. 100mm WYD
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GEORGE MUNICIPALITY
HEALTH DEPARTMENT
APPROVED
DATE: 11/01/2011
Chief Health Inspector

NOTA:
ALLE NATES EN PLAKKE MOET LENS OP
TERREIN GEWENTREKSE MOED VOORAF
DAAR NIE ENDE BOMME BEGYN MOED.

VERBODEN OMGEWING
POMPE OOR
GEORGE
MOED
TEL: 041 - 874700
041 - 874701
FAX: 041 - 874702

VOORGESTELDE WOONHUIS
OP GEDEELTE 113
HANS MOES KRAAL

DATUM: 23-05-2001
SKAAL: 1/100
EIGENAAR:

ANNEXURE 2

Resolution & Power of Attorney

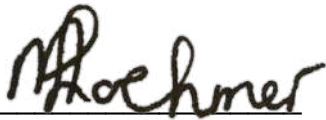
I, Arlen Ernst Loehmer (), the registered owner of *Hans Moes Kraal 202/113, George Municipality & Division*, hereby resolve to authorise *Marlize de Bruyn & Denise Janse van Rensburg* from *DMC Town Planning* to submit the required land use application in terms of Section 15(2) of the George Municipality: Land Use Planning By-law (2023) for the property.



AE Loehmer

27 July 2026

Date



Witness

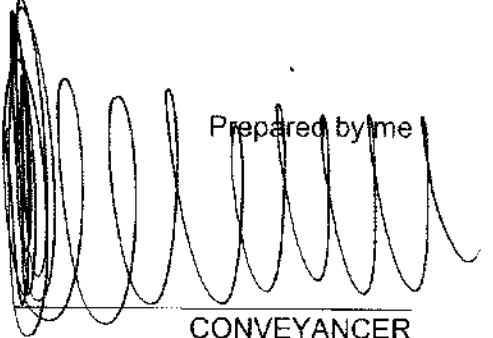
27 July 2026

Date

ANNEXURE 3

222

MILTONS MATSEMELA OOSTHUIZEN
71 MONTAGU STREET
MOSSEL BAY
6500

Prepared by me

CONVEYANCER
YOLANDA MINNIE (95870)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. [REDACTED]	
Reason for exemption	Category Exemption	Exemption i to. Sec/Reg. Act/Proc.

DATA / VERIFY
08-12-2022
LINDA NCAPAI

T 059949/22

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT **INGRID MARÉ**
(LPC NUMBER 97215)

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

ANDRÉ FREDERIC VAN NIEKERK
Identity Number [REDACTED]
Married out of community of property

which said Power of Attorney was signed at Jeffreys Bay on 14 September 2022

And the appearer declared that his/her said principal had, on 9 September 2022, 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:

ARLEN ERNST LOEHMER
Identity Number [REDACTED]
Married out of community of property

his Heirs, Executors, Administrators or Assigns, in full and free property

PORTION 113 OF THE FARM HANS MOES KRAAL NUMBER 202
IN THE MUNICIPALITY OF GEORGE, DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 3,1406 (THREE COMMA ONE FOUR ZERO SIX) Hectares

FIRST TRANSFERRED and still held by Deed of Transfer Number T494/2018
with General Plan Number 5188/2000 relating thereto

A. SUBJECT TO the conditions referred to in Certificate of registered Title Number T1918/1934.

B. SUBJECT FURTHER TO the following condition contained in Amended Title issued on 19 November 1909 (George Leaseholds Volume 15 Number 4) namely:

"That the land thus granted shall be subject to all such duties and regulations as either are already or shall in future be established respecting land granted on similar tenure."

C. ENTITLED to the conditions of the special conditions of Servitude (which endorsement dated 16 October 1925 in the said Amended Title dated 19 November 1909) in respect of a right of Public Way which has been extended to Stand DC held by Deed of Transfer Number T9966/1925 dated 16 October 1925 in favour of the Divisional Council of George.

D. SUBJECT FURTHER TO the following special conditions contained of Deed of Transfer Number T12849/1936 dated 17 December 1936, 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 purposes 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 Divisional Council that in consideration of this prohibition that latter will bear half the costs of any fence not exceeding five strands of wire that may be erected along any such road."

E. SUBJECT FURTHER TO the following condition contained in Deed of Transfer Number T494/2018 and imposed by the Transferor in favour of Colbyrne Home Owners Association, namely :

Die eiendom mag nie transporteer word sonder die skriftelike toestemming van die COLBYRNE HUISEIENAARSVERENIGING nie, en elke eienaar of sy opvolger-in-titel tot die eiendom sal 'n lid word van die COLBYRNE HUISEIENAARSVERENIGING.

F. SUBJECT FURTHER TO a servitude area 6 (six) metres wide in favour Colbyrne Home Owners Association the north-western and the eastern boundary of which is indicated by the line A1 – C and C – A2 on General Plan Number SG 5188/2000 contained in Deed of Transfer Number T494/2018.



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

ANDRÉ FREDERIC VAN NIEKERK , Married as aforesaid

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

ARLEN ERNST LOEHMER, Married as aforesaid

his Heirs, Executors, Administrators 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 [REDACTED] [REDACTED]).

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 30 NOV 2022 2022

In my presence

REGISTRAR OF DEEDS

q.q.

222

MILTONS MATSEMELA OOSTHUIZEN
1 CALEDON STREET
GEORGE
6529

157

Prepared by me
CONVEYANCER
YOLANDA MINNIE (95870)

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

ANDRÉ FREDERIC VAN NIEKERK

Identity Number [REDACTED]

Married out of community of property

do hereby nominate and appoint ANDREW JOHN MURRAY (81710) and/or DAVID ERIC LOTZ (82577) and/or WILHELMUS JACOBUS KNOETZE (81663) and/or FRANCOIS TREDoux (79397) and/or TERESA GRAUSO (85387) and/or JENINE LOUISE BOSHOFF (88153) and/or VUKI MICHAEL NGUBENI (85397) and/or ELENE GROENEWALD and/or ANDREA ROBERTA VAN NELSON (93984) and/or JOLENE LINDY JACOBS (49235) and/or KRISTEN LAUREN SEARLE (94725) and/or ROBERT PAUL RUDOLF KRAUTKRÄMER (85459) and/or TIFFANY PAMELA RADEMEYER (94170) and/or NADIA DE KOCK (86675) and/or IZAK STEPHANUS VENTER (84995) and/or PAUL WOLTER STELLING (82666) and/or KARIEN VISAGIE (95758) and/or SONJA BANTJES (96510) and/or CARMEN LOUISE DEN HAAN (95665) and/or CHENÉ LABUSCHAGNE (95899) and/or QUINTIN THOMAS COMBRINK (95836) and/or CORNELIUS ALEWYN BOTHA (94215) and/or ROBBYN DANAE FRANK (97770) and/or HERBERT OOSTHUIZEN (78397) and/or VERA VIVIEN REYNOLDS (96350) and/or YOLANDA MINNIE (95870) and/or SHERYL LEE-ANNE SCHOEMAN (95238) and/or INGRID MARÉ (97215) and/or CHERYLEEN NAIDOO (97661) and/or NEILL SCHOEMAN (91675) and/or DIVAN STANDER (98453) and/or CHELSEA NEL (97577)

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at CAPE TOWN or any other competent official in the Republic of South Africa and then and there to act as my Attorney and Agent and to pass transfer to:

ARLEN ERNST LOEHMER

Identity Number [REDACTED]

Married out of community of property

Y
Arlan

the property described as:

PORTION 113 OF THE FARM HANS MOES KRAAL NUMBER 202
IN THE MUNICIPALITY OF GEORGE, DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 3,1406 (THREE COMMA ONE FOUR ZERO SIX) Hectares

HELD BY Deed of Transfer Number T494/2018

the said property having been sold by me on 9 September 2022, to the said transferee/s for the sum of [REDACTED]

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents. The nominees shall further be entitled to bring an application in terms of Section 4(1)(b) on my/our behalf in the event of there being an error in any of the deeds relating to this transaction.

Signed at Jeffreys Bay on 14 September 2022
in the presence of the undersigned witnesses.

AS WITNESSES :

1. [Signature]
2. [Signature]

[Signature]
ANDRÉ FREDERIC VAN NIEKERK

U



Transfer Duty Declaration

TDREP

Reference Details

Transfer Duty Reference Number: TDE0505587

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name VAN NIEKERK
ID Number [REDACTED]
Passport Country ZAF
Company / CC / Trust Reg No.
Marital Notes if applicable South Africa

Full Name ANDRÉ FREDERIC
Date of Birth (CCYYMMDD) 1958-12-13
Passport Number
Marital Status M.O.C OF PROPERTY
Spouse Initials

Details of Purchaser / Transferee

Full Name ARLEN ERNST
Date of Birth (CCYYMMDD) 1960-06-24
Passport Country ZAF
Company / CC / Trust Reg No.
Marital Status M.O.C OF PROPERTY

Surname / Registered Name LOEHMER
ID Number [REDACTED]
Passport Number
Marital Notes if applicable South Africa
Spouse Initials

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD) 2022-09-09
Total Fair Value R [REDACTED]

Total Consideration R [REDACTED]

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person R [REDACTED]

Property Description

1 PORTION 113 OF THE FARM HANS MOES KRAAL NUMBER 202 IN THE MUNICIPALITY OF GEORGE, DIVISION OF GEORGE PROVINCE OF THE WESTERN CAPE IN EXTENT 3,1406 (THREE COMMA ONE FOUR ZERO SIX) Hectares

Receipt

Receipt Details

Transfer Duty Reference Number TDE0505587
Receipt Amount [REDACTED]

Receipt No. 1200990116

Declaration by Conveyancer / Attorney

I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of the transaction.

YOLANDA MINNIE
(95870)

Date (CCYYMMDD) 20221009

For enquiries go to:
www.sars.gov.za or call
0800 00 SARS (7277)



GEORGE LOCAL MUNICIPALITY

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000 (ACT No. 32 OF 2000)
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT NO. 32 OF 2000)

ISSUED BY GEORGE LOCAL MUNICIPALITY

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to George Local Municipality in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY (see definition of property in section 1 of Act 32 of 2000)

21 Digit Code (or Municipal Reference Number): MAGDALENE
Erven: 202
Portion: 113
Extension: HANS MOES KRAAL
Zoning:
Registration division / Administrative District:
Suburb:
Town:
Sectional Title unit number:
Exclusive use area and number as referred to on the registered plan:
Real right:
Scheme registration number:
Sectional Title Scheme Name:
Registered owner: ANDRÉ FREDERIC VAN NIEKERK
Name and Identity/ Registration Number of all purchaser/s: ARIEN ERNST LOEHMER

This Certificate is valid until: 27/01/2023
Given under my hand at GEORGE on 28/11/2022

Digitally signed by George Municipality
Signee: Winnifred Kennedy
Sign date: 28/11/2022 04:13:26.027 PM
Expiration date: 09/02/2025 01:48:11 PM

MUNICIPAL MANAGER
George Local Municipality

Date issued: 28/11/2022

Authorised Officer: Winnifred Kennedy

Certificate By Conveyancer:

I INGRID MARÉ (full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the George Local Municipality. (LPC NUMBER 97215)

Conveyancer

Date

28/11/22

21 Digit Code (or Municipal Reference Number): MAGDALENE

Certificate number: 12324558

④

MILTONS MATSEMELA OOSTHUIZEN
1 CALEDON STREET
GEORGE
6529

Prepared by me

CONVEYANCER
YOLANDA MINNIE (95870)

CONSENT

COLBYRNE HOME OWNER'S ASSOCIATION

re: **TRANSFER: ANDRÉ FREDERICK VAN NIEKERK / ARLEN ERNST LOEHMER**

I, the undersigned

ANDRÉ MICHEL LE ROUX, duly authorised thereto by a resolution from the Colbyrne Home Owners Association hereby consent to the transfer from

TRANSFEROR :

ANDRÉ FREDERICK VAN NIEKERK
Identity Number [REDACTED]
Married out of community of property

TO TRANSFEREE :

ARLEN ERNST LOEHMER
Identity Number [REDACTED]
Married out of community of property

OF PROPERTY:

**PORTION 113 OF THE FARM HANS MOES KRAAL NUMBER 202
IN THE MUNICIPALITY OF GEORGE, DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE**

**IN EXTENT 3,1406 (THREE COMMA ONE FOUR ZERO SIX)
Hectares**

HELD BY Deed of Transfer Number T494/2018

DATED at PRETORIA

on 21 SEPTEMBER 2022



ANDRÉ MICHIEL LE ROUX duly authorised by the
COLBYRNE HOME OWNER'S ASSOCIATION,
In terms of a Resolution



Herbie Oosthuizen and Associates
71 Montagu Street
Mosel Bay
6500

Prepared by me

CONVEYANCER
YOLANDA MINNIE

Fee endorsement	
Amount	Other fee
Purchase price/Value	R. [REDACTED]
Transfer duty	R. [REDACTED]
Stamp duty	R. [REDACTED]
Registration fee	R. [REDACTED]

Para 2

GETRANSPOORTEER AAN	TRANSFERRED TO
A. E. LOEHMER	
059949/22	
30 NOV 2022	
REGISTERED	

T 494/2018

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

GERRIT JOHAN MÖLLER

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said
appearer being duly authorised thereto by a Power of Attorney which said
Power of Attorney was signed at MOSSEL BAY on 1 DECEMBER
2017 granted to him by

CSHELL 172 PROPRIETARY LIMITED
Registration Number: 2005/035900/07

DATA / CAPTURE
15 JAN 2018
MARLYN BARLOW

DATA / VERIFY
17 JAN 2018
PENELOPE NGCOWANA

And the appearer declared that his said principal had, on 26 October 2017, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

ANDRÉ FREDERIC VAN NIEKERK
Identity Number [REDACTED]
Unmarried

his Heirs, Executors, Administrators or Assigns, in full and free property

1. **PORTION 112 OF FARM HANS MOES KRAAL NUMBER 202, IN THE MUNICIPALITY OF GEORGE, DIVISION OF GEORGE, PROVINCE OF THE WESTERN CAPE**

IN EXTENT 3,0443 (THREE COMMA ZERO FOUR FOUR THREE) Hectares

AS WILL APPEAR from General Plan Number 5188/2000 **AND HELD BY** Deed of Transfer Number T10825/2013.

- A. **SUBJECT TO** the conditions referred to in Certificate of registered Title Number T1918/1934.
- B. **SUBJECT FURTHER TO** the following condition contained in Amended Title issued on 19 November 1909 (George Leaseholds Volume 15 Number 4) namely:

"That the land thus granted shall be subject to all such duties and regulations as either are already or shall in future be established respecting land granted on similar tenure."

- C. **ENTITLED** to the conditions of the special conditions of Servitude (which endorsement dated 16 October 1925 in the said Amended Title dated 19 November 1909) in respect of a right of Public Way which has been extended to Stand DC held by Deed of Transfer Number T9966/1925 dated 16 October 1925 in favour of the Divisional Council of George.

D. SUBJECT FURTHER TO the following special conditions contained of Deed of Transfer Number T12849/1936 dated 17 December 1936, 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 purposes 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 Divisional Council that in consideration of this prohibition that latter will bear half the costs of any fence not exceeding five strands of wire that may be erected along any such road.'

E. SUBJECT FURTHER TO the following condition imposed by the Transferor in favour of Colbyrne Home Owners Association, namely :

Die eiendom mag nie transporteer word sonder die skriftelike toestemming van die COLBYRNE HUISEIENAARSVERENIGING nie, en elke eienaar of sy opvolger-in-titel tot die eiendom sal 'n lid word van die COLBYRNE HUISEIENAARSVERENIGING.

F. SUBJECT FURTHER TO a servitude right of way 2 (two) metres wide in favour Colbyrne Home Owners Association the south-eastern boundary of which is indicated by the line A3 – A5 on General Plan Number SG 5188/2000

2. PORTION 113 OF THE FARM HANS MOES KRAAL NUMBER 202, IN THE MUNICIPALITY OF GEORGE, DIVISION OF GEORGE, PROVINCE OF THE WESTERN CAPE

IN EXTENT 3,1406 (THREE COMMA ONE FOUR ZERO SIX) Hectares

AS WILL APPEAR from General Plan Number 5188/2000 **AND HELD BY** Deed of Transfer Number T10825/2013.

A. SUBJECT TO the conditions referred to in Certificate of registered Title Number T1918/1934.

B. SUBJECT FURTHER TO the following condition contained in Amended Title issued on 19 November 1909 (George Leaseholds Volume 15 Number 4) namely:

"That the land thus granted shall be subject to all such duties and regulations as either are already or shall in future be established respecting land granted on similar tenure."

C. ENTITLED to the conditions of the special conditions of Servitude (which endorsement dated 16 October 1925 in the said Amended Title dated 19 November 1909) in respect of a right of Public Way which has been extended to Stand DC held by Deed of Transfer Number T9966/1925 dated 16 October 1925 in favour of the Divisional Council of George.

D. SUBJECT FURTHER TO the following special conditions contained of Deed of Transfer Number T12849/1936 dated 17 December 1936, 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 purposes 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 Divisional Council that in consideration of this prohibition that latter will bear half the costs of any fence not exceeding five strands of wire that may be erected along any such road."

E. SUBJECT FURTHER TO the following condition imposed by the Transferor in favour of Colbyrne Home Owners Association, namely :

Die eiendom mag nie transporteer word sonder die skriftelike toestemming van die COLBYRNE HUISEIENAARSVERENIGING nie, en elke eienaar of sy opvolger-in-titel tot die eiendom sal 'n lid word van die COLBYRNE HUISEIENAARSVERENIGING.

F. SUBJECT FURTHER TO a servitude area 6 (six) metres wide in favour Colbyrne Home Owners Association the north-western and the eastern boundary of which is indicated by the line A1 – C and C – A2 on General Plan Number SG 5188/2000



GhostConvey 16.3.1.2

6

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

CSHELL 172 PROPRIETARY LIMITED
Registration Number : 2005/035900/07

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

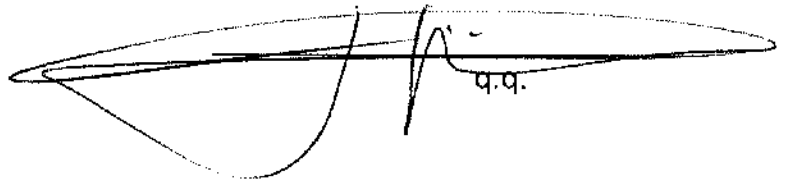
ANDRÉ FREDERIC VAN NIEKERK,
Unmarried

his Heirs, Executors, Administrators 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 [REDACTED].

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.

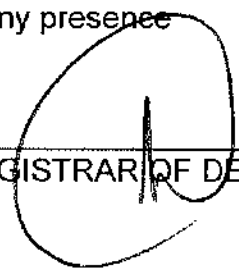
THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on

10 January 2018

A large, stylized handwritten signature in black ink, likely belonging to the Registrar of Deeds, with the initials "q.q." written below it.

In my presence

REGISTRAR OF DEEDS

A large, stylized handwritten signature in black ink, likely belonging to the Registrar of Deeds, with the initials "q.q." written below it.A large, stylized handwritten signature in black ink, likely belonging to the Registrar of Deeds, with the initials "q.q." written below it.

ANNEXURE 4

ALGEMENE PLAN No. 5188/2000

VAN

ONDERVERDELING VAN GEDEELTE 122

VAN DIE PLAAS HANS-MOES-KRAAL No. 202,

SIEN KAART No. 5187/2000

TRANSPORTAKTE No.

BEVATTENDE 10 GEDEELTES GENOMMER 112 TOT 121,

VAN DIE PLAAS HANS-MOES-KRAAL No. 202,

GELEË IN DIE

ADMINISTRATIEWE DISTRIK VAN GEORGE

PROVINSIE WES-KAAP

CDR

SKAAL 1 : 4000

OPGEWET DEUR MY IN DESKEMER 1999 10 AUGUSTUS 2000

PROFESSIONEL LANDMETSER
F W LE ROUX PLS 10550

HEDELE GEDEELTES IN ONDERVERDELING
VAN DIE PLAAS HANS-MOES-KRAAL No. 202,
SIEN KAART No. 5187/2000

GOEDGEKEUR Kragtins Artikel 26 (1)
VAN ONDORNSANSIE No. 15 VAN 1985
VLRWYSINGSNOMMER: GEO/202/38
DATUM 29 September 2000

L G No. 5188/2000

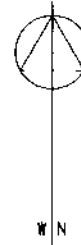
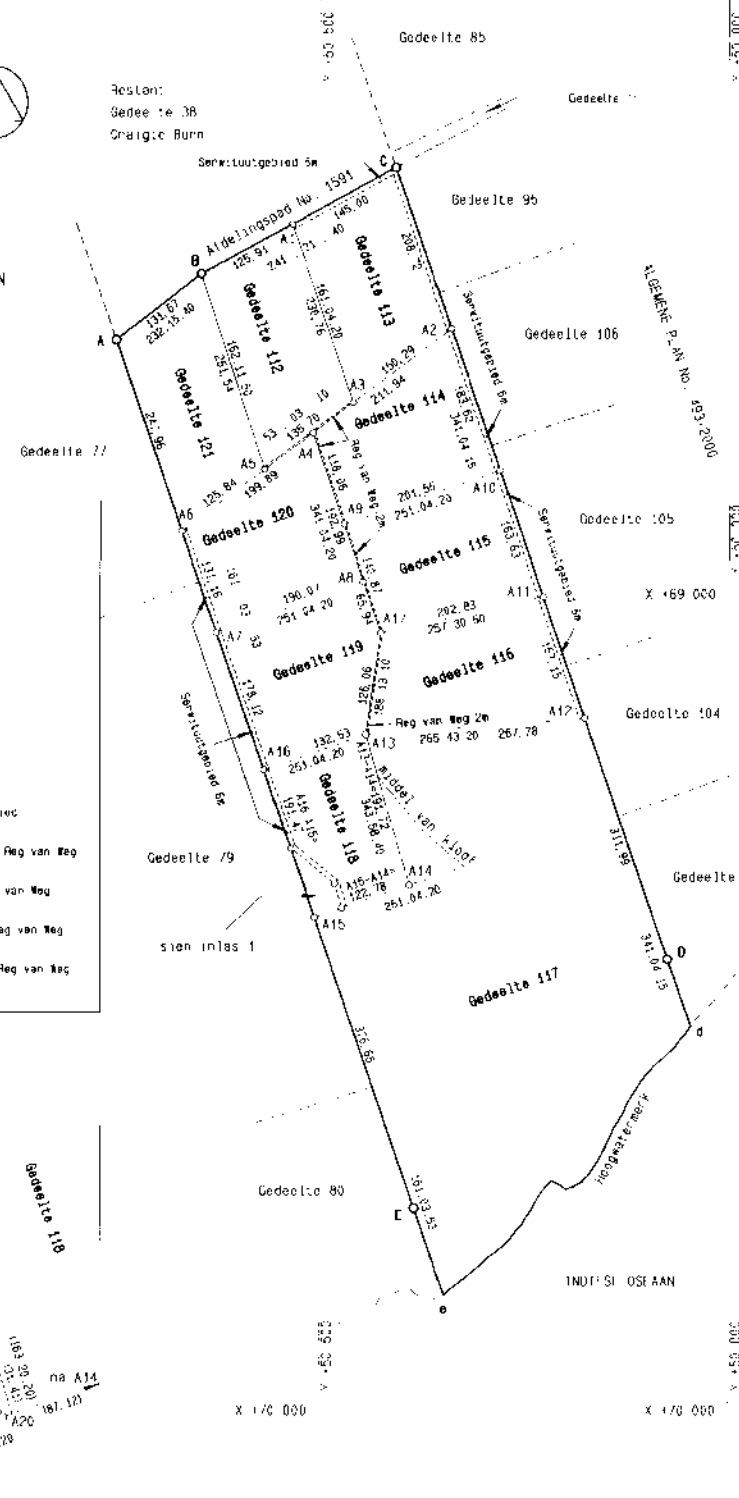
GOLDFEKLUP

nms. LANDMETSER GENERAAL

ENDOSSEMENTE

No. WYSTIGING BYVOEGING MAGTIGING GEHEKKE DATUM

GRONDSTUKS		
GRONDSTUK	No.	hektare
	112	3.0443
	113	3.1406
	114	3.0402
	115	3.0687
	116	3.2316
	117	19.1567
	118	2.8821
	119	3.0627
	120	3.0806
	121	3.0404



Seweruitgebied.

1) Die lyn A1 - C en C - A2 dus onderskeidelik die noord-oostelike en die oostelike grense aan van 'n seweruitgebied. 6m wyd oor Gedeelte 113 soos aangedui.

2) Die lyn A2 - A10 dus aan die oostelike grens van 'n seweruitgebied. 6m wyd oor Gedeelte 114 soos aangedui.

3) Die lyn A10 - A11 dus aan die oostelike grens van 'n seweruitgebied. 6m wyd oor Gedeelte 115 soos aangedui.

4) Die lyn A11 - A12 dus aan die oostelike grens van 'n seweruitgebied. 6m wyd oor Gedeelte 116 soos aangedui.

5) Die lyn A6 - A7 dus aan die westelike grens van 'n seweruitgebied. 6m wyd oor Gedeelte 120 soos aangedui.

6) Die lyn A7 - A16 dus aan die westelike grens van 'n seweruitgebied. 6m wyd oor Gedeelte 119 soos aangedui.

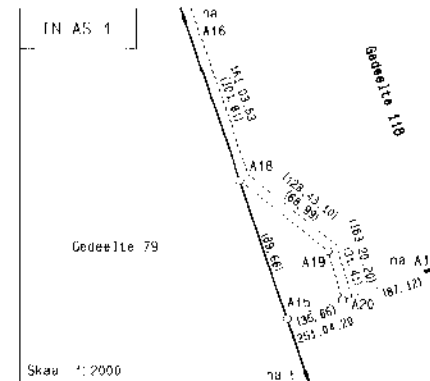
7) Die lyn A16 - A18, A18 - A19 en A19 - A20 dus onderskeidelik die westelike, suidwestelike en westelike grense aan van 'n seweruitgebied. 6m wyd oor Gedeelte 118 soos aangedui.

8) Die lyn A3 - A5 dus aan die suid-oostelike grens van 'n seweruitgebied. 2m wyd oor Gedeelte 117 soos aangedui.

9) Die lyn A4 - A8 dus aan die westelike grens van 'n seweruitgebied. 2m wyd oor Gedeelte 114 soos aangedui.

10) Die lyn A9 - A17 dus aan die westelike grens van 'n seweruitgebied. 2m wyd oor Gedeelte 115 soos aangedui.

11) Die lyn A17 - A13 dus aan die westelike grens van 'n seweruitgebied. 2m wyd oor Gedeelte 116 soos aangedui.



DATA VAN HOOFFIGUUR			STELSEL NO 23 meter	
SYN	meter	RIJINGSHOEK	KONSTANTIE	X 0,00 Y 0,00 X 13 700 000,00 Y 13 700 000,00
AB	131,67	232 15 40	A1	+50 534,86 168 556,62
BC	270,91	241 21 40	A2	+50 339,69 168 684,56
CD	1025,11	341 04 15	A3	+50 459,81 168 774,90
DE	434,51	45 22 30	A4	+50 509,08 168 811,96
EA	1125,36	161 03 53	A5	+50 568,76 168 856,47
			A6	+50 668,82 168 932,11
			A7	+50 626,26 169 056,17
			A8	+50 446,47 168 994,51
			A9	+50 470,78 168 923,63
			A10	+50 280,13 168 888,25
			A11	+50 277,05 169 013,03
			A12	+50 176,07 169 161,69
			A13	+50 443,10 169 181,66
			A14	+50 390,19 169 365,93
			A15	+50 506,33 169 405,76
			A16	+50 568,46 169 274,65
			A17	+50 475,08 169 055,89
HOOFFIGUUR			SERWITUUT DATA	
	Y	X		
A	+50 749,29	+68 697,56	A18	+50 535,43 169 320,95
B	+50 646,17	+68 616,97	A19	+50 481,60 169 361,10
C	+50 407,40	+68 487,13	A20	+50 472,59 169 391,19
D	+50 374,86	+69 456,80		
E	+50 384,11	+69 762,03		
TRIGONOMETRISE BAKENS				
Δ 119	+57 315,50	+68 976,86		
Geo 6				
Δ 453	+48 849,22	+67 931,69		
Geo 20 New				

BAKENBE SKRYWING

0 20mm ysterpen
1 75mm klip in klipstapel
2 Gedeelte ysterpen onder klipstapel
Alle ander bakens is 16mm ysterpen

LELH No. Geom. 202
MLISTUK No. 1 2248/2005
KOMPJASII AL 1880 (6486)

L G NOTAS

S
C

ANNEXURE 5

CONVEYANCER'S CERTIFICATE

in terms of Section 38(1)(n) of the George Municipality: Land Use Planning By-law (2023)

I, the undersigned, KARIN SMIT, a duly qualified and admitted conveyancer, practicing at Raubenheimers Inc., 60 Cathedral Street, George, Western Cape Province, do hereby certify that:

1. I have perused the conditions of title in respect of:

**PORTION 113 OF THE FARM HANS MOES KRAAL NUMBER 202
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

IN EXTENT 3,1406 (THREE COMMA ONE FOUR ZERO SIX) HECTARES

HELD BY DEEDS OF TRANSFER T59949/2022

registered in the name of

**ARLEN ERNST LOEHMER
IDENTITY NUMBER 600624 5030 086**

2. I have been advised that application will be made for the following:

- i **Permanent departure** in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for an increase in the floor area of the second dwelling from 175m² to 287m²;

3. There are no title conditions in the abovementioned Title that may restrict the contemplated land uses in terms of the proposed application;

4. There are NO mortgage bonds registered against the property.

Dated at GEORGE on 16 OCTOBER 2026.


KARIN SMIT- CONVEYANCER - LPC no. 59923

ANNEXURE 6

Colbyrne Homeowners Association

Hansmoeskraal

19 October 2026

To whom it may concern.

It is hereby confirmed that the Colbyrne HOA do not oppose the proposed land use application for **Hansmoeskraal 202/113** to increase the total floor area of the existing second dwelling unit as drawn by *DJM Draughting* and addressed in the report by *DMC Town Planning*.

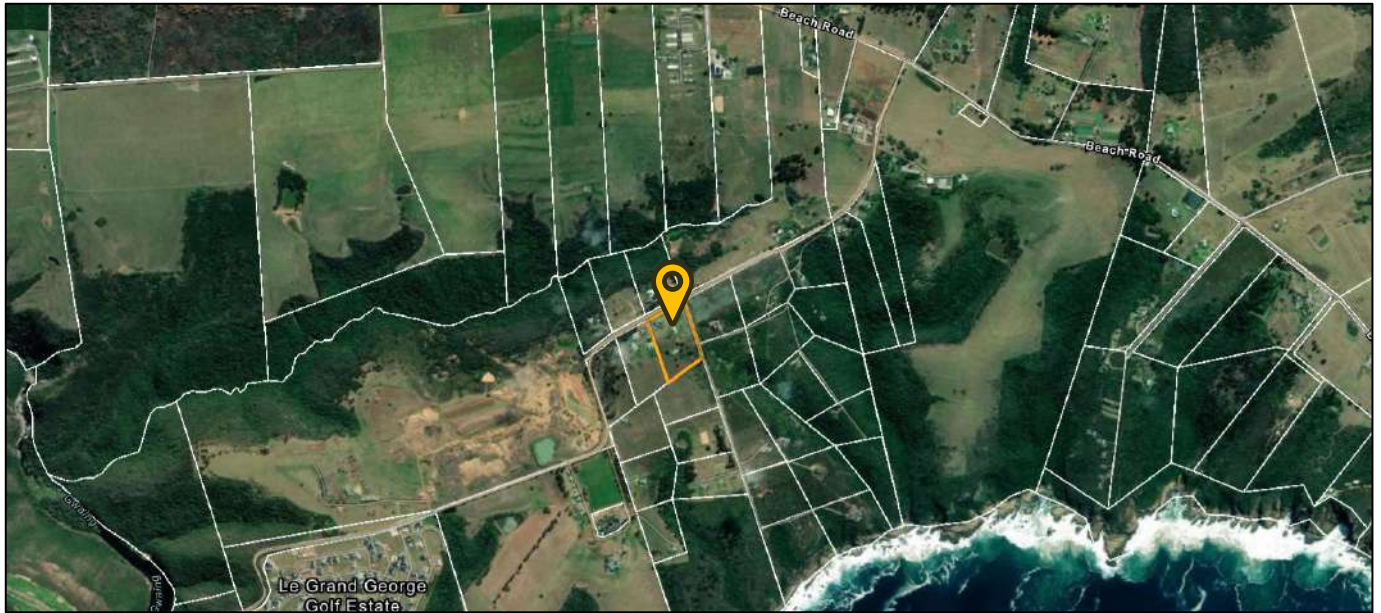
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AM le Roux
Chairman

ANNEXURE 7

LOCALITY PLAN

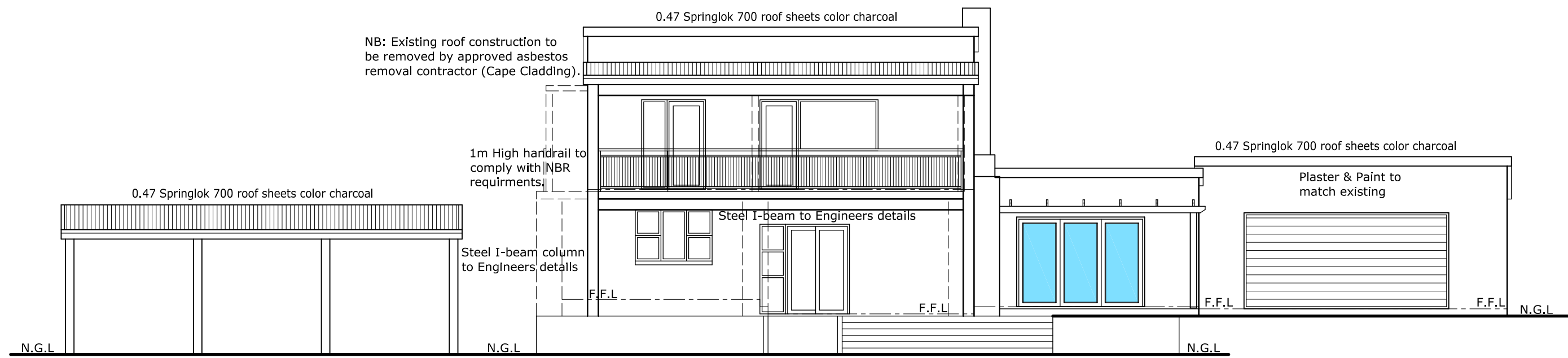


Copyright ©

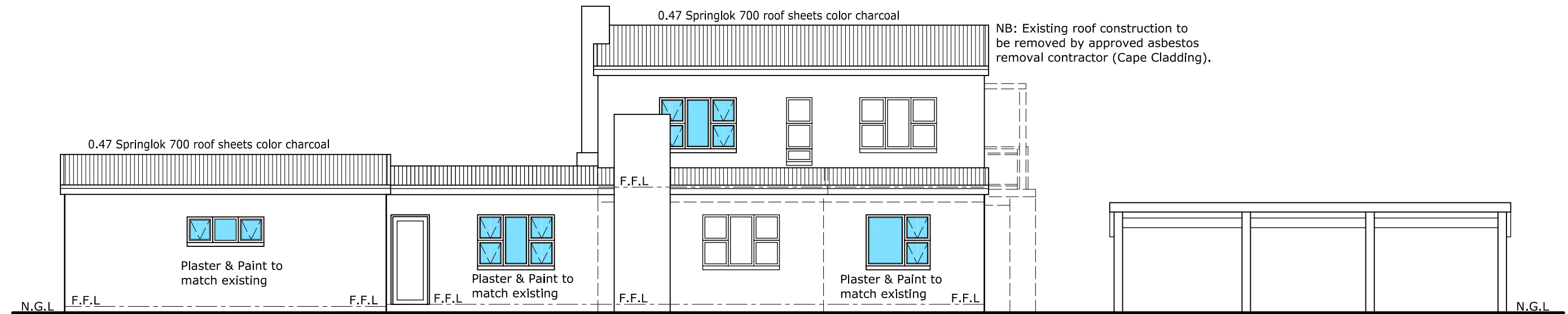
**PORTIOON 113 OF THE FARM HANS MOES KRAAL 202,
GEORGE RURAL
GEORGE MUNICIPALITY & DIVISION**

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

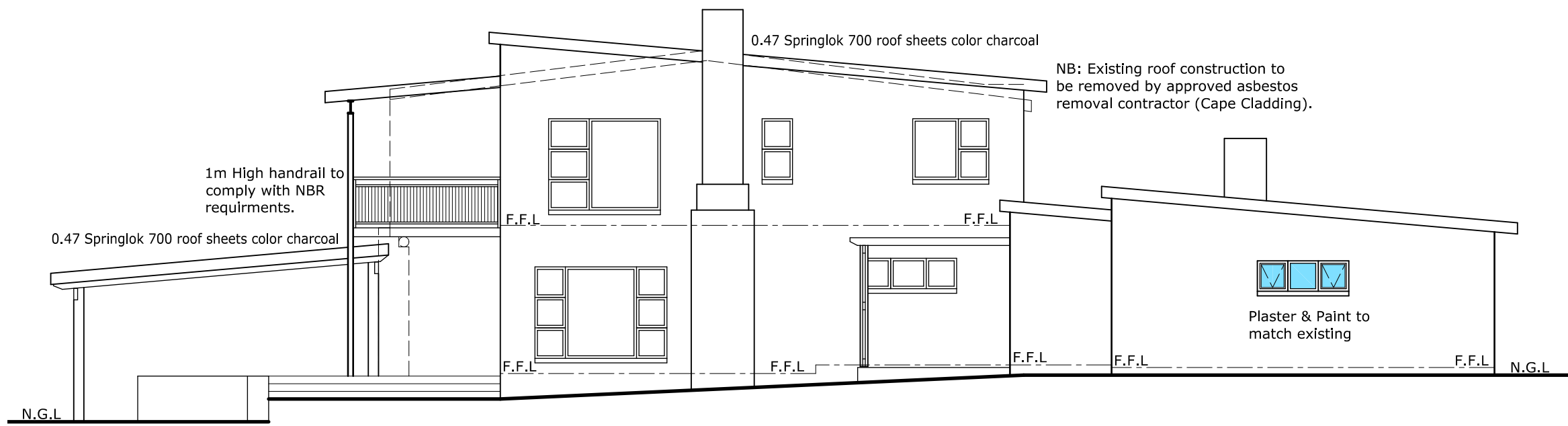
ANNEXURE 8



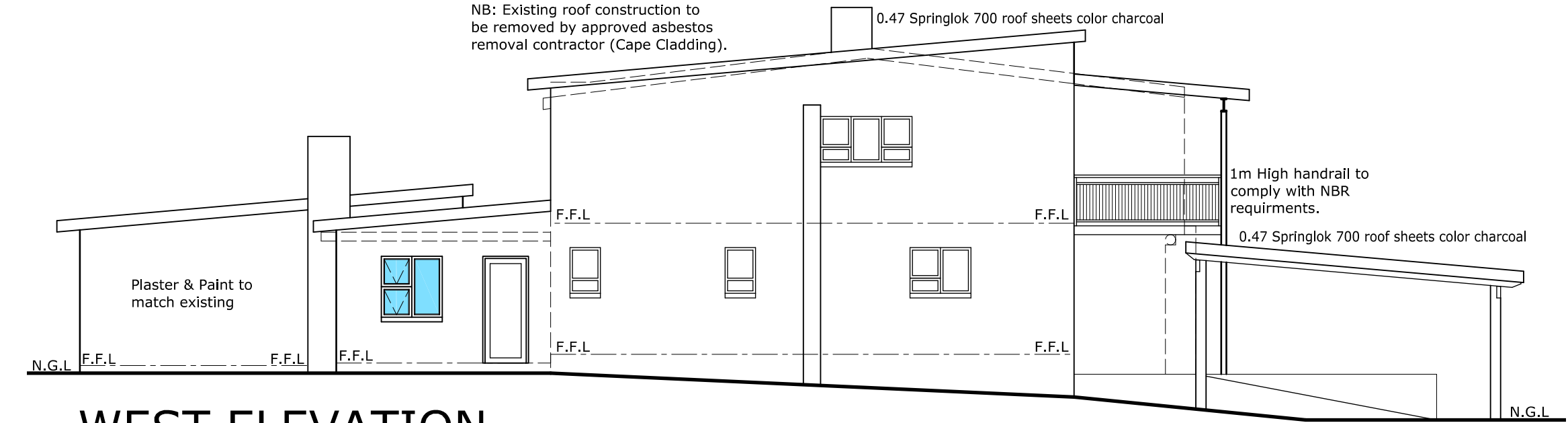
SOUTH ELEVATION
scale 1:100



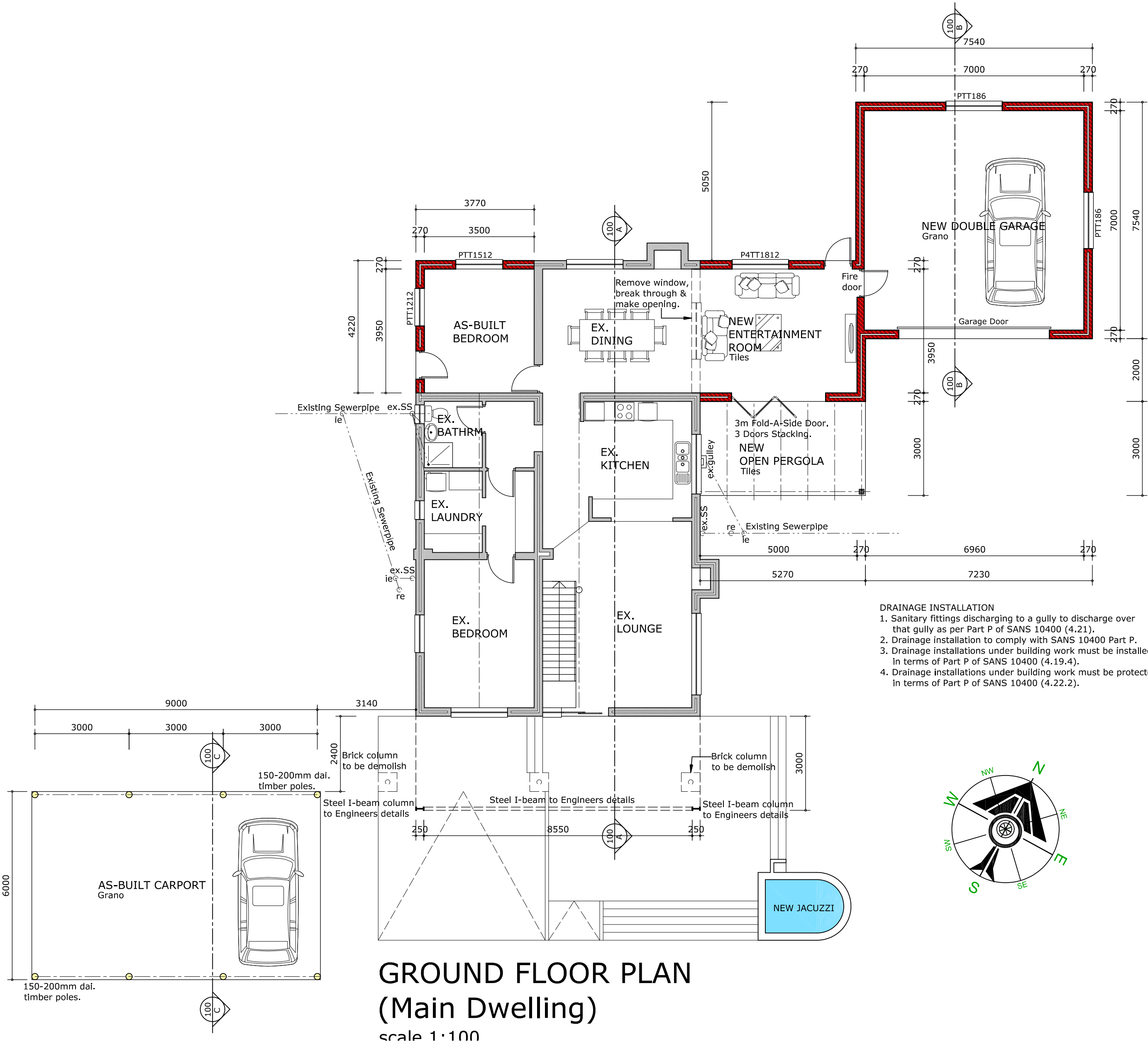
NORTH ELEVATION
scale 1:100



EAST ELEVATION
scale 1:100



WEST ELEVATION
scale 1:100



Areas:

Area of erf:	3.14 ha
Area of Ex. ground floor:	116m ²
Area of Ex. first floor:	93m ²
Area of Ex. covered deck:	21m ²

New Area's:

Area of Additions:	23m ²
Area of Garage:	57m ²
Area of Enlarged covered deck:	5m ²

Total New Area's:

85m ²

As-built Area's:

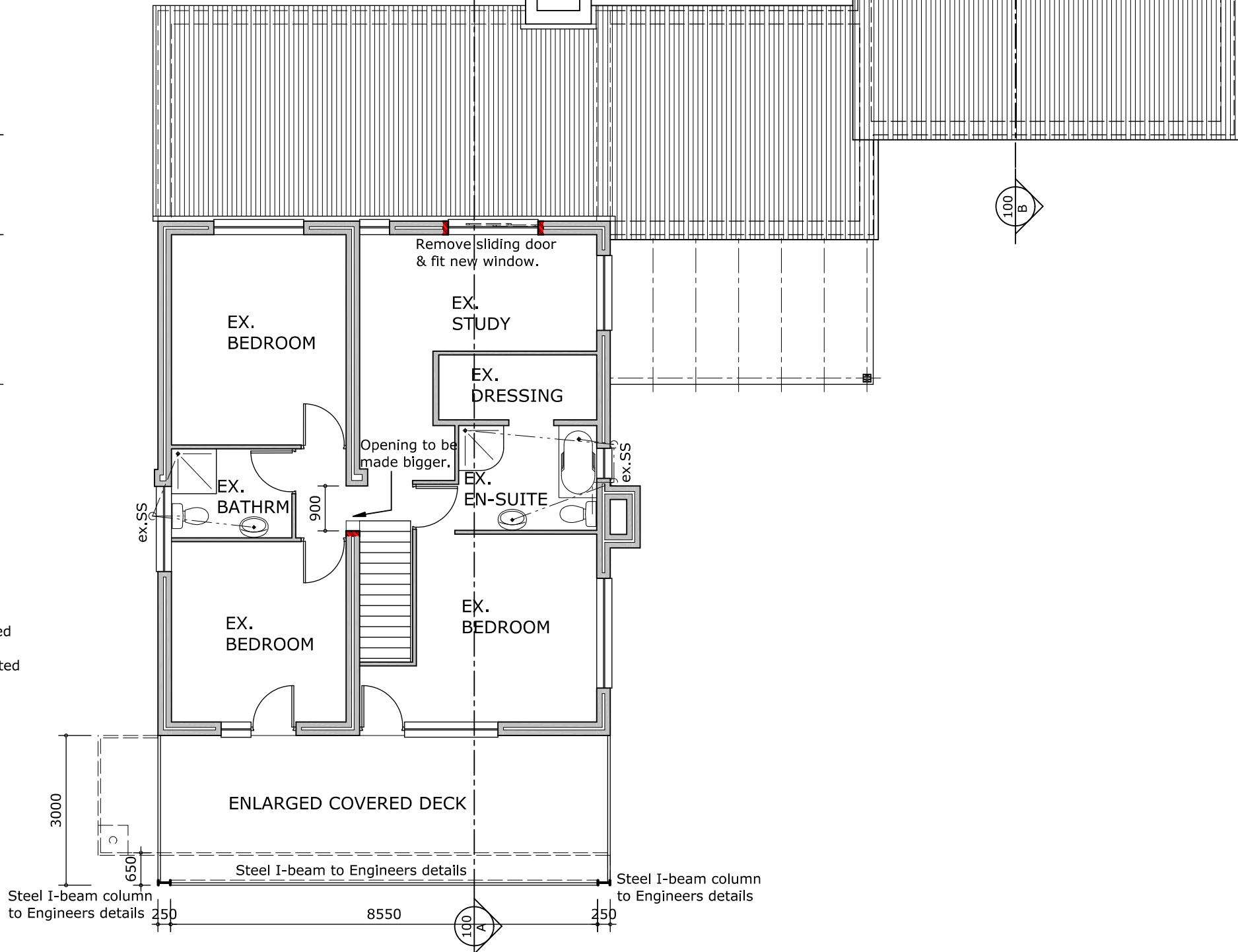
Area of Carport:	54m ²
Area of Bedroom:	16m ²

Total As-built Area's:

70m ²

Total Area's:

385m ²



FIRST FLOOR PLAN
(Main Dwelling)
scale 1:100

NOTES.
PROPERTY OF THE ARCHITECT

ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS. ALL DIMENSIONS ARE GIVEN IN MILLIMETERS

GENERAL SPECIFICATIONS :

- DRAINAGE INSTALLATION**
- Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.21).
 - Drainage installation to comply with SANS 10400 Part P.
 - Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4).
 - Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).
 - All existing drainage as per previous approved plan.

Registered plumber & electrician must provide a certificate of compliance before occupancy certificate been issued by the Local Authority.

Steep to remain open as per building plan.

REVISIONS

REV	DATE	DESCRIPTION
0	00/00/00	



ND ARCHITECTURE - SACAP reg: PrSArchT

In association with



DAVIAN AMERICA
CAD 41333270
53 HIBUSCUS STREET
PACALTSORP
GEORGE
TEL: 084 393 9531
EMAIL: djmdraughting11@gmail.com

CLIENT: **HOUSE LOEHMER**

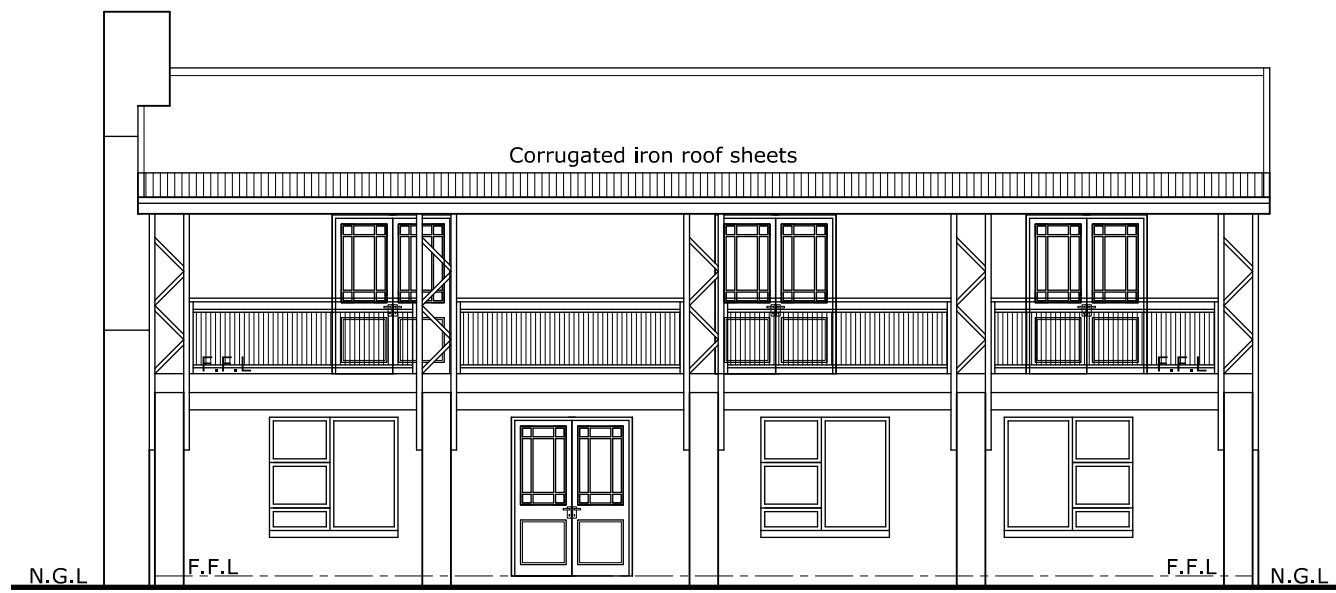
PROJECT:
ADDITION, ALTERATION & AS-BUILT ON PORTION 113 OF 202, HANSMOESKRAAL, GEORGE.

DRAWING:
FLOOR PLANS & ELEVATIONS.

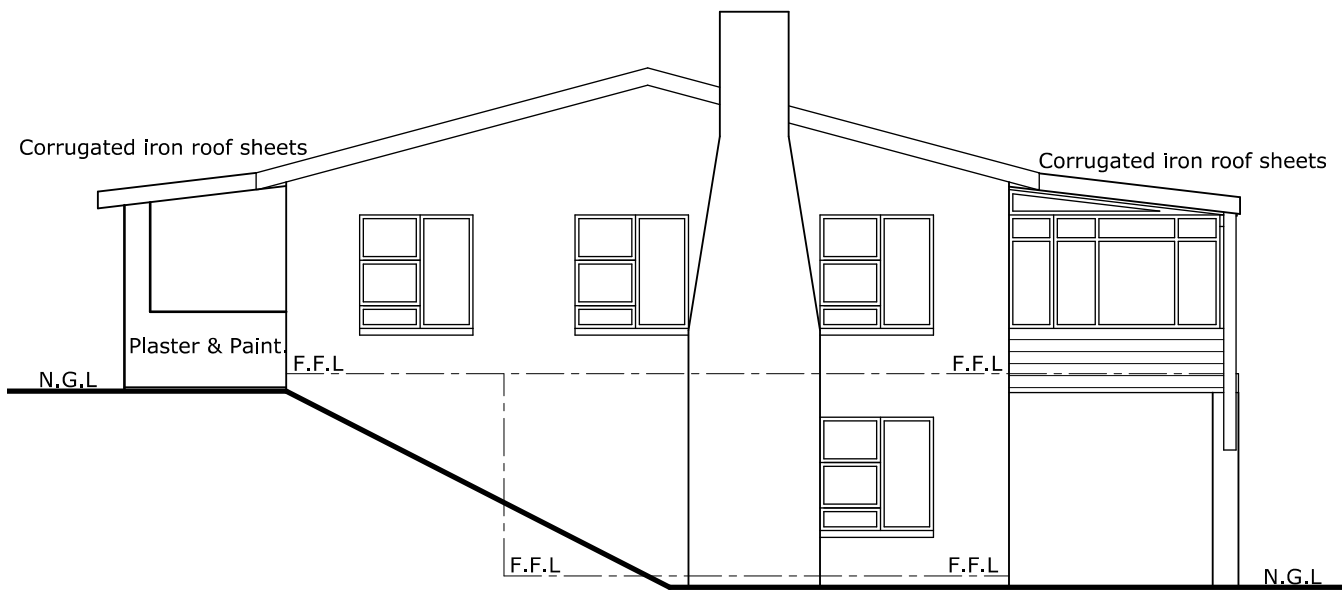
SCALE:	DATE:
1:100 / 1:200	9 July 2026

DRAWN:	CHECKED:
DJM	JCVH

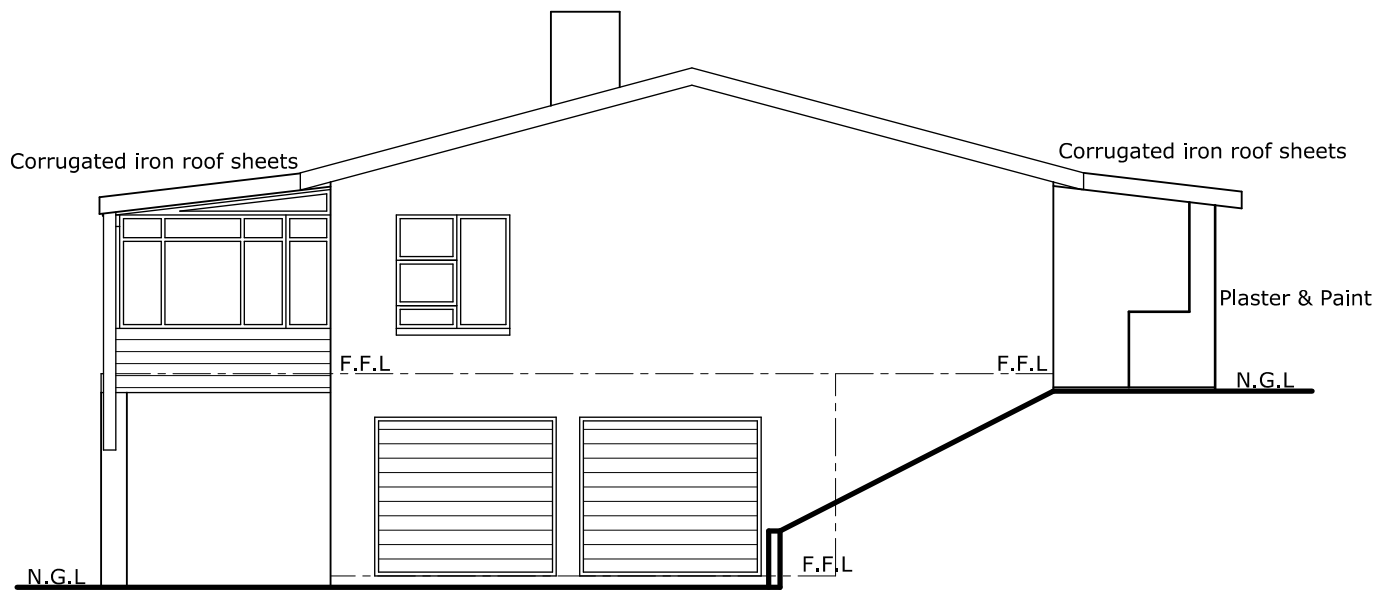
DRAWING NO.	SHEETS
DJM 29-2026	1 of 4



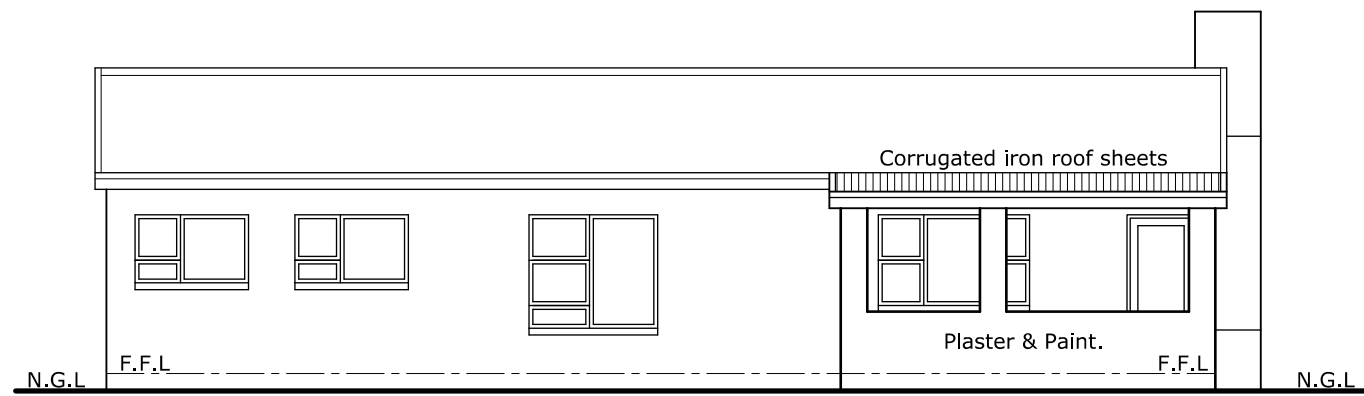
SOUTH-EAST ELEVATION
scale 1:100



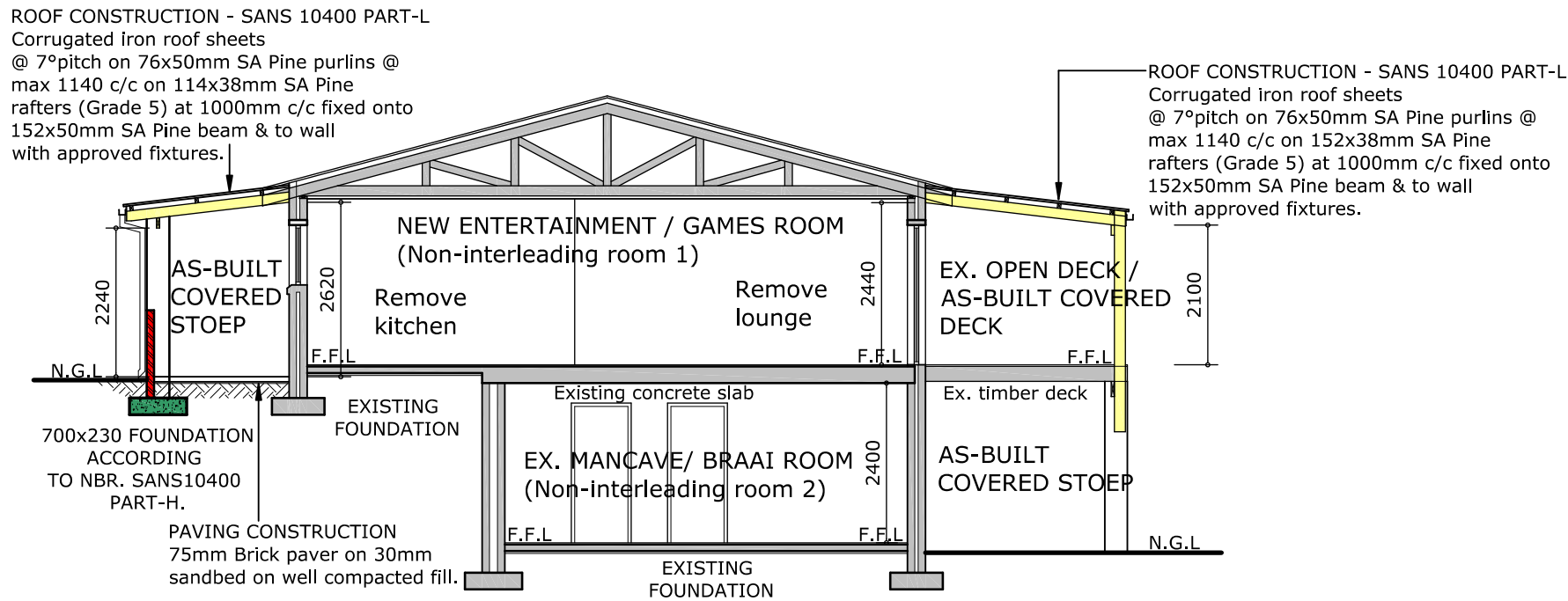
SOUTH-WEST ELEVATION
scale 1:100



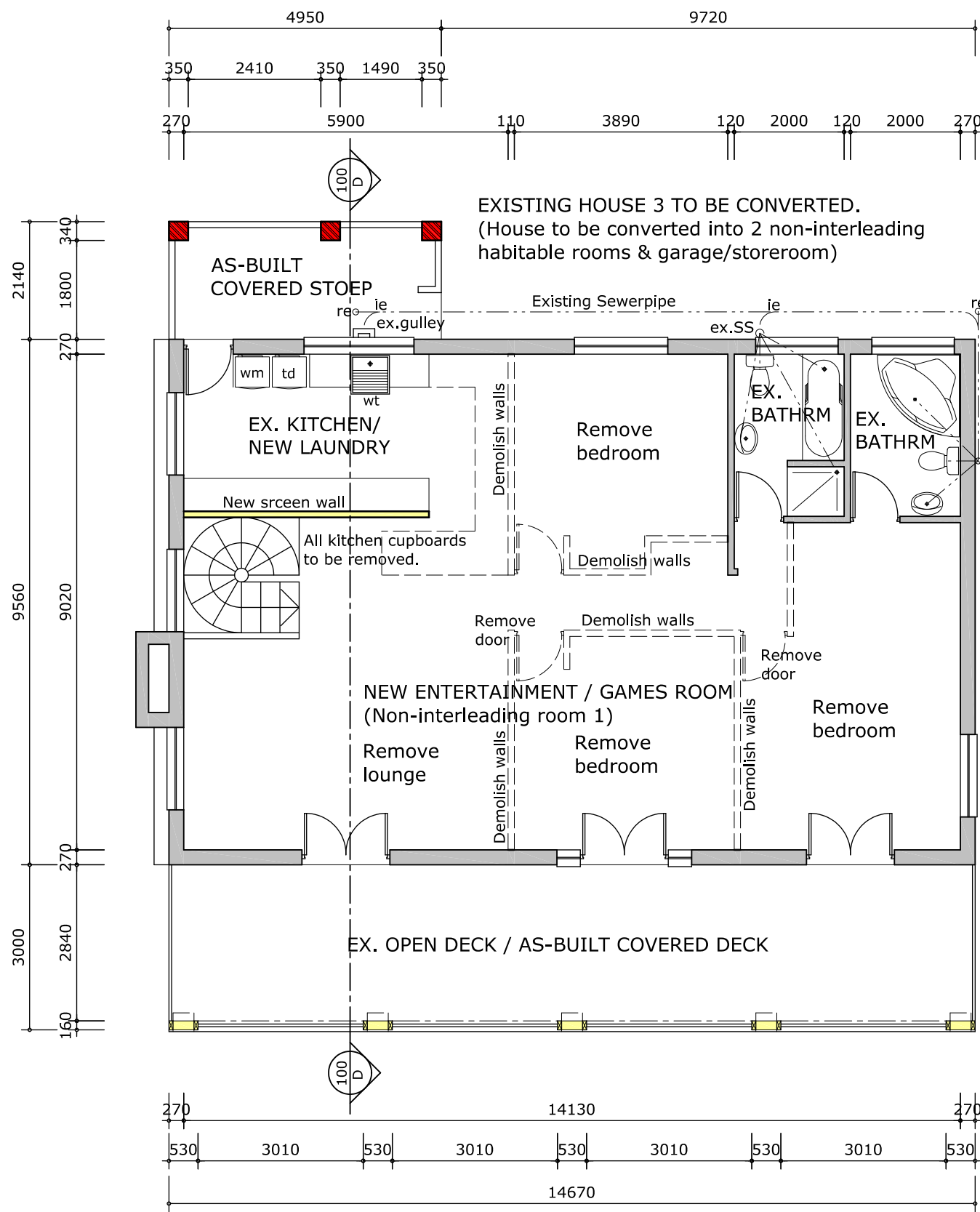
NORTH-EAST ELEVATION
scale 1:100



NORTH-WEST ELEVATION
scale 1:100

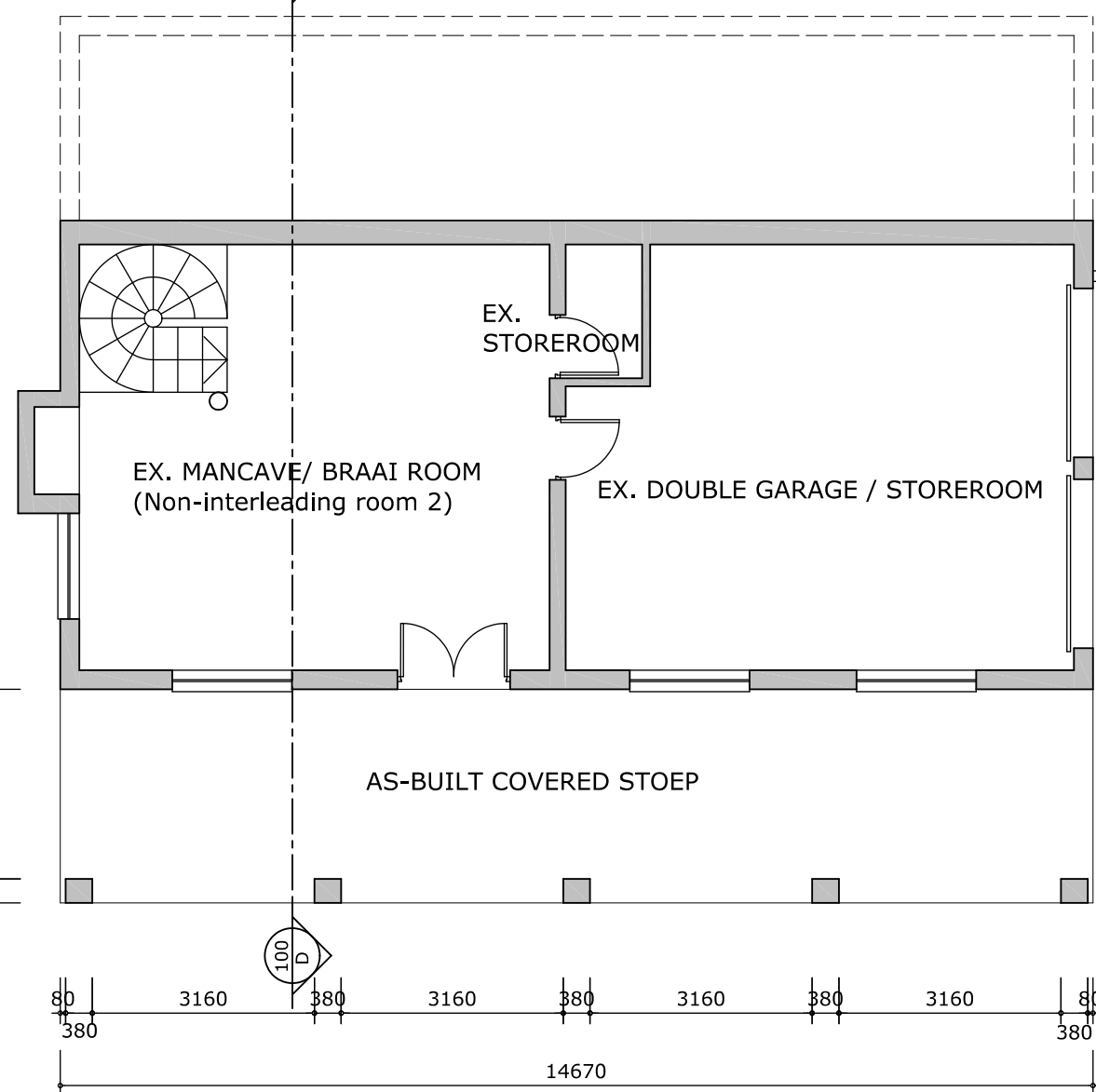


SECTION D-D
scale 1:100



GROUND FLOOR PLAN
scale 1:100

- DRAINAGE INSTALLATION
1. Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.21).
 2. Drainage installation to comply with SANS 10400 Part P.
 3. Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4).
 4. Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).
 5. All existing drainage as per previous approved plan.



LOWER GROUND FLOOR PLAN
scale 1:100

Areas:	
Area of erf:	3.14 ha
Area of Ex. ground floor:	140m ²
Area of Ex. lower ground floor:	98m ²
As-built Area's:	
Area of Covered deck:	44m ²
Area of Covered stoep's:	54m ²
Total As-built Area's:	98m ²
Total Area's:	336m ²

NOTES.
PROPERTY OF THE ARCHITECT

ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS. ALL DIMENSIONS ARE GIVEN IN MILLIMETERS

GENERAL SPECIFICATIONS :

- DRAINAGE INSTALLATION
1. Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.21).
 2. Drainage installation to comply with SANS 10400 Part P.
 3. Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4).
 4. Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).
 5. All existing drainage as per previous approved plan.

Registered plumber & electrician must provide a certificate of compliance before occupancy certificate been issued by the Local Authority.

Stoop to remain open as per building plan.

REVISIONS

REV	DATE	DESCRIPTION
0	00/00/00	



ND ARCHITECTURE - SACAP reg: PrSArchT

In association with



DAVIAN AMERICA
CAD 41333270
53 HIBUSCUS STREET
PACALTSDORP
GEORGE
TEL: 084 393 9531
EMAIL: djmdraughting11@gmail.com

CLIENT:
HOUSE LOEHMER

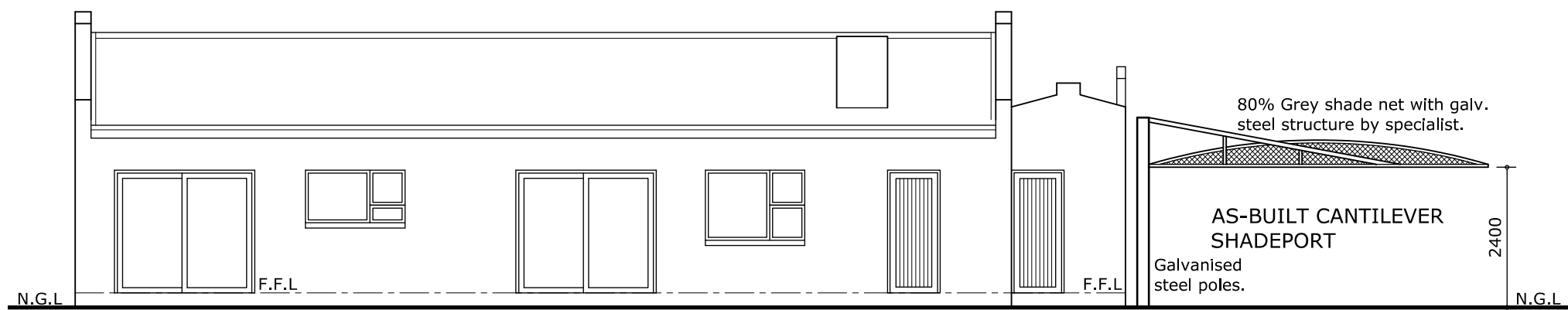
PROJECT:
ADDITION, ALTERATION &
AS-BUILT ON PORTION 113 OF
202, HANSMOESKRAAL, GEORGE.

DRAWING:
FLOOR PLANS, ELEVATIONS &
SECTIONS.

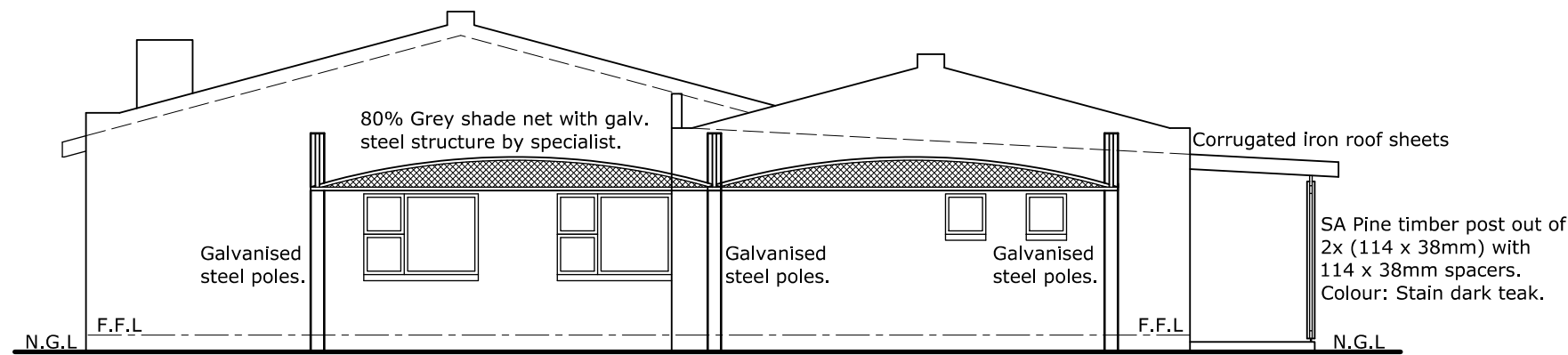
SCALE: 1:100 DATE: 9 July 2026

DRAWN: DJM CHECKED: JCVH

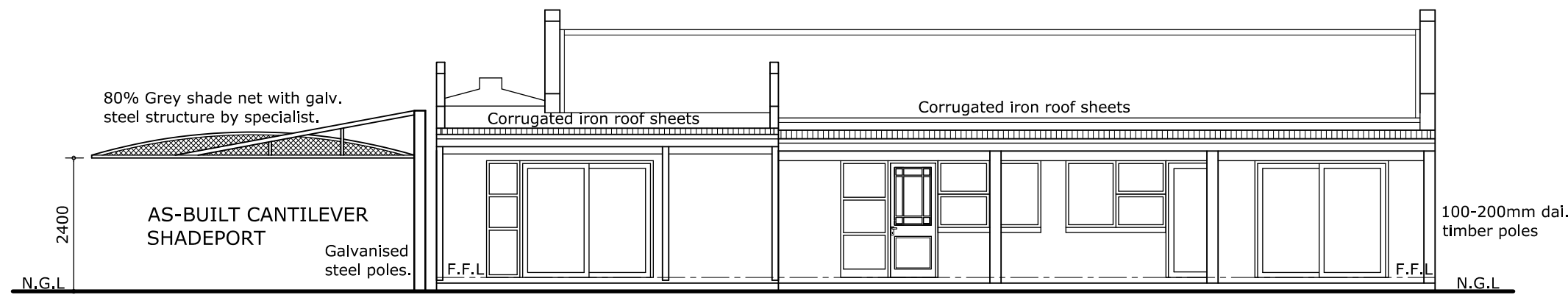
DRAWING NO. DJM 29-2026 SHEETS 2 of 4



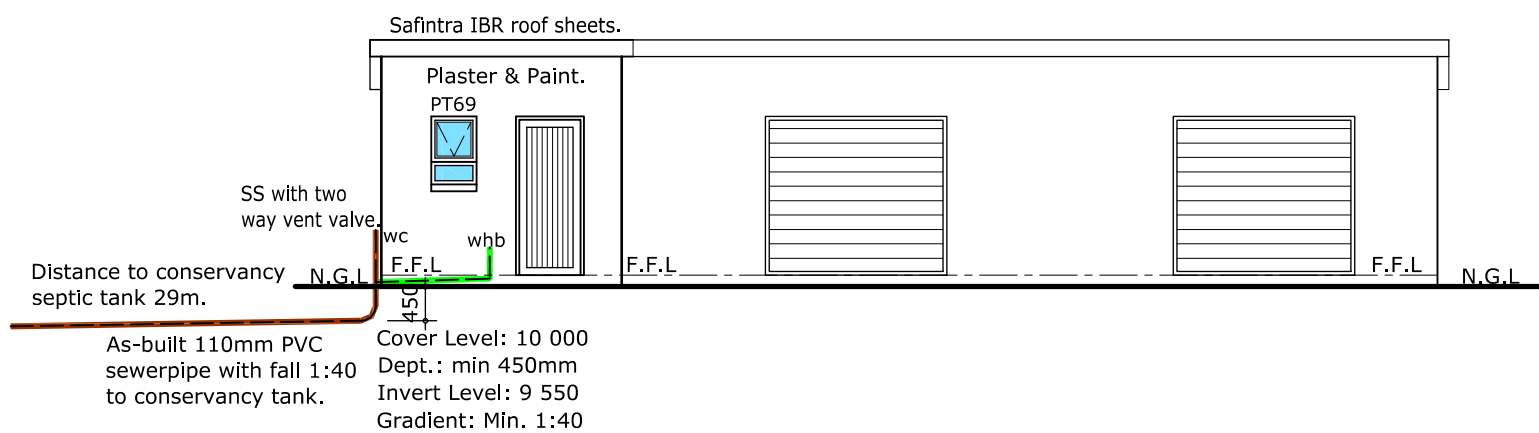
NORTH ELEVATION
scale 1:100



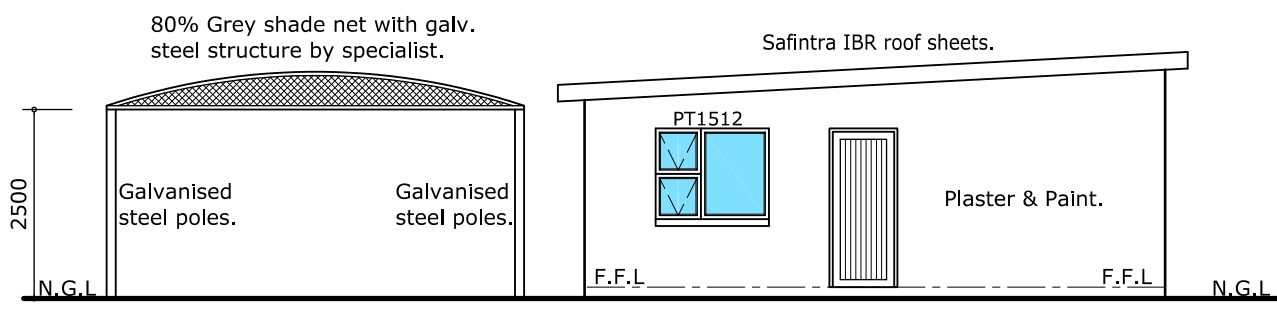
WEST ELEVATION
scale 1:100



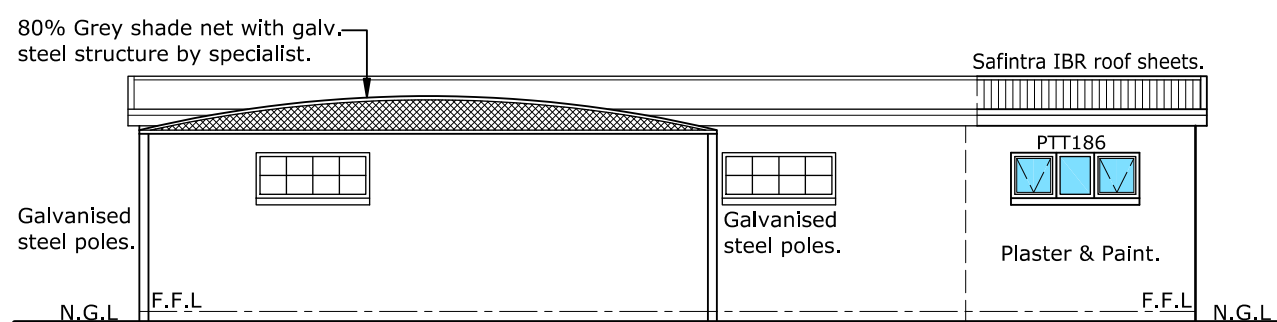
SOUTH ELEVATION
scale 1:100



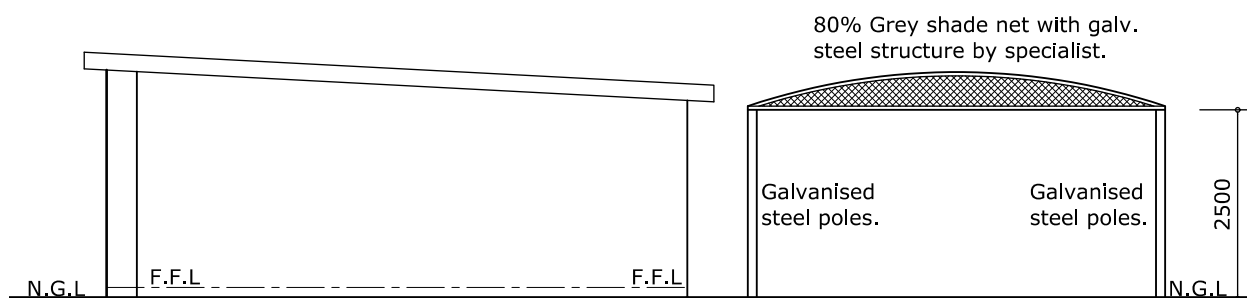
EAST ELEVATION
scale 1:100



SOUTH ELEVATION
scale 1:100



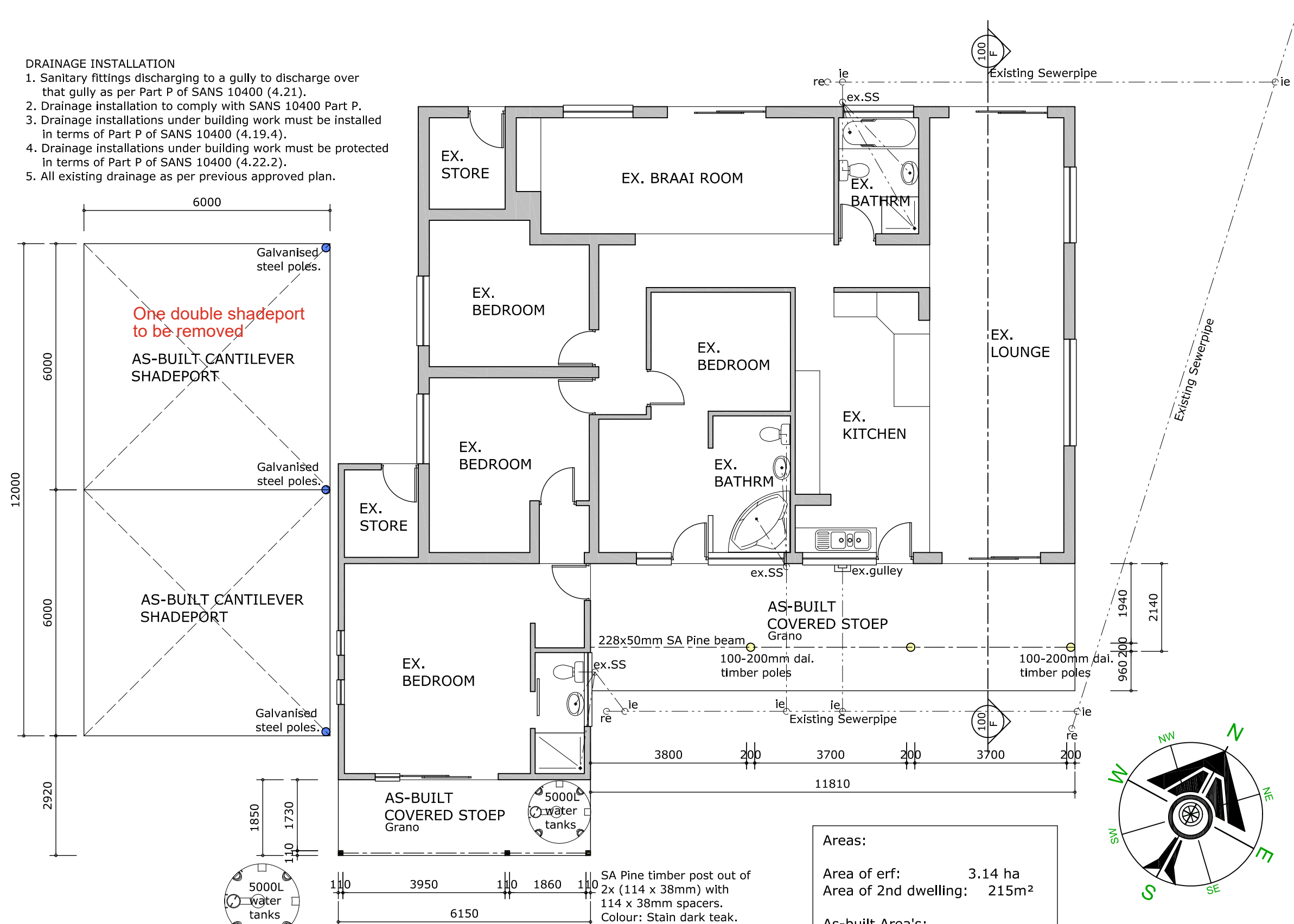
WEST ELEVATION
scale 1:100



NORTH ELEVATION
scale 1:100

DRAINAGE INSTALLATION

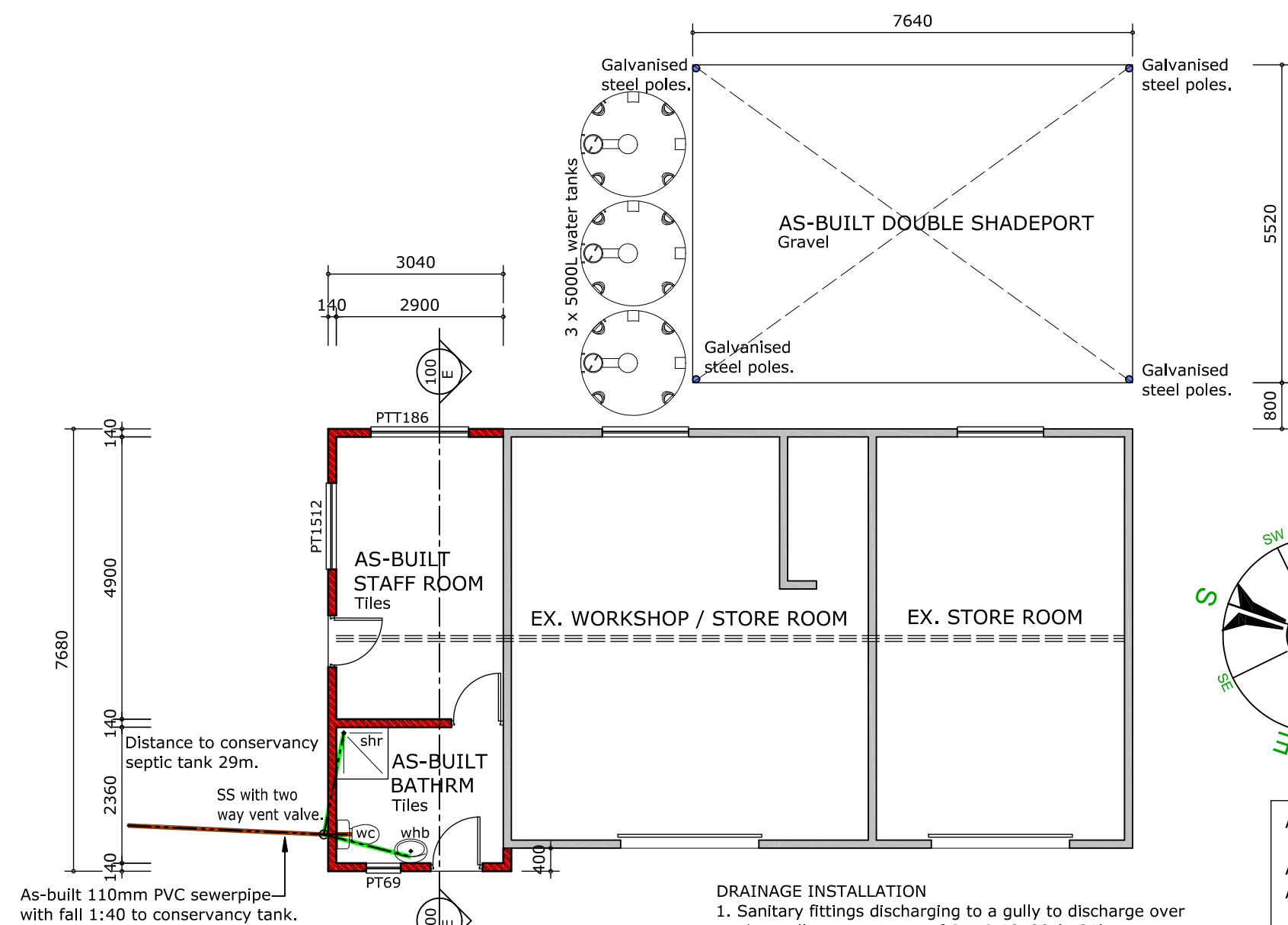
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- Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4).
- Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).
- All existing drainage as per previous approved plan.



FLOOR PLAN
scale 1:100

Areas:	
Area of erf:	3.14 ha
Area of 2nd dwelling:	215m²
As-built Area's:	
Area of Covered Stoep's:	36m²
Area of Shadeport:	72m²
Total As-built Area's:	108m²
Total Area's:	323m²

With removal of one double shadeport, shadeport of 36m² to remain;
Total area is then 287m².



FLOOR PLAN
(Outbuilding)
scale 1:100

- DRAINAGE INSTALLATION**
- Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.21).
 - Drainage installation to comply with SANS 10400 Part P.
 - Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4).
 - Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).
 - All existing drainage as per previous approved plan.

Areas:	
Area of erf:	3.14 ha
Area of Ex. garage/storerooms:	80m²
As-built Area's:	
Area of Staff room:	23m²
Area of Shadeport:	42m²
Total As-built Area's:	65m²
Total Area's:	145m²

NOTES.
PROPERTY OF THE ARCHITECT

ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS. ALL DIMENSIONS ARE GIVEN IN MILLIMETERS

GENERAL SPECIFICATIONS :

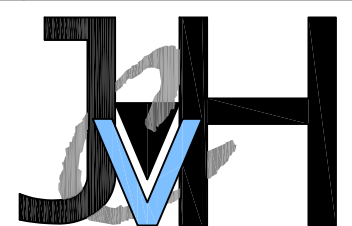
- DRAINAGE INSTALLATION**
- Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.21).
 - Drainage installation to comply with SANS 10400 Part P.
 - Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4).
 - Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).
 - All existing drainage as per previous approved plan.

Registered plumber & electrician must provide a certificate of compliance before occupancy certificate been issued by the Local Authority.

Steep to remain open as per building plan.

REVISIONS

REV	DATE	DESCRIPTION
0	00/00/00	



ND ARCHITECTURE - SACAP reg: PrSArchT

In association with



DAVIAN AMERICA
CAD 41333270
53 HIBUSCUS STREET
PACALTSORDP
GEORGE
TEL: 084 393 9531
EMAIL: djmdraughting11@gmail.com

CLIENT: **HOUSE LOEHMER**

PROJECT:
**ADDITION, ALTERATION &
AS-BUILT ON PORTION 113 OF
202, HANSMOESKRAAL, GEORGE.**

DRAWING:
FLOOR PLANS & ELEVATIONS.

SCALE:	DATE:
1:100	9 July 2026

DRAWN:	CHECKED:
DJM	JCVH

DRAWING NO.	SHEETS
DJM 29-2026	3 of 4

ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS. ALL DIMENSIONS ARE GIVEN IN MILLIMETERS.

DRAINAGE INSTALLATION

Sanitary fittings discharging to a gully to discharge over

that gully as per Part P of SANS 10400 (4.21).

i. Drainage installation to comply with SANS 10400 Part P.

ii. Drainage installations under building work must be installed

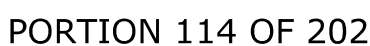
in terms of Part P of SANS 10400 (4.19.4).

iii. Drainage installations under building work must be protected

in terms of Part P of SANS 10400 (4.22.2).

All existing drainage as per previous approved plan.

Stoop to remain open as per building plan.



ND ARCHITECTURE - SACAP reg: PrSArchT

DJ M DRAUGHTING

IENT: HOUSE LOEHMER

SITE PLAN & SECTIONS

SALE:	DATE:
1:100 / 1:200	9 July 2026
DRAWN:	CHECKED:
DJM	JCVH
DRAWING NO.	
DJM 29-2026	SHEETS 4 of 4

ANNEXURE 9

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: 4368644

Purpose of consultation: To discuss proposed land use application

Brief proposal:

Property(ies) description: Hansmoeskraal 202/113

Date: 27 July 2026

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Muni.	044 801 9477	ihuyser@george.gov.za
Official	Fakazile Vava	George Muni.	044 801 9477	fvava@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 plan & building plans ____

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:

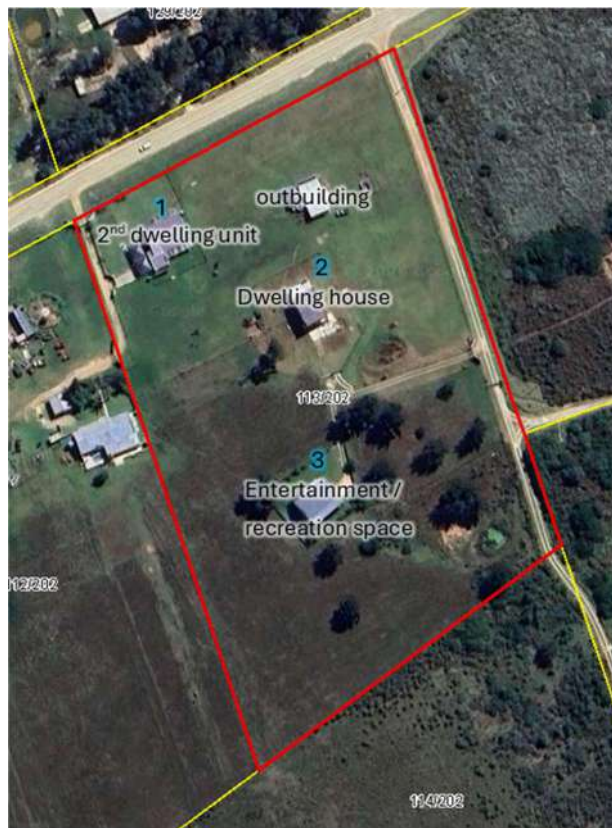
Hansmoeskraal 202/113 is Agriculture Zone II (small holding)-property, 3.1406ha in extent. It accommodates 3 dwellings which was approved over about 25 years. By 2003 all three dwellings were present on the property with some additions and alterations (maintenance and improvements) done over the years by previous owners. By January 2022 the outbuilding was completed. The new owner took transfer during September 2022.

Dwelling 1 (proposed 2nd dwelling unit) was in existence by 2000. Dwelling 2 (primary dwelling house) was in existence by 2003, although small. Dwelling 3 was in existence by 2003. When building plans for dwelling 1 was approved originally, is unknown. Additions and alterations were done over the years. For Dwelling 2 building plans were approved in 2004, also with additions and alterations over the years. Dwelling 3 was approved during 2007 with minor changes over the years. Dwelling 2 is the primary dwelling for the current owner. It is in dire need of upgrading and maintenance with the removal of asbestos roofing as a primary objective. This urgent work has not been authorized by the Building Control Section due to all building plans for the property not being updated.

The third dwelling is to be converted into an entertainment/recreation space with the kitchen to be removed. Internal changes are to be done to ensure compliance with the relevant development parameters from the zoning by-law: two habitable rooms, not interleading with the primary dwelling house, with no kitchen.

It is proposed to now submit the updated building plans for the primary dwelling house and the entertainment/recreation space as well as the outbuilding. It was the aim to also submit the updated building plans for the 2nd dwelling unit. It was however determined through the updated building plans, that the 2nd dwelling unit exceeds the 175m² parameter. Without two double carports (72m²) (which was destroyed during the May 2026 storms), the total floor area is 251m². This includes two covered stoeps (36m²), 4 bedrooms, braai room, kitchen and lounge. It is proposed to, with the permanent departure for an increase in total floor area from 175m², to include one double carport (36m²)(to replace one double carport, not two, which was destroyed recently). This will bring the total floor space of the 2nd dwelling unit to **287m²**.

No restrictive conditions were identified in the title deed for the property.



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

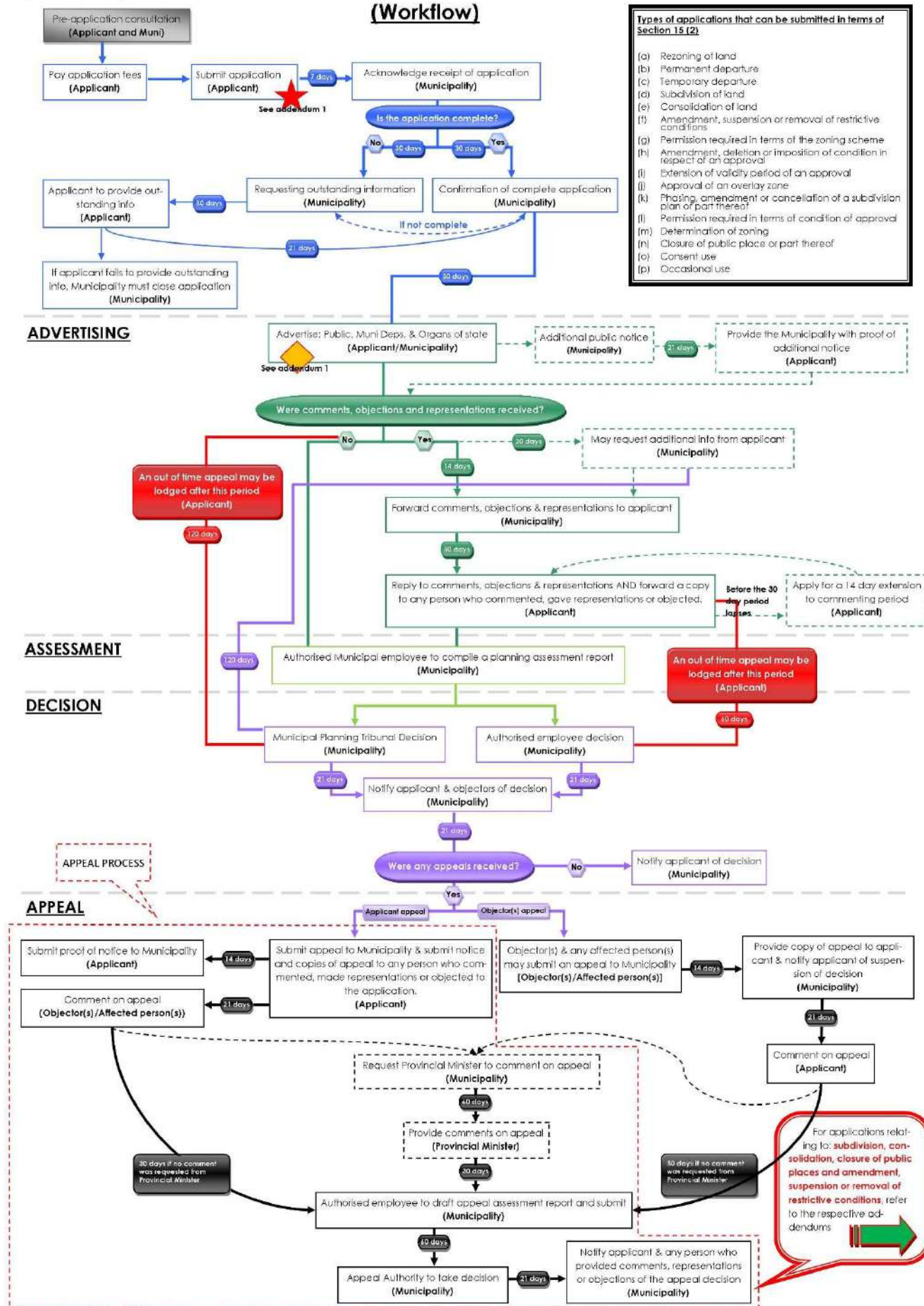
ADVERTISING

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
	2(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e) a consolidation of land that is not exempted in terms of section 24;	R
	2(f) a removal, suspension, or amendment of restrictive conditions in respect of a land unit;	R
	2(g) a permission required in terms of the zoning scheme;	R
	2(h) an amendment, deletion, or imposition of conditions in respect of an existing approval;	R
	2(i) an extension of the validity period of an approval;	R
	2(j) an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l) a permission required in terms of a condition of approval;	R
	2(m) A determination of a zoning;	R
	2(n) A closure of a public place or part thereof;	R
	2(o) a consent use contemplated in the zoning scheme;	R
	2(p) an occasional use of land;	R
	2(q) to disestablish a homeowner's association;	R
	2(r) to rectify a failure by a homeowner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant	What prescribed notice and advertisement procedures will be required?	Advertising fees payable
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 determined

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

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

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	X 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	Bound to a HOA
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>AZII</u> What is the proposed zoning of the property? <u>AZII</u> Does the proposal fall within the provisions/parameters of the zoning scheme? <u>No</u> Are additional applications required to deviate from the zoning scheme? (if yes, specify) <u>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) (strikethrough irrelevant)		X		National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		X		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of 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? (striethrough 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: (<i>list internal department</i>)
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	
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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 29 July 2026 for the proposed departure on Hansmoeskraal 202 portion 113, Division George. The following site layout plan was provided for discussion.

PART F: SUMMARY / WAY FORWARD

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

OFFICIAL: 
Fakazile Vava (Town Planner)

PRE-APPLICANT: Marlize de Bruyn
(FULL NAME)

SIGNED: 
Ilan  Huyser (Senior Town Planner)

SIGNED: _____

DATE: 2026.08.04

DATE: 27 July 2026

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

ANNEXURE 10

From: ashley@loehmer.co.za
Sent: Friday, 15 August 2025 12:26
To: 'DJM DRAUGHTING'
Cc: 'marita'
Subject: FW: EXEMPTION IN TERMS OF THE OSCA REGULATIONS FOR ACTIVITIES ON PORTION 113 OF 202, HANSMOESKRAAL, GEORGE

Hi Davian,

Hoop dat dit goed gaan met jou.

Sien asb terugvoer oor die exemption hier onder.

Ons het nie n permit nodig nie en kan voortgaan.

Lekker dag vir jou.

Groete,

From: Lauren Josias <Ljosias@george.gov.za>
Sent: Friday, 15 August 2025 12:21
To: Jessica Christie <christie.jessica23@gmail.com>; ashley@loehmer.co.za
Subject: Re: EXEMPTION IN TERMS OF THE OSCA REGULATIONS FOR ACTIVITIES ON PORTION 113 OF 202, HANSMOESKRAAL, GEORGE

Dear Jessica,

The content of your attachment has been studied. In terms of Section 28A of the Environment Conservation Act, 1989, an application for an OSCAE permit will not be required for the proposed additions on Portion 113 of Farm Hansmoeskraal No. 202, Division of George.

The reasons are provided below:

- The proposed additions will not require the removal of vegetation.
- The earthworks that will be undertaken for the proposed additions will not require conditions to monitor the impact of the activity to the environment due to the condition of the surrounding environment not being regarded as a sensitive coastal environment.

Notwithstanding the above, I encourage the owner to appoint a suitably qualified professional to develop a rehabilitation plan for the property to meet the desired management objectives of the Western Cape Biodiversity Spatial Plan (2023) for areas mapped as Critically Biodiverse Areas.

Rehabilitation of the property will also restore the biodiversity value of property in terms of its designation within the Outeniqua Sensitive Coastal Area.

Kind regards,

Lauren Josias
Environmental Management Inspector – Grade 2
Environmental Officer: Spatial and Environmental Planning
Directorate: Planning and Development

Office: 044 801 9451
Internal Ext: 1304

Address: 46 Market Street (Old York Hostel Building), George, 6529
Email: [ljiosias@george.gov.za](mailto:ljosias@george.gov.za)



From: Jessica Christie <christie.jessica23@gmail.com>
Sent: Thursday, July 17, 2025 12:44 PM
To: Lauren Josias <[ljiosias@george.gov.za](mailto:ljosias@george.gov.za)>; ashley@loehmer.co.za <ashley@loehmer.co.za>
Subject: RE: EXEMPTION IN TERMS OF THE OSCA REGULATIONS FOR ACTIVITIES ON PORTION 113 OF 202, HANSMOESKRAAL, GEORGE

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

Dearest Lauren

Kindly find attached a letter for your consideration as previously discussed with you telephonically. Your speediest response will be greatly appreciated.

Warmest regards

Jessica Christie

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