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TOWN PLANNING | DEVELOPMENT MANAGEMENT CONSULTING

PROPOSED SUBDIVISION, CONSOLIDATION, REZONING & PERMANENT DEPARTURE
FOR COMPREGEN PTY LTD

REMAINDER KRAAI BOSCH 195/7, REMAINDER KRAAI BOSCH 195/23, KRAAI BOSCH 195/48
GEORGE MUNICIPALITY & DIVISION



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Aerial images:

https://gis.elsenburg.com/apps/cfm/#
https://gis.george.gov.za/portal/apps/webappviewer/index.html?id=0283eccf869641e0a4362cb099290fca
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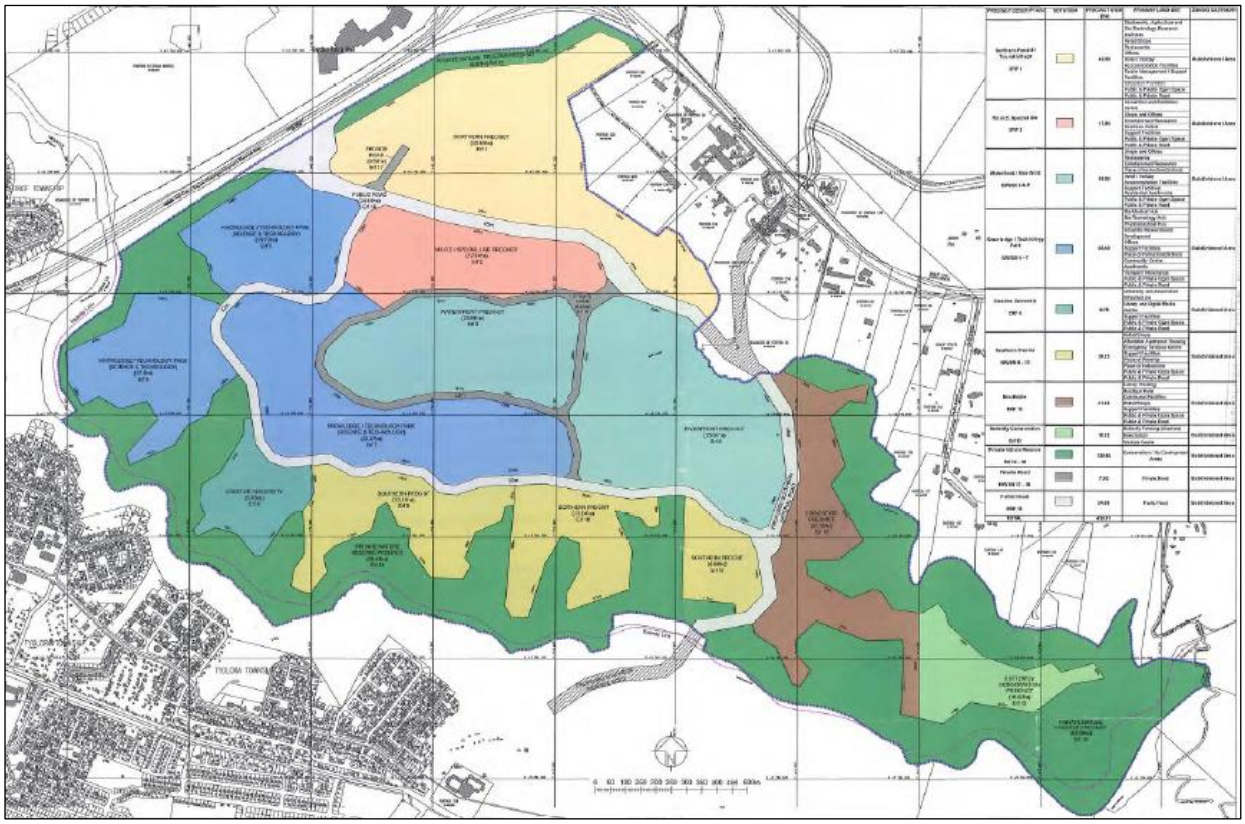
PROPOSED SUBDIVISION, CONSOLIDATION, REZONING & PERMANENT DEPARTURE
REMAINDER KRAAI BOSCH 195/7, REMAINDER KRAAI BOSCH 195/23, KRAAI BOSCH 195/48
GEORGE MUNICIPALITY & DIVISION

1. INTRODUCTION & BACKGROUND INFORMATION

The following properties are relevant to this land use application:

Remainder of Portion 7 of the Farm Kraai Bosch No. 195	**63.9457ha**
Remainder of Portion 8 of the Farm Kraai Bosch No 195	**40,9457ha**
Portion 12 of the Farm Kraai Bosch No 195	**140,0430ha**
Remainder of Portion 23 (Kraai Bosch) of the Farm Kraai Bosch No 195	**81,6929ha**
Portion 48 Sand Kraal (Portion of Portion 13) of the Farm Kraai Bosch No 195	**105,7317ha**

These properties were zoned from Agriculture Zone I and Industrial Zone III (mining) to Subdivisional Area in 2009 in terms of the former Land Use Planning Ordinance, 1985 (Ord. 15 of 1985) making provision for a wide variety of urban land uses such as a conference & expo centre, tourist village, waterfront village, science & technology park, eco estate, high density residential, sporting facilities and private open spaces (see image below). In terms of the planning legislation at the time, the land use approval was granted by the Western Cape Department of Environmental Affairs & Development Planning (DEADP). It is understood that the land use application was extended but ultimately lapsed. Environmental authorisation in terms of the National Environmental Management Act, 1998 (NEMA) was also granted during 2009.



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The new owners of the properties, *Compregen Pty Ltd*, took ownership early 2023 and has been investigating the potential and possible use thereof since then. Only about 65.9825ha of the 432.3590ha is the area for urban development under consideration now with this land use application as services capacity, including access, is available with some upgrades needed with the installation of new services. For the further development of the remaining 242.6999ha significant bulk services upgrades will be needed – it can therefore not be considered at this point in time. Note that of the 432.3590ha, 105.7317ha is to be rezoned to Open Space Zone IV (nature reserve) with this land use application. The area proposed for urban development together with the proposed nature reserve equates to a total development area of 171.7142ha.

The immediate need for significant bulk municipal infrastructure together with launching at the start of a major global economic downturn, are the main reasons why the previous approved development proposal for the 5 properties could not be implemented. This land use application now represents a viable development proposal.

DMC Town Planning was appointed to address the necessary land use application to enable the desired development of the subject properties. The power of attorney is attached as ***Annexure 1***. *Aeterno Town Planning* is responsible for the required development layouts.

1.1 PROPERTY DETAILS

The table below includes relevant information regarding the three properties forming the subject of this land use application.

Physical Address	South of the N2-route, Kraaibosch South	
Extent of the properties	Remainder Kraai Bosch 195/7	63.9457ha
	Remainder Kraai Bosch 195/23	81,6929ha
	Kraai Bosch 195/48	105,7317ha
	Total	251.3703ha
	Development area	171.7142ha
Owner	Compregen Pty Ltd	
Title Deed Nr	T523/2023 (***Annexure 2***)	
SG Diagram	407/2020 (***Annexure 3***)	
Zoning	Agriculture Zone I	

The conveyancer's certificate confirms that there are no restrictive conditions that affects this land use application (***Annexure 4***) and no bond is registered.

Remainder Kraai Bosch 195/8 and Kraai Bosch 195/12 is not part of this land use application. As stated above, significant bulk infrastructure upgrades are needed for the development of these properties.

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2. APPLICATION

This land use application in terms of the George Municipality: Land Use Planning By-law (2023) for Remainder Kraai Bosch 195/7, Remainder Kraai Bosch 195/23 & Kraai Bosch 195/48, entails the following:

- **Rezoning** of Kraai Bosch 195/48 from Agriculture Zone I to Open Space Zone IV (nature reserve) in terms of Section 15(2)(a) of the George Municipality: Land Use Planning By-Law, 2023.

- **Subdivision** in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023) of the following:

    - Remainder Kraai Bosch 195/23 in:
        - Portion A (±34.4368ha) (Agriculture Zone I);
        - Portion B (±27.3163ha) (Agriculture Zone I);
        - Remainder of Remainder Kraai Bosch 195/23 (±4.8518ha) (Agriculture Zone I).
    - emainder Kraai Bosch 195/7 in:
        - Portion C (±38.6662ha) (Agriculture Zone I);
        - Remainder of Remainder Kraai Bosch 195/7 (±30.0258ha) (Agriculture Zone I).

- **Consolidation** in terms of Section 15(2)(e) of the George Municipality: Land Use Planning By-Law, 2023 of Portion A & Portion C to form Portion D (±65.9825ha) (Agriculture Zone I);

- **Rezoning** of Portion D from Agriculture Zone I to **Subdivisional Area** in terms of Section 15(2)(a) of the George Municipality: Land Use Planning By-Law, 2023 consisting of:

    - Single Residential Zone II erven (Estate Housing):
        - Portion E (±9.0514ha)
        - Portion F (±11.8871ha)
        - Portion G (±18.1018ha)
    - Portion H (±3.3852ha) (Neighbourhood Shop; Place of Instruction; Sport & Recreation Facility; Medical Centre)
    - Portion J (±8.8949ha) (Transport Zone II – Public Street)
    - Portion K (±20.8295ha) (Open Space Zone III – Nature Conservation Area)

- **Subdivision** of the **Subdivisional Area**, in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023 as follows:

    - Portion E (3 Single Residential Zone II erven):
        - 1 Group housing erf
        - 3 Private Open Space erven
        - 1 Private Road eerf
    - Portion F (132 Single Residential Zone II erven):
        - 127 Dwelling House erven
        - 4 Private Open Space erven
        - 1 Private Road erf

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- Portion G (149 Single Residential Zone II erven):
  - 144 Dwelling house
  - 4 Private Open Space erven
  - 1 Private Road erf
- Portion J (Transport Zone II – Public Street)
- Portion K (Open Space Zone III – Nature Conservation Area)

(*Note: Portion H remains Subdivisional area until the subdivision plan is finalised and submitted.)*

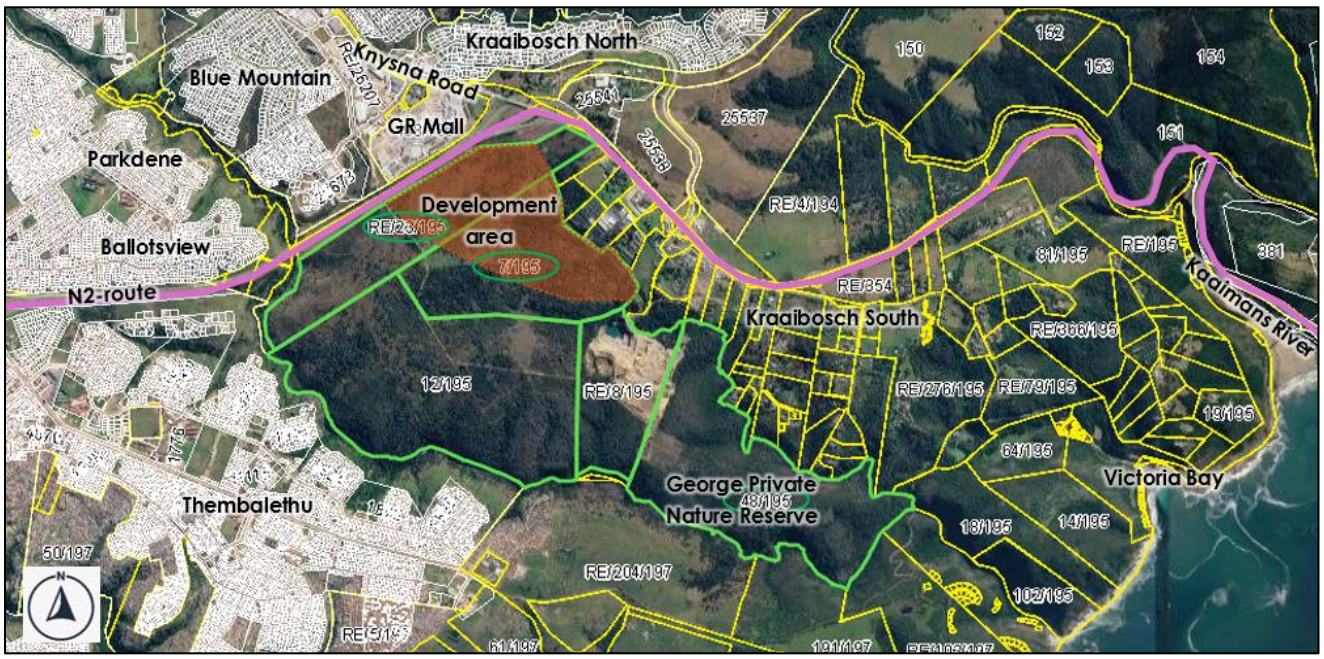
- **Permanent Departure** in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023 for the increase in the size of the developable area of the Estate Housing site from 5ha to ±39,0403ha (development parameter (f)(i)).

3. CONTEXTUAL INFORMANTS

3.1 LOCALITY

Remainder Kraai Bosch 195/7, Remainder Kraai Bosch 195/23 and Kraai Bosch 195/48 are located just south of where the N2-route is joined by the N9/N12-route (Knysna Road). Thembalethu is located just about 1.3km southwest of the development area with the Garden Route Mall Precinct located towards the northwest on the opposite side of the N2. North of the N2 is the various residential estates developed over the past 20 years in the Kraaibosch North area such as Kraaibosch Manor, Welgelegen, Groenkloof and Springfield Estate. Abutting to the east is the semi-urban area of Kraaibosch South which includes a church, plant nurseries, holiday accommodation and a service station. On the opposite side of the N2 towards the northeast is another service station, agricultural land and a hotel leading to the Kaaimans Pass. A locality map is attached hereto as ***Annexure 5***.

The entire development area of 432.3590ha is known as Garden Route City (GRC).



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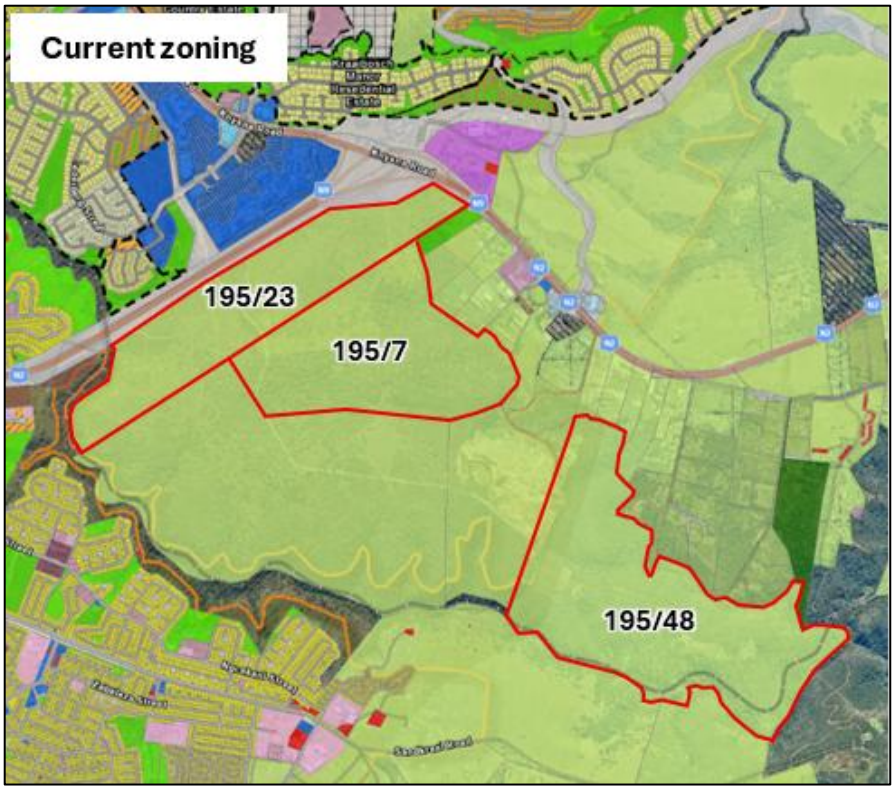
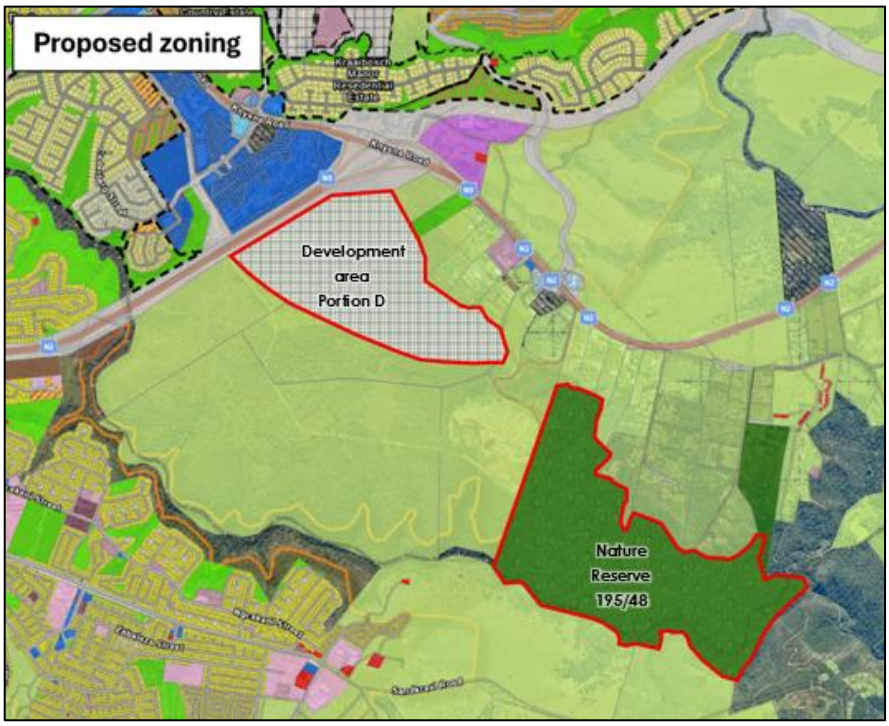
3.2 ZONING

As indicated earlier in this report, the relevant portions of Remainder Kraai Bosch 195/7 and Remainder Kraai Bosch 195/23 are to change from Agriculture Zone I to Subdivisional Area following consolidation and rezoning.





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The zoning of Kraai Bosch 195/48 will change from Agriculture Zone I to Open Space Zone IV (nature reserve). Note that this property is not located in the urban edge of George. Also note that this property is already a protected area: *George Private Nature Reserve*. This nature reserve will ensure the conservation of natural resources in this area and is part of the protected areas to the east - from Victoria Bay along the coast towards the southwest up to the small farmer area south of Thembalethu.

The development area, Portion D as described in par. 2 of this report, will be rezoned to Subdivisional Area. Subsequently, with further subdivision, residential opportunities will be created in 3 pockets with a space also available for mixed use to serve the direct daily needs of about 626 families when Portion D is fully developed.

In this space the natural areas between the residential areas will be rezoned to Open Space Zone III (nature conservation area) with opportunities for residents to access this conservation area with walking/running/riding trails and seating areas, including a possible bird hide(s). The homeowners' association will be responsible for the upkeep of the nature conservation area, supported by an environmental management plan.

Portion G and F will provide larger Single Residential Zone I erven, of which very few is available within the urban edge of George. Portion E will provide smaller General Residential Zone II (group housing) opportunities. Within each residential pocket private open spaces are to be provided with private roads. Each residential opportunity will also have ample outdoor living space.

The mixed-use site, Portion H, is proposed to make provision for convenience shopping for the residents (Business Zone III – neighbourhood shop), medical services, sport & recreation facilities and a crèche (Community Zone I – place of instruction). It is unclear under which zoning the sporting facilities will be accommodated considering the zoning by-law. Therefore, Portion H is at first to remain as Subdivisional Area.

3.3 Character Of The properties and the Area

The development area of this land use application seems to be rural in nature and is almost surrounded by urban development. It has also been part of the urban edge of George since the previous development proposal was approved. The Kraaibosch South area bordering onto this area, has had a semi-urban character for more than 30 years. The topography is undulating and increasingly steep towards the south where the Meul River and railway line (unused) is found.

The rezoning of Kraai Bosch 195/48 to Open Space Zone IV (nature reserve) will reflect its true nature as already identified with the previous development proposal for this area 20 years ago. The property owner is actively attending to the rehabilitation of the area in cooperation with their environmental assessment practitioner.

The development area within the urban edge is vacant and underutilised. It should be used for urban development as it is a core principle of sound spatial planning. It reflects principles of SPLUMA (Spatial Planning & Land Use Management Act, 2013), namely spatial efficiency and sustainability.

The image to follow indicates the general view of the development area as seen from the N2.

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Another important factor in this area is the mine (quarry) located on Remainder Kraai Bosch 195/8, also owned by *Compregen Pty Ltd*. The mine is at present the subject or legal proceedings. In short, only 8000m² of this property has land use approval for the mine. Over the decades, the mine has grown to 23ha and has mining rights for 30ha. Considering zoning, mining greater than 8000m² is unlawful.

4. DEVELOPMENT PROPOSAL

Nature Reserve

Kraai Bosch 195/48 is a natural area tucked away from general view and was to be an eco-estate with a butterfly reserve included with the former development proposal for the 5 properties included in T523/2023. Now it is proposed to be a nature reserve, appropriately to be zoned as Open Space Zone IV (nature reserve) in terms of the current zoning by-law for the municipal area of George. As mentioned earlier this property is already a private nature reserve, a formally protected area.

Development area – Portion D

To create the development area, Remainder Kraai Bosch 195/23 and Remainder Kraai Bosch 195/7 must be subdivided and consolidated as outlined in par. 2 of this report. See ***Annexure 6*** for this subdivision (Subdivision Plan I) and ***Annexure 7*** for the Consolidation Plan, creating Portion D.

See ***Annexure 8*** for the Phase Plan.

Portion D, ±65.9825ha, will then be rezoned to Subdivisional Area. The developable area with the proposed Portion E, F, G and H was determined following a biodiversity assessment of the area. Portion J, an extension of Park Road coming from the northwest from Le Vallia, through Protea Park and the Garden Route East area, will provide access over the N2. The existing bridge over the N2, is to be upgraded as part of this development proposal.

Subdivision Plan II, indicating the subdivision of Portion D to create Portion E, F, G, H, K & J is attached to this report as ***Annexure 9***.

As mentioned above, Portion J is the extension of Park Road, a public street. In time, Park Road will extend to the northeast to join the N2-route.

The development of Portion E, F & H will follow Portion J and Portion G.

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Portion E

Portion E (Subdivision Plan III - ***Annexure 10***) is proposed to accommodate group housing opportunities at a density of up to 35du/ha as made possible by the zoning by-law. This equates to about 255 group housing erven on this ±9.0514ha site. Three private open space is to be provided to ensure ample functional open space as well as provision for stormwater management. The internal private road will ensure access to each residential opportunity.

Portion F

About 127 dwelling house erven, varying between 500m² and 700m², is proposed for Portion F (Subdivision Plan IV - ***Annexure 11***) over an area of ±11.8871ha (including the private open space and private road). With the primary land use right of a second dwelling unit for each dwelling house erf, this means a total possible number of dwelling units of 254. The gross density is then 21.36du/ha. If no second dwelling unit is developed, the gross density will be 10.68du/ha.

Portion G

Portion G is to be subdivided to create about 144 Single Residential Zone I erven varying in size from 700 – 900m². See Subdivision Plan V - ***Annexure 12***). Over an area of ±18.1018ha (including private open spaces and private roads), this represents a residential density of about 7.95du/ha. Adding second dwelling units, the mentioned primary land use right, the gross density will be 15.91du/ha.

For development in George over the past 20 years, this size for a residential property (Portion F & G) is rather big. There seems to be a sentiment in the general public that residential erven have become too small which does not reflect the character of George, that smaller erven are eroding the sense of place of George. The size of residential erven is linked to densities and the cost to service and provide such residential opportunities. It is not a straightforward matter. The developer is proposing with Portion F & G to create 271 dwelling house erven at a size which is not available in George. A limited few larger erven can be found. The primary land use right for second dwelling units has a significant impact on total density and provides an opportunity for residents to accommodate especially family members which is not possible for group housing and town housing opportunities and also not a possibility in most estates.

Another consideration is the smaller the erven, the more earthworks will be necessary to create roads in the light of the topography of the development area.

Limited architectural guidelines are also to be provided to allow residents more freedom in design. Within Portion G a private road will link the erven with Park Road. The internal private street is also wider than generally seen in George. This creates a greater sense of space with ample space for walkways and landscaping along the road verges.

Each residential pocket will have a central private open space (Open Space Zone II). Smaller private open spaces will primarily assist in stormwater management.

Prelimanary Urban Design with Renders have been prepared by SCS Architects and is attached to this report as ***Annexure 13***. It provides a look into the character and sense of place the developer wishes to create.

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5. PRE-APPLICATION

Numerous meetings took place of the past 3 years regarding this development proposal. Initially the development of all 5 properties as one were considered but with services constraints and the impact thereof on the environmental authorisation process in terms of NEMA, only a portion of the properties can be developed at present. The first formal pre-application dated 5 November 2025 is attached hereto as ***Annexure 14*** for record purposes. The pre-application dated 3 August 2026 is attached as ***Annexure 15*** and discussed in the table to follow.

INTERNAL DEPARTMENT COMMENT	RESPONSE
TOWN PLANNING	
Need to confirm if the access towards the 'mall' would be sufficient for phase 1 or would an alternative access be required.	The access to the 'mall' is sufficient. See the TIA attached to this report. Spare capacity remains.
Phase 1 – proposal: Group housing, town housing, flats and neighbourhood centre – erf sizes ranging between 500m² - 900m². • Need to relook at the sizes of the erven – need to consider higher density developments. Will have to achieve a min density (see comments from spatial). • The sizes/pockets of the private developments are excessively large and are not aligned with the objectives of the Zoning Scheme or the MSDF. The layout should be revised to create a more integrated urban form with an improved public transport network and better connectivity between the development pockets. • Need to confirm if all erven are suitable for developable. Areas with slopes of 1:4 and steeper needs to be indicated on the plans. • The layout and orientation of the proposed developments should be reconsidered to ensure that buildings front onto public open spaces rather than turning their backs on them. This will promote active surveillance, improve safety, and create vibrant, usable public spaces. • Need to show 'functional active' open spaces in the respective developments/cells/pockets. • The proposed housing typologies, residential densities, and mix of land uses should be reconsidered to achieve a more compact, integrated urban form and to reduce unnecessary urban sprawl.	• See the discussion in par. 4 of this report. The development area towards the south which does not form part of this land use application, will accommodate higher density residential opportunities – the proposal is to be developed and subject to significant services upgrades as stated in this report. • The residential pockets proposed are large but are formed by environmental and physical constraints. It further ensures a viable development. *GoGeorge* is to be expanded in time to service the public road from the west. *GoGeorge* aims to ensure access for the majority of residential properties and urban residents within a 400 to 800-meter distance. For Portion E, F & G, all residents will be at most about 750m from a future busstop. • No development is proposed for erven steeper than 1:4. The draft Master Plan (***Annexure 16***) indicates the steeper slopes which is not to be developed.

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	• Dwellings will face the Open Space Zone III (nature conservation area) area with permeable fencing. This will ensure active surveillance, improve safety, and create vibrant, usable public spaces. Walkways will be provided within the Open Space Zone III to ensure that residents can use it and 'see' the environmental management they will be paying for through levies. Roads cannot be provided all along the edges of the Open Space Zone III area, instead of also residential opportunities. It is firstly not financially responsible, to construct unnecessary roads. Roads along the edges will create conflict with pedestrians and fauna. • Functional open spaces (private open space) is to be provided within Portion E, F & G. Note that each erf will have ample outdoor living space. According to the zoning by-law, outdoor living space can be private or communal. Significant private and communal open space is to be provided, also in the form of the Open Space Zone III-area. The latter will be developed to be useable and not only be an indigenous garden. • The development area (Phase 1) and future phases are located within the urban edge of George. The start of this development proposal ensures that vacant and underutilised land is to be used. It cannot be regarded as urban sprawl, if it is already included in the urban edge. Further note that this area is not identified as a densification area in the GMSDF.
Master OA: to be considered. Association to be responsible for, inter alia, implementation and management of EMP.	There will definitely be a Master Owners' Association responsible for communal interests such as the EMP.

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Mine/Quarry: The proposed development is located in close proximity to an existing mine/quarry. The extent of the required buffer area must be confirmed, and it must be demonstrated that the proposed residential development will not be adversely affected by mining activities, including dust, noise, vibration, and other potential impacts. Suitable specialist input may be required to confirm that the site is appropriate and safe for residential occupation.	Note that only 8000m² of the mine/quarry is lawful. See par. 3.3 of this report. What is unlawful (and currently the subject of legal proceedings of which the Municipality is part of) cannot be held against a proposed urban development within the urban edge of George.
Expropriation: CES stated that applicant need to drive this project. Applicant to contact CES. All costs will be for the developer.	Noted.
CES mentioned that they need to align the roads with the latest roads master plan.	Noted.
Environmental: Alignment with ROD to be confirmed.	The environmental process is addressed by HilLand Environmental.
Developer must consider how stormwater will be managed on the respective sites	Noted. See stormwater management plan (***Annexure 19***).
Municipal Environmental official forwarded/mailed the training materials on the 'Sustainable Urban Drainage Systems' to the applicant on 15 July 2026.	Noted. See stormwater management plan (***Annexure 19***).
It is recommended that an application for the removal of all the old redundant and archaic title deed conditions be submitted with the land use application.	According to the conveyancing attorney, the title deed includes no restrictive conditions (***Annexure 4***).
Application procedure to be discussed with applicant.	Noted.

SPATIAL COMMENTS	
The proposal appears to be an isolated development, with no indication of how it relates to or integrates with the planning and development of the surrounding area (relating to the intention to submit only phase 1 without a broader plan that can be solidified with an approval or reference).	See the draft Master Plan (***Annexure 16***). A land use application with the accompanying environmental process in terms of the National Environmental Management Act (NEMA) cannot be considered if services capacity is limited. This is in conflict with the provisions of SPLUMA.
This is particularly evident in the proposed residential density, which is considered inadequate when assessed against the objectives of the Western Cape Spatial Development Framework and the Municipality's spatial planning principles of 25du/ha (note it can go higher and/or spread over the development)	Densities will be spread over the total development area. For Phase 1, the average density of the gross developable area is about 13.47du/ha excluding the primary land use right for 2nd dwelling units. Adding 2nd dwelling units, the average density is 20.41du/ha. The future phases will have a higher density ensuring a density of at least 25du/ha on completion of Garden Route City.

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A more appropriate approach would be to prepare a comprehensive master plan for the broader development area, applying a net density methodology across the entire site. Such an approach would allow for varying densities across individual development cells while ensuring that the overall development achieves an appropriate average net density.	Noted the constraints regarding services provision and the NEMA-application process.
Each development cell could then be implemented through separate land use applications, provided that these applications clearly demonstrate their relationship to the broader approved development framework and surrounding planning proposals.	Noted.
A holistic planning approach would also provide a more appropriate basis for the determination and apportionment of engineering services and development contributions, ensuring that infrastructure requirements are assessed at the scale of the overall development rather than on an ad hoc basis.	Noted.
In its current form, the proposal appears to be driven by the intention to develop an isolated portion of land without demonstrating how it contributes to a coherent long-term spatial structure.	The opinion is noted.
Take note of the stormwater by-law for nature-based solutions and stormwater management on-site.	See stormwater management plan (***Annexure 19***).
Active Open space interfaces are required for developments on the edges of open spaces.	Noted.
To explore inclusionary housing options in the development of about 20% (R300 000 to R900 000.) Currently, the Municipality is conducting a feasibility study and formulating policies. Negotiations can be undertaken with the Municipality.	As indicated during the pre-application discussion, this will be required in the following phases.

CES (CIVIL ENGINEERING SERVICES)	
The developer will be required to enter into an SLA, which shall include, but not limited to the developer being required to constructed public roads in lour of paying Road development charges. The provision of road links should also clearly indicate within the Road building schedule (included in the SLA) The provision of installing services in lour of paying DC applies to water & sewer as well. PLEASE START WITH SLA AS SOON AS POSIBLE.	Noted.
Capacity for provision of water & sewer bulk services must be clarified withe GLS, as the developer may be required to provided "private capacity" / Package plant on site. The detail around operational and maintenance cost must be included in the proposed SAL.	Noted. See the Civil Services Report (***Annexure 17***).

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ETS (ELECTROTECHNICAL SERVICES)	
BDE/Electrical Engineers to discuss the plans/proposals with ETS.	See the Electrical Services Report (***Annexure 20***).

6. FURTHER CONSIDERATIONS

6.1 CIVIL SERVICES

The extensive civil services report for Phase 1 of Garden Route City was compiled by Hessequa Consulting Engineers and are attached to this report as ***Annexure 17***. This report discusses and elaborates on the design criteria and specifications to be applied for internal and external infrastructure, including roads, stormwater, water and sewer reticulation. The provision of fibre and electrical sleeves are also shown.

The studies informing the civil engineering services are:

- Traffic Impact Assessment: ITS Innovative Transport Solutions – October 2026
- GLS Consulting Engineers: Water and Sewer Master Plans - Impact of the development on the existing bulk services including the available water sources, bulk water storage, bulk water supply pipelines, bulk sewer mains, sewage treatment – 6 February 2026
- Geological Report: Phase 1 Geological Report will be completed prior to the design of layer works and to determine soil stability with trench excavations. - Pending
- Storm Water Management Plan: JT Evolve Consulting Engineers – 30 July 2026
- Civil Engineering Services Report: Hessequa Consulting Engineers – 13 October 2026

(The TIA and Stormwater Management Plan are also attached as separate annexures to this report. It is discussed in paragraph 6.2 and 6.3 to follow.)

GLS Consulting Engineers analysed the existing water and sewer networks to determine what upgrades are needed to accommodate the development within the existing networks of George. Sufficient water treatment capacity exists for Phase 1 and the Municipality must confirm the availability of sufficient water sources.

Regarding sewerage, the Outeniqua WWTW has been upgraded and can accommodate the proposed development.

6.2 TRAFFIC IMPACT ASSESSMENT (TIA)

This TIA by *Innovative Transport Solutions (ITS)* identifies the transport-related impacts expected for Phase 1 of the development proposal forming the subject of this land use application. It considers the surrounding road network as improved over recent years, including completed developments to the west on the opposite side of the N2 and latent developments in the area. See ***Annexure 18*** for the complete TIA.

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The TIA analysed three traffic scenarios and studied 10 intersections in the greater area. The study by *ITS* concludes, summarised, the following:

- The intersections studied are currently operating at acceptable levels of service;
- Also under future conditions, the intersections are operating at acceptable levels with some intersections expected to experience increased delays. These delays are not attributed to the proposed development addressed in this land use application.
- Phase 1 is expected to generate ±891 vehicle trips during the a.m. peak hour and 1301 vehicle trips during the p.m. peak hour.
- Subject to the proposed mitigation measures, the road network is expected to continue operating at acceptable levels.
- Upgrades required:
  - Upgrading of Platinum Drive/Park Road intersection with a 4th approach extending Park Road towards the bridge over the N2. The roundabout will still operate acceptably as a single lane roundabout.
  - Upgrading the bridge over the N2 with one lane per direction.
  - Park Road, between Blue Mountain Boulevard and Saint George's Road, must be upgraded to a dual carriageway.
- For future phases of GRC approximately 1120 a.m. and 700 p.m peak-hour vehicle trips in both directions remain available over the N2 bridge. From a traffic perspective this means that an indicative 1220 additional residential units can still be provided. It is subject to the final land – use mix and to be confirmed through detailed TIA's for the phases to follow.
- The main access to GRC is therefore over the widened N2 bridge. On the eastern side of the development site, the gravel road that connects the mine/quarry to the service road next to the N2 is to be used as construction and emergency access.
- The pedestrian sidewalks are to be provided all along the extension of Park Road. It is further recommended that the *GoGeorge* bus routes be extended to GRC in future.
- The additional traffic can be accommodated on the transport network with minor mitigation requirements.

6.3 STORMWATER MANAGEMENT PLAN

The consulting civil engineers from *JT Evolve Pty Ltd*, compiled a stormwater management plan for an area greater than Portion D to be developed as Phase 1. As stated by *JT Evolve Pty Ltd*, all stormwater runoff flows on the vegetated surfaces (except for the mining area) towards the natural flood plains located within the boundaries of the properties owned by *Compregen Pty Ltd*. The stormwater management plan considers the pre-development conditions and the post-development scenarios. The proposed system focus' on the attenuation of 1:50 year floods for the post-development scenario – the attenuation ponds will attenuate a volume of at least 44 327.20m³.

See ***Annexure 19*** for the complete stormwater management plan.

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6.4 ELECTRICAL SERVICES

BDE Consulting Engineers investigated the electrical engineering services needed for the first phase of the proposed GRC. There are no 11kV (MV) networks crossing the development area. The closest 66/11 kV municipal substations are SS Thembalethu and SS Glenwood. According to BDE the nearby MV networks do not have sufficient spare network capacity to accommodate any phase of the proposed development. The 66kv electrical master plan for GRC provides for a dedicated 66/11kV substation.

BDE states: 'The adjacent Thembalethu 66/11 kV substation, comprising two 20 MVA transformers and designed by BDE Consulting Engineers, has been constructed and was recently energised. According to the 66 kV Electrical Master Plan, a dedicated 66/11 kV substation will be required north of the existing SS Thembalethu to supply the Garden Route City area and to strengthen the existing MV networks surrounding the N2 and the Sasol/Victoria Bay supply area.'

BDE concludes that based on rational design principles and appropriate diversification, network capacity of ~5.1 MVA (1.1 MVA + 4 MVA) will be created in the Garden Route City supply area.

See ***Annexure 20*** for the complete report by *BDE*.

6.5 ENVIRONMENTAL MATTERS

As stated earlier in this report, environmental investigations informed the development area indicated in this land use application. *HilLand Environmental* is responsible for the needed environmental authorisation in terms of the National Environmental Management Act, 1998 (NEMA). During 2024 *Confluent Environmental* conducted the following as specialists in the field:

- Aquatic Biodiversity Site Sensitivity Verification (January 2024) (***Annexure 21***)
- Plant Species and Terrestrial Biodiversity Report (January 2024) (***Annexure 22***)
- Terrestrial Animal Species Specialist Assessment: Site Sensitivity Verification Report (December 2024) (***Annexure 23***)

The total area of 432.3590ha was assessed by *Confluent Environmental*.

For the *Aquatic Biodiversity Site Sensitivity Verification* watercourses were classified and wetlands delineated. This informed buffer zones. Several wetlands were identified throughout the study area which informed the layout plans for GRC.

For the *Specialist Plant Species and Terrestrial Biodiversity Report*, the relevant protocols were followed and field assessments conducted. *Confluent Environmental* found the terrestrial biodiversity sensitivity of the site to be complex, with some sections having *Very High* sensitivity and other areas being degraded transformed areas with a *Low* sensitivity. It is important to note the history of this more than 400ha area as a plantation in past decades. Similar to the terrestrial biodiversity the botanical diversity for the fynbos vegetation was found to have a *High* sensitivity, while the vegetation in transformed and the densely invaded wattle areas are found to not likely support SCC (species of conservation concern) and therefore has a *Low* sensitivity.

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Then the *Terrestrial Animal Species Specialist Assessment* was conducted with 5 site visits to detect animals at various times and under various circumstances but not at night. Some birds were identified and mammals as well as insects. No reptiles were encountered. Four amphibian species were heard. This detailed specialist investigation found the site sensitivity for animals to be *High*.

As stated in these specialist reports, the 432.3590ha was used in the past for agricultural purposes and is today a throughfare for pedestrians and collection of firewood. The quarry also remains an important aspect in this area. The property links with a larger natural area to the east.

6.6 PUBLIC INTEREST

Public interest can be considered from many perspectives. Opinions vary from person to person, organisation to organisation. From a spatial planning and land use management perspective, the development area of this land use application (Phase 1 of GRC) is located within the urban edge of George. Therefore, it should be developed for urban purposes. Development is assessed by decisionmakers considering various factors including community needs and environmental sustainability. How will a land use application affect the interests of the public? Will it be material?

As this development proposal is for land within the urban edge, it protects areas outside of the urban edge for e.g agricultural purposes and the natural environment. The process followed to this stage indicates that environmental considerations have formed the layout. Also, very importantly, the provision of services which includes traffic management were considered. The availability of services is limited. Significant upgrades are needed to continue to the following phases.

As shown earlier in this report, the residential density for Phase 1 is 13.47du/ha and 20.41du/ha with 2nd dwelling units, a primary land use right for dwelling houses. The development proposal has to be in line with the constraints delivered by the natural environment and the availability of engineering services. This addresses the broader concerns of the residents of George, namely the sense of place and character the area is known for.

As discussed in more detail later in this report, this development proposal for Phase 1 is consistent with criteria on all levels regarding the provision of urban opportunities and densities. This application shows that the development area can accommodate this proposal with no risk to the public. Surrounding properties cannot be impacted negatively as there are significant buffers (formed by environmental and topographical constraints) preventing 'direct contact'.

In the long term, this development proposal will enhance the natural environment through the Open Space Zone III area as well as the nature reserve already located on Kraai Bosch 195/48.

From an economic perspective, this proposal can only be beneficial to George and its residents. Employment opportunities are created and construction supports various sectors of the economy. Long term employment is also created. Additional rates and taxes will also be generated.

The infrastructure upgrades and expansion needed are paid for by the developer, not by the current ratepayer. Some benefits from upgrades however do trickle down to current ratepayers. Any infrastructure upgrades are to the benefit of the Municipality.

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6.7 HERITAGE CONSIDERATIONS

With the previous development proposal, the required comments from Heritage: Western Cape (HWC) was obtained through the NEMA-process. The same route will be followed in this instance.

7. NEED & DESIRABILITY

Need and desirability are fundamental principles used to evaluate whether a proposed development/change in use/change in zoning should be approved.

Need

Need depends on the nature of the proposal and is guided by the principle of sustainability and efficiency. This land use report demonstrates that the proposed development of the subject properties is responsive to the location and the characteristics of the properties and the greater area.

It considers that limited services capacity is available even though upgrades are necessary.

The residential density is lower than generally expected but responds to a segment of the residential market which is also not provided for. The property owner and developer propose a balance between services provision, environmental considerations and larger residential erven not seen in decades.

Desirability

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

Physical characteristics of the property

The proposed development will change the character from vacant and underutilised to a medium to low density residential development. The development area is informed by the environmental investigations and the undulating topography of the area.

Existing planning in the area

As indicated later in this land use report, this land use application is found to be in line with the George Municipal Spatial Development Framework (GMSDF, 2023).

Character of the area

This land use application will not negatively affect the character of the area as discussed in this report. It reflects the character of George and ultimately support the relevant spatial objectives for the municipal area of George.

Provision of services

As indicated in the various engineering reports, services capacity is limited with upgrades needed. As stated for the further phases significant bulk upgrades are needed, located far outside this development area. This cannot be addressed now already.

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As also stated earlier I this report, the previously approved development proposal stretching over the 5 properties listed in par. 1 could not be implemented due to, amongst a few other reasons, the immediate need for extensive bulk infrastructure upgrades. This development proposal represents a responsible, phased approach, a viable development proposal.

Economic impact
This land use application is expected to enhance the value of the area and unlock new opportunities for this eastern side of the urban area. The economic impact is vast, directly and indirectly.

Direct impact on surrounding properties
No neighbouring properties are expected to be impacted on negatively. There are significant buffers with the properties towards the north and northeast.

It is our view that the need and desirability of the proposed development of Remainder Kraai Bosch 195/7, Remainder Kraai Bosch 195/23 and Kraai Bosch 195/48 show no negative impacts.

8. 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 since 2013.

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.

8.1 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.

These factors listed above is discussed as far as relevant throughout this report.

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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 relevant to this land use application as it bring development to an area abutting Thembalethu which has remained vacant for almost 20 years since the development was first considered. Vacant and underutilised urban land is to be developed with resultant economic activity.

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

- The proposed development is formed by environmental matters with an expected positive conservation outcome.
- The development density is informed by environmental and physical characteristics, still yielding a residential density (13.47 – 20.41du/ha) higher that the expected current residential density for the urban area of George.
- It is stated that development should be within the fiscal, institutional and administrative means of the relevant competent authority. As discussed in this report, the services capacity is restricted. Phase 1 can be implemented without significant bulk infrastructure upgrades.
- These properties were used for agricultural purposes in the form of plantations for many decades. This changed long ago with agricultural potential limited and affected by the environmental factors present in the greater development area.
- The effective and equitable functioning of land markets are not negatively affected by this application but supported. As elaborated, it will provide larger residential erven and support the sense of place George is actually known for. Most developments do lead to the increase of property values in the surrounding areas.
- All costs relating to services upgrades are for the developer.
- Nearby businesses in the 'Malls'-precinct will be supported.

Efficiency as described in Section 7(c) of SPLUMA is relevant as this first phase is possible with current services, with upgrades, without the need for significant bulk infrastructure upgrades. The latter will follow for the phases to follow.

Spatial resilience as described in Section 7(d) of SPLUMA is relevant as this land use application is not found to be in conflict with the spatial plans and zoning by-law as motivated in this report.

Good Administration as described in Section 7(e) of SPLUMA indicates the responsibilities of all involved in any land use matter. The George Municipality must consider this land use application for the subject properties fairly and within the time frames allowed for in the planning by-law.

The paragraphs above show that the land use application for Remainder Kraai Bosch 195/7, Remainder Kraai Bosch 195/23 and Kraai Bosch 195/48 supports the relevant development principles of SPLUMA.

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

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

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- 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 Remainder Kraai Bosch 195/7, Remainder Kraai Bosch 195/23 and Kraai Bosch 195/48, no conflict was found with the George Municipal Spatial Development Framework (GMSDF) (2023).

8.3 Western Cape Provincial Spatial Development Framework (PSDF) (2014)

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

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

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

'***Revitalise and strengthen urban space-economies as the engine of growth***' is Policy E3 of the PSDF. It states, amongst other points that existing economic assets such as a CBD should be targeted to lever the regeneration and revitalisation of urban economies. With developments of regional importance, it is stated that human settlement planning should respond accordingly. Garden Route City will provide much needed residential opportunities within the urban edge of the George municipal area. Phase 1 focuses on about 271 larger dwelling house erven, hardly available anymore within the urban edge of George. It also brings urban development closer to marginalised communities, making spatial integration possible.

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

1. Protect and enhance sense of place and settlement patterns
2. Improve accessibility at all scales
3. Promote an appropriate land use mix and density in settlements

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4. Ensure effective and equitable social services and facilities
5. Support inclusive and sustainable housing

The development proposal for Phase 1 of Garden Route City supports these policy objectives. As stated earlier in this report, larger residential erven reflect the true character and sense of place of George. Non-residential land uses will be provided with the first phase to focus on the daily needs of the residential community such as a neighbourhood shop, a crèche, medical facilities as well as sport & recreation facilities. A school and other employment opportunities will follow in the phases to follow.

The residential focus seems to be only on creating high density residential opportunities. There is no more 'mix' of densities. It must further be kept in mind that every dwelling house includes the primary right for a second dwelling unit. Such flexibility in new residential developments hardly exist. These few dwelling house erven (±271) create an opportunity not seen for many years, maybe a few decades.

GoGeorge will be able to expand along the extension of Park Road, with all residential opportunities for Phase 1 at most 750m from a *GoGeorge* bus stop. As stated, *GoGeorge* aims to ensure access for the majority of residential properties and urban residents within a 400 to 800-meter distance.

With the phases to follow for Garden Route City, a public circular route will be created through the area, which in all probability will be a *GoGeorge*-route. This route will be about 300m at most from any new residential or non-residential opportunity.

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

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

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

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

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

- Desirability of the proposed utilisation of land;
- Impact of the proposed development on municipal engineering services;
- Integrated development plan, including the municipal spatial development framework, the applicable local spatial development framework and/or local structure plans;
- Relevant municipal policies;

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- 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.

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

Remainder Kraai Bosch 195/7, Remainder Kraai Bosch 195/23 and Kraai Bosch 195/48 are currently zoned as Agriculture Zone I and vacant, underutilised within the urban edge. As shown Kraai Bosch 195/48 is already a protected area (George Private Nature Reserve) and will now obtain the appropriate zoning in terms of the Municipality's zoning by-law.

Portion D to be created from the subdivision and consolidation of Remainder Kraai Bosch 195/7 and Remainder Kraai Bosch 195/23, will create about 526 new residential opportunities, excluding the possible 2nd dwelling units which will bring the total of opportunities for this 39ha area to about 797.

This Estate Housing site (Single Residential Zone II) will provide ±271 dwelling house erven and ±255 group housing erven. Development parameters regarding building lines, height, coverage, parking provision will be in accordance with the zoning by-law. Private roads will provide access, and communal private open spaces will be available to the residents.

Regarding **open space** provision, development parameter (h) for dwelling house, states the following:

> (h) **Open space**
>
> The Municipality may request the provision of functional open space for single residential development at the following ratios-
>
> (i) a development containing 5 to 20 dwelling units: 24m² per dwelling unit;
>
> (ii) a development of 21 dwelling units or more: 480m² or 18m² per dwelling unit, whichever is greater;
>
> (iii) in accordance with an open space policy, should one become applicable.

Each dwelling house development pocket (Portion F & G) includes more than 21 opportunities. Therefore, for 542 dwelling units (including the maximum of 241 2nd dwelling units) 9756m² of open space is needed. Portion F includes 3193m² of communal private open space and Portion G, 7052m² communal private open space. This is a total of 10 245m² (1.0245ha), more than the requirement in the above development parameter. This excludes the private outdoor space for each property which is estimated to be a conservative minimum of about 300m² per erf (excluding driveways and yards). This is an added total of 81 300m² (8.1300ha). Adding private and communal open space, the total is ±91 545m² (9.1545ha). The private and communal open spaces provide more than ample outdoor living space which is also places were landscaping enhances the natural environment and the character of the neighbourhood.

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Then for Portion E, as a group housing site, development parameter (d) states the following:

(d)	**Open space** Within a group housing site, functional open space of at least 50m² per dwelling unit must be provided, which may include private or communal open space or any outdoor space which is inaccessible to motor vehicles, but excludes roads, service yards and parking areas.

For a proposed 255 group housing units, the functional open space provision must therefore be ±12750m² (1.2750ha). The layout for Portion E indicates communal private open space of ±9588m² (0.9588ha). Considering private outdoor living space, the conservative minimum should be about 80m² per group housing unit (excluding driveways and yards). This represents a total of ±20400m² (2.04ha) private open space for the dwelling units. The total open space, private and communal in Portion E will be ±33150m² (3.3150ha).

The open space requirement indicated in development parameter (h) and (d) for dwelling houses and group housing units are therefore met.

The above excludes the area to be zoned Open Space Zone III (nature conservation area) where walkways are to be provided and other appropriate opportunities for residents to enjoy. This area is ±20.8295ha and areas of environmental importance as identified in specialist studies (see ***Annexure 21, 22 & 23***).

The total open space provision is therefore proposed to be ±33.2990ha. This is about 19.39% of the development area of Phase 1 including the public road to be created from the west (±171.7142ha). Dividing this total open space provision with the number of erven of 526 (excluding the possible 2nd dwelling units), ±633m² of private and communal open space per erf is provided.

It is however necessary to address **development parameter (f)(i)** applicable to 'Estate Housing':

(f)	**Estate housing site**
	(i) estate housing site may not exceed 5ha developable area
	(ii) estate housing site must be designed to encourage walkability and pedestrianised access to public transport;
	(iii) the Municipality may require estate housing sites to have an emergency exit;

As shown in this land use application, this 'Estate Housing' site for Phase 1 of Garden Route City has a developable area of about 39.0403ha.

It is important to note that 'developable area' is defined as follows in the zoning by-law:

> **"developable area"** means an area of land suitable for the development of roads, structures, buildings, functional open space and excludes all areas that cannot be developed due to biophysical constraints of the land;

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Access to Phase 1 of Garden Route City is from the west from the greater Garden Route Mall area. The TIA attached to this report, indicates that ample capacity is available with the needed upgrades as described. There is also then still significant spare capacity in this access to the west for the phases to follow. Only at some point during the future phases will an access to the east to the N2 be necessary. To create such access now already to the east, will result in an unviable development proposal. The development area of Phase I is formed by the topography and environmental constraints. Only one access point to this northern pocket of the entire 432.3590ha, is therefore proposed from a traffic design perspective. This access point ensures safe site distances with effective spacing considering the undulating nature of the entire Garden Route City, not only for Phase 1. More public roads are not possible to be created out of Phase 1 – it is not environmentally sound or safe from a traffic perspective. Effectively Phase 1 consists of 3 development pockets but due to access being limited to one point, it is one developable area of 39.0403ha.

As shown in this land use application, the layout proposed for Phase 1 was informed by especially environmental factors. The layout with one primary access, limits the crossing of the sensitive environmental areas.

As discussed in this report, a viable development is proposed for Phase 1. The developer is experienced in this regard. An unviable proposal cannot be put in front of the authorities for consideration. As also mentioned, the previous development proposal for this total development area of 5 properties, was ultimately not viable and therefore lapsed. More public roads increase costs and ultimate maintenance responsibility for the Municipality. Multiple access gates and fencing reduce the viability of any development. More fencing is also not preferred for the functioning of the natural areas. Fencing should be limited although safety can never be compromised.

This will not be the first deviation from this development parameter considered by the Municipality which was added to the zoning by-law only recently in 2023. 5ha is not a reflection of estates in general within the urban area of George. Estates vary from smaller than 5ha to as big as almost 300ha.

With almost 20% of the developable area being some form of open space, it mitigates a larger estate. As indicated earlier, every dwelling unit will be at most 750m from a future *GoGeorge* bus stop. This is within the 400 – 800m threshold as discussed earlier. A central mixed-use area is also proposed for the daily needs of residents within walking distance of each home. These are all mitigating factors for such larger estate.

Then regarding development parameter (f)(ii) applicable to 'Estate Housing', the paragraphs above, shows that walkability is encouraged. The wider streets do not only create a greater sense of space but also provides ample space for sidewalks. Access to the future availability of *GoGeorge* along the extension of Park Road, ensures easy pedestrian access.

Lastly, development parameter (f)(iii) states that the Municipality may require an estate housing site to have an emergency exit. This will be addressed by using the existing access road between the mine/quarry on Remainder Kraai Bosch 195/8. See the TIA attached to this report (***Annexure 19***).

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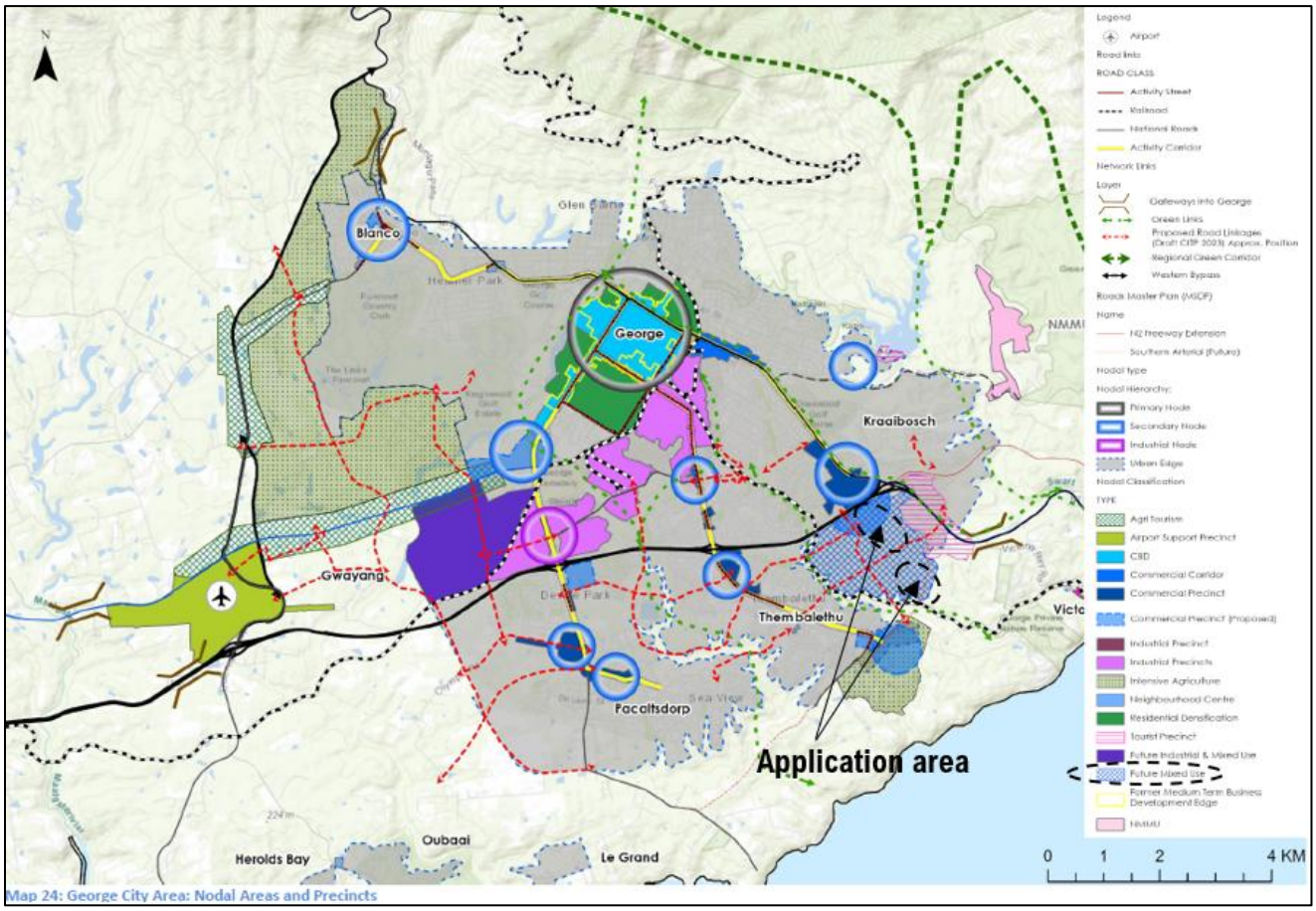
8.6 GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (GMSDF) (2023)

Remainder Kraai Bosch 195/7, Remainder Kraai Bosch 195/23 and Kraai Bosch 195/48 are located in the area described as Kraaibosch South in the GMSDF. Remainder Kraai Bosch 195/7 and Remainder Kraai Bosch 195/23 are located within the urban edge and Kraai Bosch 195/48 outside the urban edge. The latter is a protected area, the George Private Nature Reserve and through this land use application the appropriate zoning is proposed, namely Open Space Zone IV (nature reserve).

The location of Remainder Kraai Bosch 195/7 and Remainder Kraai Bosch 195/23 is not identified as 'n densification area. It is however located in the future Kraaibosch South Expansion Area and is described as a 'future mixed use' area in the GMSDF. See the extract from this document below. The Kraaibosch South Expansion Area is further described as an area which will with future development become part of the Eastern Commercial Node, a Category B node. This node represents a commercial area abutting the N2 and include a mix of residential and employment opportunities.



Map 24: George City Area: Nodal Areas and Precincts

As indicated earlier in this report, Phase 1 of Garden Route City is proposed to have a residential density of between 13.47du/ha and 20.41du/ha. Considering the density of future phases to be greater than 25du/ha, it is expected that the average density of the entire Garden Route City will be at least 25du/ha as guided by the GMSDF. The promotion of densification throughout the urban area of George is therefore addressed by this proposal for the portions of Remainder Kraai Bosch 195/7 and Remainder Kraai Bosch 195/23.

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Phase 1 is a viable development proposal considering access and services provision as well as the intensity of development. The phases to follow still needs to be developed especially considering non-residential land uses to be included. Phase 1 is not located within 500m from one of the principal public transport corridors indicated in the GMSDF. Densification will however take place through second dwelling units, a primary land use right for dwelling house erven. A mixed-use component is already included with Phase 1 of Garden Route City, aimed at attending to the daily needs of the residents in this area.

With the location of the development area within the urban edge, earmarked for mixed-use development, this proposal is found to be consistent with the George Municipal Spatial Development Framework. We could not identify any site-specific reasons, as contemplated by Section 22 of SPLUMA, as to why this development proposal could be considered as inconsistent.

This land use application and the nature thereof is found to be consistent with the GMSDF as required in terms of Section 19 of the Land Use Planning Act, 2014 (LUPA).

9. CONCLUDING

Considering the development parameters of the Spatial Planning and Land Use Management Act (2013) and Section 22 of this act, this development proposal for portions of Remainder Kraai Bosch 195/7 and Remainder Kraai Bosch 195/23 as well as Kraai Bosch 195/48, is found to be consistent with the George Municipal Spatial Development Framework. No site-specific circumstances could be identified justifying the refusal of this development proposal. This land use application represents a viable development proposal, not requiring immediate significant bulk municipal infrastructure as with the previous approved development proposal for the 5 properties which lapsed.

Remainder Kraai Bosch 195/7 and Remainder Kraai Bosch 195/23 are located within the urban edge of George and should therefore be used for urban purposes. The zoning of Kraai Bosch 195/48 will change from Agriculture Zone I to Open Space Zone IV (nature reserve), reflecting its status as a protected area: *George Private Nature Reserve* and its location outside of the urban edge.

Portion G and F will provide larger Single Residential Zone I erven, of which very few is available within the urban edge of George. Portion E will provide smaller General Residential Zone II (group housing) opportunities. The residential density will vary between 13.47du/ha and 20.41du/ha, which is not low considering the greater George and the future phases of Garden Route City to follow.

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

MARLIZE DE BRUYN Pr. Pln **DENISE JANSE VAN RENSBURG PR. PLN**

OCTOBER 2026

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ANNEXURE 1

Resolution & Power of Attorney

Compregen Pty Ltd (2010/005939/07), the registered owner of *Remainder Kraaibosch 195/7, Remainder Kraaibosch 195/8, Kraaibosch 195/12, Remainder Kraaibosch 195/23, Sandkraal 197/48 George Municipality & Division* hereby resolve to authorise *Marlize de Bruyn* and *Denise Janse van Rensburg* from *DMC Town Planning* to submit the required land use application for the properties in terms of Section 15(2) of the George Municipality: Land Use Planning By-law (2023).

AHJ Gey van Pittius

12/10/2026
Date

JA Nel

12/10/2026
Date

Witness

12/10/2026
Date

Certificate issued by the Commissioner of Companies & Intellectual Property Commission on Wednesday, August 5, 2026 at 11:37

Disclosure Certificate: Companies and Close Corporations

Registration Number: **2010 / 005939 / 07**
Enterprise Name: **COMPREGEN**

Companies and Intellectual Property Commission
a member of the dti group

ENTERPRISE INFORMATION

Registration Number	**2010 / 005939 / 07**
Enterprise Name	**COMPREGEN (PTY) LTD**
Registration Date	**24/03/2010**
Business Start Date	**24/03/2010**
Enterprise Type	**Private Company**
Enterprise Status	**In Business**
Compliance Notice Status	**NONE**
Financial Year End	**February**
TAX Number	**9129031184**

Addresses

POSTAL ADDRESS

PO BOX 464
PARKLANDS

3370
2121

ADDRESS OF REGISTERED OFFICE

21-7TH AVENUE
PARKTOWN NORTH

3370
2193

ACTIVE MEMBERS / DIRECTORS

Surname and First Names	Type	ID Number / Date of Birth	Contrib. (R)	Interest (%)	Appoint. Date	Address
	Secretary (Companies and CC's)		0.00	0.00	13/05/2010	Postal: PO BOX 464, PARKLANDS, 2193 Residential: 21-7TH AVENUE, PARKTOWN NORTH, 2193
[redacted]	Director	[redacted]	0.00	0.00	01/11/2022	Postal: P O BOX 786, EDENVALE, JOHANNESBURG, GAUTENG, 1447 Residential: 24 ALLEN GROVE, BEDFORDVIEW, JOHANNESBURG, GAUTENG,
[redacted]	Director	[redacted]	0.00	0.00	08/01/2018	Postal: PO BOX 5862, MEYERSDAL, JOHANNESBURG, GAUTENG, 1447 Residential: 1539 CARNOUSTIE STREET, EMFULENI GOLD ESTATE, VANDERBIJLPARK,

AUDITOR DETAILS

Auditor Name	Type	Status	Appointment Date	Resignation Date	Email Address
LSG INTEGRATED	Auditor	Resign			

Profession Number: 955361

Physical Address
the dti Campus - Block F
77 Meintjies Street
Sunnyside 0001

Postal Address: Companies
P O Box 429
Pretoria
0001

Docex: 256
Web: www.cipc.co.za
Contact Centre: 086 100 2472 (CIPC)
Contact Centre (International): +27 12 394 9573

Certificate issued by the Commissioner of Companies & Intellectual Property Commission on Wednesday, August 5, 2026 at 11:37

Disclosure Certificate: Companies and Close Corporations

Registration Number: **2010 / 005939 / 07**
Enterprise Name: **COMPREGEN**

TICHAUER AND BLOCH CA	Auditor	Resign	2010-05-13	2018-07-13

Profession Number: 936677E

CHANGE SUMMARY

13/05/2010 Postal Address Change on 03/06/2010.

PO BOX 464
PARKLANDS

2121

13/05/2010 Accounting Officer Change on 13/05/2010.

TICHAUER AND BLOCH CA21-7TH AVENUE
PARKTOWN NORTH

2193

PO BOX 464
PARKLANDS

2121

STATUS : ADDRESS CHANGE

20/07/2010 Member Change on 20/07/2010.

Surname=GOVENDER
Full ForeNames=SIVAGAMIE
Id No=7502170186082
Status :ACTIVENature of Change=DIRECTOR APPOINTED - 13052010

25/08/2010 Member Change on 25/08/2010.

Surname=[redacted]
Full ForeNames=[redacted]
Id No=[redacted]
Status :ACTIVENature of Change=DIRECTOR APPOINTED - 18082010

11/01/2013 Status changed to Annual Return In De-registration on 11/01/2013.

Annual Return Non Compliance - In Process of Deregistration No Payment have been made.

22/01/2013 Status changed to Cancellation of Annual Return De-registration Process on 22/01/2013.

21/05/2015 Status changed to Cancellation of Annual Return De-registration Process on 21/05/2015.

Company / Close Corporation AR Filing - Web Services : Ref No. : 526540039

04/09/2015 Member Change on 04/09/2015.

Director [redacted] details was Changed

29/03/2016 Annual Return completed on 29/03/2016.

Company / Close Corporation AR Filing - Web Services : Ref No. : 533426281

26/09/2018 Member Change on 26/09/2018.

Director [redacted] was added

23/03/2020 Email Notification that Annual Return is due was sent on 23/03/2020.

E-Mail sent to [redacted] for 2020

04/03/2021 Email Notification that Annual Return is due was sent on 04/03/2021.

E-Mail sent to [redacted] or 2021

07/04/2021 Annual Return completed on 07/04/2021.

Company / Close Corporation AR Filing - Web Services : Ref No. : 5344241458

02/03/2022 Email Notification that Annual Return is due was sent on 02/03/2022.

E-Mail sent to [redacted] for 2022

Physical Address
the dti Campus - Block F
77 Meintjies Street
Sunnyside 0001

Postal Address: Companies
P O Box 429
Pretoria
0001

Docex: 256
Web: www.cipc.co.za
Contact Centre: 086 100 2472 (CIPC)
Contact Centre (International): +27 12 394 9573

Certificate issued by the Commissioner of Companies & Intellectual Property Commission on Wednesday, August 5, 2026 at 11:37

Disclosure Certificate: Companies and Close Corporations

Registration Number: **2010 / 005939 / 07**
Enterprise Name: **COMPREGEN**

10/04/2026	Annual Return completed on 10/04/2026. Company / Close Corporation AR Filing - Web Services : Ref No. : 5456419949
26/03/2010	Registration of CC/CO on 24/03/2010.
13/05/2010	Accounting Officer Change on 13/05/2010.
25/08/2010	Member Change on 25/08/2010. Surname=[redacted] Full ForeNames=[redacted] Id No=[redacted] Status :RESIGNEDNature of Change=DIRECTOR RESIGNED - 18082010
03/03/2015	Status changed to Unknown. No Valid SMS or Email Address for enterprise M2010005939
04/09/2015	Member Change on 04/09/2015. Director [redacted] etails was Changed
08/03/2018	Email Notification that Annual Return is due was sent on 08/03/2018. E-Mail sent to [redacted] or 2018
26/09/2018	Member Change on 26/09/2018. Director [redacted] details was Changed
10/04/2019	Annual Return completed on 10/04/2019. Company / Close Corporation AR Filing - Web Services : Ref No. : 5173472811
21/11/2022	Member Change on 21/11/2022. Director [redacted] vas added
21/11/2022	Member Change on 21/11/2022. Director [redacted] - Change was made.
03/03/2023	Email Notification that Annual Return is due was sent on 03/03/2023. E-Mail sent to [redacted] for 2023
04/03/2024	Email Notification that Annual Return is due was sent on 04/03/2024. E-Mail sent to [redacted] S for 2024
04/03/2024	Email Notification that Annual Return is due was sent on 04/03/2024. E-Mail sent to [redacted] for 2024
20/08/2025	Annual Return completed on 20/08/2025. Company / Close Corporation AR Filing - Web Services : Ref No. : 5442078469
13/05/2010	Registered Address Change on 03/06/2010. 21-7TH AVENUE PARKTOWN NORTH 2193
13/05/2010	Member Change on 13/05/2010.

Physical Address
the dti Campus - Block F
77 Meintjies Street
Sunnyside 0001

Postal Address: Companies
P O Box 429
Pretoria
0001

Docex: 256
Web: www.cipc.co.za
Contact Centre: 086 100 2472 (CIPC)
Contact Centre (International): +27 12 394 9573

SURNAME=LEGAL FRONTIERS (CORPORATE SERVICES) CC
FULL FORENAMES=
NATIONALITY=SOUTH AFRICA
RSA RESIDENT=
DATE OF APPOINTMENT=13 MAY 2010
PROFESSION=
DESIGNATION=SECRETARY (COMPANIES AND CC"S)
RESIDENTIAL ADDRESS
21-7TH AVENUE
PARKTOWN NORTH

2193
BUSINESS ADDRESS
21-7TH AVENUE
21-7TH AVENUE
PARKTOWN NORTH

POSTAL ADDRESS
PO BOX 464
PARKLANDS

2121
NATURE OF CHANGE=APPOINTMENT
STATUS :ACTIVE

20/07/2010 Member Change on 20/07/2010.

Surname=[redacted]
Full ForeNames=[redacted]
Id No=5908285147087
Status :RESIGNEDNature of Change=DIRECTOR RESIGNED - 13052010

25/08/2010 Member Change on 25/08/2010.

Surname=[redacted]
Full ForeNames=[redacted]
Id No=6203235131087
Status :ACTIVENature of Change=DIRECOTR APPOINTED - 18082010

07/04/2015 Status changed to Annual Return In De-registration on 07/04/2015.

Annual Return Non Compliance - In Process of Deregistration Last Payment for AR Year/Month is 2012/3.

09/03/2017 Email Notification that Annual Return is due was sent on 09/03/2017.

E-Mail sent to [redacted]r 2017

27/03/2017 Annual Return completed on 27/03/2017.

Company / Close Corporation AR Filing - Web Services : Ref No. : 567203220

17/04/2018 Annual Return completed on 17/04/2018.

Company / Close Corporation AR Filing - Web Services : Ref No. : 5114434309

13/07/2018 Accounting Officer Change on 13/07/2018.

Notice of change of auditor: and [redacted]signed

01/04/2020 Annual Return completed on 01/04/2020.

Company / Close Corporation AR Filing - Web Services : Ref No. : 5235156917

24/03/2022 Annual Return completed on 24/03/2022.

Company / Close Corporation AR Filing - Web Services : Ref No. : 5362988728

03/03/2023 Email Notification that Annual Return is due was sent on 03/03/2023.

E-Mail sent to [redacted]for 2023

19/04/2023 Annual Return completed on 19/04/2023.

Company / Close Corporation AR Filing - Web Services : Ref No. : 5384586563

23/05/2024 Annual Return completed on 23/05/2024.

Company / Close Corporation AR Filing - Web Services : Ref No. : 5408992643

Physical Address
the dti Campus - Block F
77 Meintjies Street
Sunnyside 0001

Postal Address: Companies
P O Box 429
Pretoria
0001

Docex: 256
Web: www.cipc.co.za
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Contact Centre (International): +27 12 394 9573

Certificate issued by the Commissioner of Companies & Intellectual Property Commission on Wednesday, August 5, 2026 at 11:37

Disclosure Certificate: Companies and Close Corporations

Registration Number: **2010 / 005939 / 07**

Enterprise Name: **COMPREGEN**

04/03/2025 Email Notification that Annual Return is due was sent on 04/03/2025.
E-Mail sent to [redacted] for 2025

04/03/2025 Email Notification that Annual Return is due was sent on 04/03/2025.
E-Mail sent to [redacted] for 2025

03/03/2026 Email Notification that Annual Return is due was sent on 03/03/2026.
E-Mail sent to [redacted] for 2026

03/03/2026 Email Notification that Annual Return is due was sent on 03/03/2026.
E-Mail sent to [redacted] or 2026

Physical Address
the dti Campus - Block F
77 Meintjies Street
Sunnyside 0001

Postal Address: Companies
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0001

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Contact Centre: 086 100 2472 (CIPC)
Contact Centre (International): +27 12 394 9573

ANNEXURE 2

Bowmans Prokureur/Attorney
TEL: (011) 669-9000

DEED OF TRANSFER

in favour of

COMPREGEN PROPRIETARY LIMITED

over

REMAINDER PTN 7 OF FARM KRAAI BOSCH 195

WITH OTHER PROPERTIES

BOWMANS
P O BOX 785812
SANDTON
2146
Tel: (011) 669-9000

Lexis® Convey 17.2.4.8

24

BOWMAN GILFILLAN
P O BOX 785812
SANDTON 2146
669-9000

Prepared by me

CONVEYANCER
TETYANA LOBACHOVA (96864)

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

DATA / VERIFY
17 -01- 2023
LINDA NCAPAI

T 000523/23

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

FLORIS ALBERTUS HANEKOM (90928)

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

The Liquidators of
MONTERIVA INVESTMENTS 17 PROPRIETARY LIMITED
(IN LIQUIDATION)
Registration Number 2003/012640/07

which said Power of Attorney was signed at CAPE TOWN on 7 NOVEMBER 2022

And the appearer declared that his/her said principal the **Liquidators of MONTERIVA INVESTMENTS 17 PROPRIETARY LIMITED (IN LIQUIDATION)** had, on 3 October 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:

COMPREGEN PROPRIETARY LIMITED
Registration Number 2010/005939/07

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

1. **REMAINDER OF PORTION 7 OF THE FARM KRAAI BOSCH NO. 195 IN THE MUNICIPALITY AND DIVISION OF GEORGE PROVINCE OF THE WESTERN CAPE**

   IN EXTENT 69,4493 (SIXTY NINE COMMA FOUR FOUR NINE THREE) Hectares

   FIRST TRANSFERRED by Deed of Transfer No. 4013/1924 with Diagram relating thereto and held by Deed of Transfer T50528/2006.

A. SUBJECT to the conditions referred to in the said Deed of Transfer No.4013/1924 and to the following special condition therein contained namely:

"That the Transferor and his successors in title reserve the right to construct, use and maintain a roadway of 30 feet across the land hereby conveyed i.e. along the boundary thereof and the adjoining Lot D thence eastward across Lot E so as to give access to adjoining Lot F and the remaining extent beyond Lot F. That the Transferee or his successors in title shall not be entitled to claim from the Transferor or his successors in title any contribution towards the erection of any dividing fence, nor any contribution towards the maintenance and repair of any such dividing fence; the provisions of this condition shall however not be available to any person who shall become a purchaser from the within Transferor of any Lot adjoining Lot E, the intention being to secure only the within Transferor or his successors in title as owners of the remaining extent."

B. SUBJECT FURTHER to the terms of certain endorsement dated 6th May 1927, on the said Deed of Transfer No. 4013/1924 which endorsement reads as follows:

"By Notarial deed dated 19th April 1927 the special condition herein relating to a Roadway 30 feet has been amended as set out in said notarial deed as will more fully appear on reference to the copy annexed hereto."

C. SUBJECT FURTHER to the servitude referred to in the endorsement dated 31st December 1940, on Deed of Grant (George Quitrents Vol. 15 No. 20), which endorsement reads as follows:

"By Notarial Deed No. 475 dated 20.11.40 the owner of the property held hereunder has granted a water servitude in favour of the Municipality of George over the within mentioned property, with certain rights ancillary thereto subject to conditions as will more fully appear on reference to aforesaid Notarial Deed copy of which is annexed hereto."

D. By Servitude No. K493/77S the within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District No. ....) dated 3.6.77 as will more fully appear on reference to the copy of said Order annexed to Servitude No. K493/77S.

E. By Servitude No. 15/72 the within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District No. Cape), dated 26/5/71 as will more fully appear on reference to the copy of said Order annexed to Servitude 15/72.

2. **REMAINDER OF PORTION 8 OF THE FARM KRAAI BOSCH NO. 195 IN THE MUNICIPALITY AND DIVISION OF GEORGE PROVINCE OF THE WESTERN CAPE**

IN EXTENT 40,9457 (FORTY COMMA NINE FOUR FIVE SEVEN) Hectares

FIRST TRANSFERRED by Deed of Transfer No. 4014/1924 with Diagram relating thereto and held by Deed of Transfer T50528/2006

A. SUBJECT to the conditions referred to in Deed of Grant dated 9th October 1929, No. 152 of 1929 issued under the provisions of Act 10 of 1912 and entitled to certain benefits thereunder.

B. SUBJECT FURTHER to the following special condition contained in the said Deed of Transfer No. 4014/1924, namely:

"That Edwin Thomas Leach Edmeades and his successors in title reserve the right to construct, use and maintain a roadway of 30 feet across the land hereby granted i.e. being an extension of the roadway across the adjoining Lot E, eastwards so as to give access to the remaining extent, now known as Lots K and L transferred to Edward Peter Robertson by Deed of Transfer No. 11263 dated 1st December 1926."

C. SUBJECT FURTHER to the servitude referred to in the endorsement dated 17th September 1940, on Deed of Transfer No. 12002/1937 which endorsement reads as follows:

"By Notarial Deed No. 267/1940 dated 17th July 1940, the within mentioned transferee has granted certain water rights in favour of the Municipality of George, subject to conditions as will more fully appear on reference to the said Notarial Deed registered this day in the Servitude Register under No. 267/1940."

D. By Servitude No. K493/77S the within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District No. ....) dated 3.6.77 as will more fully appear on reference to the copy of said Order annexed to Servitude No. K493/77S.

E. By Servitude No. 15/72 the within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District No. Cape), dated 26/5/71 as will more fully appear on reference to the copy of said Order annexed to Servitude No. 15/72.

F. By Notarial Deed No. K251/96S the within mentioned property is ENTITLED to a perpetual servitude road 6,61 metres wide on and over Portion 46 (a portion of Portion 8 of the farm Kraaibosch No. 195, measuring 13,0500 hectares, held by T44625/84, which servitude is indicated by the broken curved line x y on Diagram SG No. 6177/95 annexed to the said notarial deed.

3. **PORTION 12 OF THE FARM KRAAI BOSCH NO. 195 IN THE MUNICIPALITY AND DIVISION OF GEORGE PROVINCE OF THE WESTERN CAPE**

IN EXTENT 140,0430 (ONE HUNDRED AND FORTY COMMA ZERO FOUR THREE ZERO) Hectares

FIRST TRANSFERRED by Deed of Transfer No. T 12263/1926 with Diagram relating thereto and held by Deed of Transfer T50528/2006

A. SUBJECT to the conditions referred to in the said Deed of Transfer No. 12263/1926.

B. SUBJECT FURTHER to the special condition contained in Certificate of Amended Title dated 23rd April 1913 (George Quitrents Vol. 15 No. 11), which condition reads as follows:

"Subject, moreover, to all such duties and regulations as either are already or shall in future be established respecting lands held in similar tenure."

C. SUBJECT FURTHER to and ENTITLED to benefits under the servitude referred to in the endorsement dated 6th May 1927 on the said Deed of Transfer No. 12263/1926, which endorsement reads as follows:

"By Notarial Deed dated 19th April 1927 an agreement regarding the use of a certain 30 feet roadway shewn on the diagram of the properties conveyed by Transfer No. 4013 May 1924 and by para.1 of this Deed has been entered into, as will more fully appear on reference to the copy annexed hereto."

D. SUBJECT FURTHER to the servitude referred to in the endorsement dated 10th September 1940 on the said Deed of Transfer No. 12263/1926, which endorsement reads as follows:

"By Notarial Deed No. 251/1940 dated 3 June 1939 the within mentioned Transferee has granted certain water rights to the Municipality of George over the properties held hereunder, subject to conditions as will more fully appear on reference to the said Notarial Deed registered this day in the Servitude Register under No. 251/1940."

E. By Servitude No. 15/72 the within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District Cape), dated 26.5.71 as will more fully appear on reference to the copy of said Order annexed to Servitude No. 15/72.

4. **REMAINDER OF PORTION 23 (KRAAI BOSCH) OF THE FARM KRAAI BOSCH NO. 195**
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 81,6926 (EIGHTY ONE COMMA SIX NINE TWO SIX) Hectares

FIRST TRANSFERRED by Deed of Transfer No. 10122/1919 with Diagram relating thereto and held by Deed of Transfer T 50528/2006

A. SUBJECT to the conditions referred to in the said Deed of Transfer No. 10122/1919.

B. SUBJECT FURTHER to the special condition contained in Amended Grant dated 23rd April 1913 (George Quitrents Vol. 15 No. 11), which condition reads as follows:

"That the said land (Kraai Bosch) shall be subject to all such duties and regulations as either are already or shall in future be established respecting lands held on similar tenure."

C. SUBJECT FURTHER to the terms of the servitude referred to in the endorsement dated 16th November 1944 on the said Deed of Transfer No. 6136/1941 which endorsement reads as follows:

"By Notarial Deed No. 348 dated 30.10.1944, the owner and his successors in title of the land held under paras. 3 to 6 hereof has given and signified his consent to the construction of certain waterworks over the said property by the Municipality of George affecting the riparian rights of the land held under the said paras. of this deed. Subject to conditions as will more fully appear on reference to the said Notarial Deed vide copy annexed hereto."

D. By Servitude No. K493/77S the within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District No. ....) dated 3.6.77 as will more fully appear on reference to the copy of said Order annexed to Servitude No. K493/77S.

E. SUBJECT FURTHER to the terms of the following endorsement dated 1.12.82 on Deed of Transfer No. T 6853/1948 which reads as follows:

"ENDORSEMENT IN TERMS OF SECTION 31(6) OF ACT 47 OF 1937 (AS AMENDED)

A portion of the herein mentioned property measuring ± 5200 m² has been expropriated by Republic of South Africa in terms of Section 8(1)(a) of the National Roads Act 54/1971 read with the Expropriation Act 63/1975 vide Notice of Expropriation No. N10/3/1/038/8 dated 9.11.1982 filed as expropriation Caveat Ex 637/82 plans in duplicate filed EX637/1982."

F. SUBJECT FURTHER to the terms of the following endorsement dated 18.6.85 on Deed of Transfer No. 6853/1948 which reads as follows:

"ENDORSEMENT IN TERMS OF SECTION 31(6) OF ACT 47 OF 1937 (AS AMENDED)

A portion of the herein mentioned property measuring ± 3391 m² has been expropriated by Republic of South Africa in terms of Section 8(1)(a) of the National Roads Act 54 of 1971 vide Notice of Expropriation No. N10/3/1/038/8 dated 3.6.85 filed as expropriation Caveat EX 504/85 plans in duplicate filed EX504/85."

G. By Servitude No. 15/72 the within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District Cape), dated 26.5.71 as will more fully appear on reference to the copy of said Order annexed to Servitude No. 15/72.

5. **PORTION 48 SAND KRAAL, PORTION OF PORTION 13, OF THE FARM KRAAI BOSCH NO. 195**
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 105,7317 (ONE HUNDRED AND FIVE COMMA SEVEN THREE ONE SEVEN) Hectares

FIRST TRANSFERRED by Deed of Transfer No. 8245/1943 with Diagram SG No. 4673/42 relating thereto and held by Deed of Transfer T 50528/2006

A. SUBJECT to the conditions referred to in Deed of Transfer No. 12263/1926.

B. SUBJECT FURTHER to the special conditions contained in the Certificate of Amended Title dated 23rd April 1913 (George Quitrents Vol. 15 No. 11), one of which conditions reads as follows:

"Subject moreover, to all such duties and regulations as either are already or shall in future be established respecting lands held on similar tenure."

C. SUBJECT FURTHER to the servitude referred to in the endorsement bearing the date the 10th September 1940 on the said Deed of Transfer No. 12263/1926, the terms of which endorsement reads as follows:

"By Notarial Deed No. 251/1940 dated 3 June 1939 the within mentioned transferee has granted certain water rights in favour of the Municipality of George over the properties held hereunder, subject to conditions as will more fully appear on reference to the said Notarial Deed registered this day in the Servitude Register under No. 251/1940."

D. By Servitude No. 15/72 the within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District Cape), dated 26.5.71 as will more fully appear on reference to the copy of said Order annexed to Servitude No. 15/72.

E. By Servitude No. K493/77S the within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District) dated 3/6/77 as will more fully appear on reference to the copy of said Order annexed to Servitude No. K493/77S.

F. By virtue of Notarial Deed of Servitude No. K1087/97S, registered this day: the within mentioned property is (A) SUBJECT to a permanent servitude of right of way, six (6) metres wide, the centre line of which servitude is represented by the line a b on Diagram S.G. No. 9029/1996 annexed to the said Notarial Deed, in favour of:

(a) REMAINDER OF PORTION 13 of the farm KRAAI BOSCH NO. 195
Division of George, Province of Western Cape
IN EXTENT: 25,9172 Hectares
HELD by Deed of Transfer No. 9715/1991

(b) REMAINDER OF PORTION 103, a portion of Portion 7 of the farm SAND KRAAL NO. 197, Division of George, Province of Western Cape
IN EXTENT: 66,4148 Hectares
HELD by Deed of Transfer No. T29181/1995

and (B) ENTITLED to (i) a permanent servitude of Right of Way, six (6) metres wide, the centre line of which servitude is indicated by the lines a b and b c on Diagram S.G. No. 9030/1996 annexed to the said Notarial Deed, on and over:

REMAINDER OF PORTION 155 (CARMEL) of the farm KRAAI BOSCH NO. 195, Administrative District of George,
Province of Western Cape
IN EXTENT: 49,2139 Hectares
HELD by Certificate of Consolidated Title No. T38591/1985

and (ii) to a permanent servitude of Right of Way, six (6) metres wide, the centre line of which servitude is indicated by the lines a b and b c on diagram S.G. No. 9031/1996 annexed to the said Notarial Deed, on and over:

REMAINDER OF PORTION 18, a portion of Portion 14 of the farm KRAAI BOSCH NO. 195, Division of George,
Province of Western Cape
IN EXTENT: 34,1354 Hectares
HELD by Deed of Transfer No. T68239/1991

As will more fully appear from the said Notarial Deed of Servitude with diagrams annexed thereto.

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

MONTERIVA INVESTMENTS 17 PROPRIETARY LIMITED (IN LIQUIDATION)
Registration Number 2003/012640/07

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

COMPREGEN PROPRIETARY LIMITED
Registration Number 2010/005939/07

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

[redacted] excluding VAT in the sum of [redacted], total consideration paid by the transferee to the transferor being the amount 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 11 JAN 2023

q.q.

In my presence

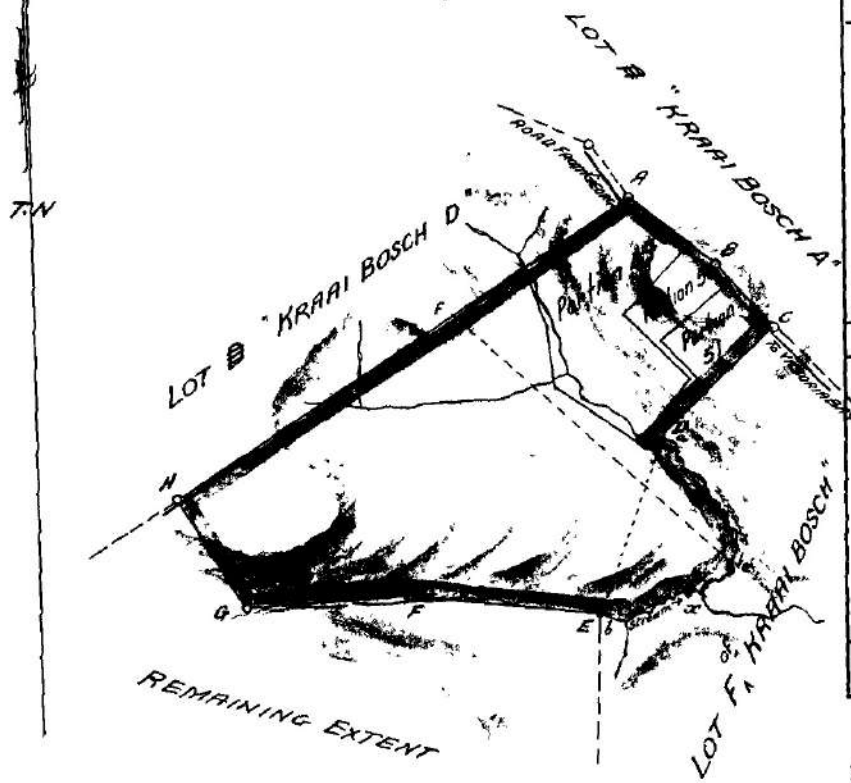
REGISTRAR OF DEEDS

ANNEXURE 3

No. 375 1924

APPROVED.
12 APR 1924
J. R. Brooke
Surveyor-General
for

Examiner.



CO-ORDINATES	Y	X
A	+ 7000·63	+ 4306·58
B	+ 6943·95	+ 4351·69
C	+ 6905·22	+ 4393·55
D	+ 6982·46	+ 4464·96
E	+ 7025·43	+ 4580·30
F	+ 7152·90	+ 4569·58
G	+ 7260·86	+ 4576·13
H	+ 7306·94	+ 4503·23

SIDES		ANGLES			
/	C. Rds		°	′	″
AB	72·44	A	108	47	0
BC	57·03	B	171	17	20
CD	105·19	C	89	58	50
DE	123·08	D	206	48	50
EF	127·92	E	105	37	30
FG	108·16	F	188	16	50
GH	86·24	G	118	49	30
HA	364·00	H	90	24	10

Rect. Area = 97 Morgen 301 Sq Rds

The figure lettered A B C D a middle of stream of A represents 36 Morgen 300 Square Roods of Quitrent The Remainder is Freehold

Portion 7 (.....)
~~a portion of Portion ... ...~~) of the farm
Kraai Bosch ..... No 195
George

Scale 100 Cape Roods = 1 Inch.

The above diagram lettered A B C D a Middle of Stream x Middle of Stream b E F G H, represents 107 morgen ~ square roods ~ square feet of land situate in the Field-Cornetcy of George Division of GEORGE, being LOT E, portion of the farm "KRAAI BOSCH" held under Amended Title issued ~~granted~~ to E. T. L. Edmeades, on the 23rd April 1913

Bounded NW. by LOT B, "KRAAI BOSCH D"
NE. " LOT B, "KRAAI BOSCH A"
S " Remaining Extent
~~S~~ E " LOT F of "KRAAI BOSCH" Middle of Stream from a to x and from x to b

Surveyed and beaconed by me according to regulations

R. E. Dumbleton
Government Land Surveyor.
MARCH, 1924.

I certify that this diagram belongs to the Transfer ~~issued~~ made this day in favour of
The Government of the Union of South Africa
Deeds Office, 8. 5. 1924. 4013
19

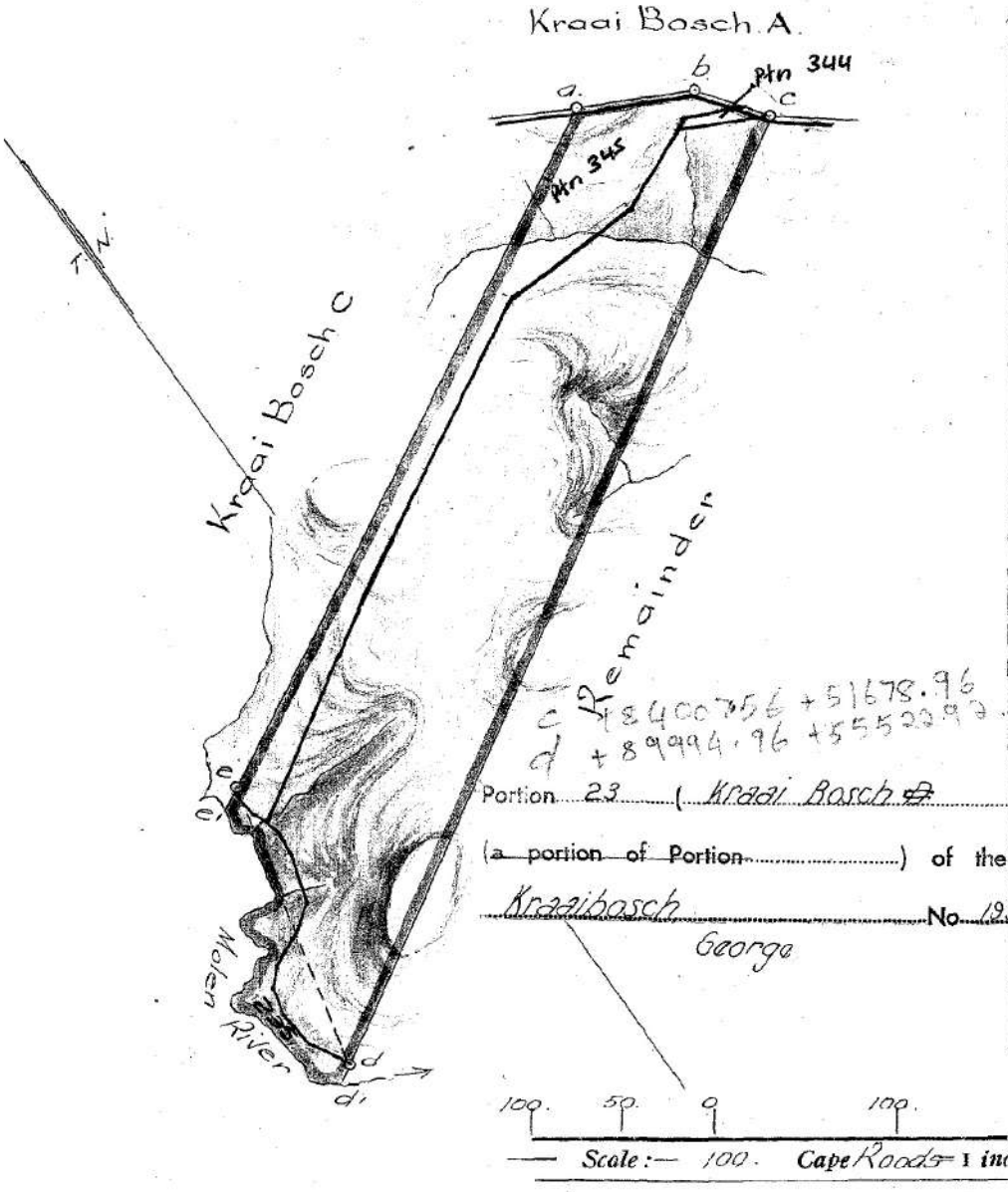
T. MARKEW MILLER.

No. 2321./1919.

2219

Approved

Surveyor General.
15. 8. 1919.



SIDES		ANGLES	
ab	66.04	a.	125°.12'.30"
bc	43.22	b.	150..56..0
cd	592.92	c.	86-26-30
de	171.69	d.	43-29-40
ea	430.53	e	133..55..20

CO-ORDINATES	y	x
a.	+ 7086.20	+ 4244.16
b.	+ 7026.19	+ 4271.73
c.	+ 7000.63	+ 4306.58
d.	+ 7499.58	+ 4626.91
e.	+ 7458.61	+ 4460.18

Portion 23 (Kraai Bosch ~~A~~)

(~~a portion of Portion~~) of the ~~farm~~ Part Area = 94 Morg. 192. Sq. R.

Kraaibosch No. 195

George

The above diagram a b c d' middle of Molen River e' represents 100 Morgen — Sq. roods — Sq. feet of ground situate in the Division of George being the farm "KRAAI BOSCH D" portion of Kraai Bosch held under amended Title issued ~~granted~~ to F.T.L. Edmeades, 23rd April 1913

Bounded NE by Kraai Bosch A.
SE " Remainder
W " Middle of Molen River
NW " Kraai Bosch C

SC B

Surveyed and beaconed by me according to Regulations.

I certify that this diagram belongs to the transfer deed issued this day 18th. Sept. 1919.

in favour of The George Plantations No 3 Limited

R. E. Dumbleton
Government Land Surveyor.

D/T 1919. 165. 10122

FOR ENDORSEMENTS SEE BACK OF DGM.

BL·7DD | 23 June 1919

195/23

OFFICE COPY

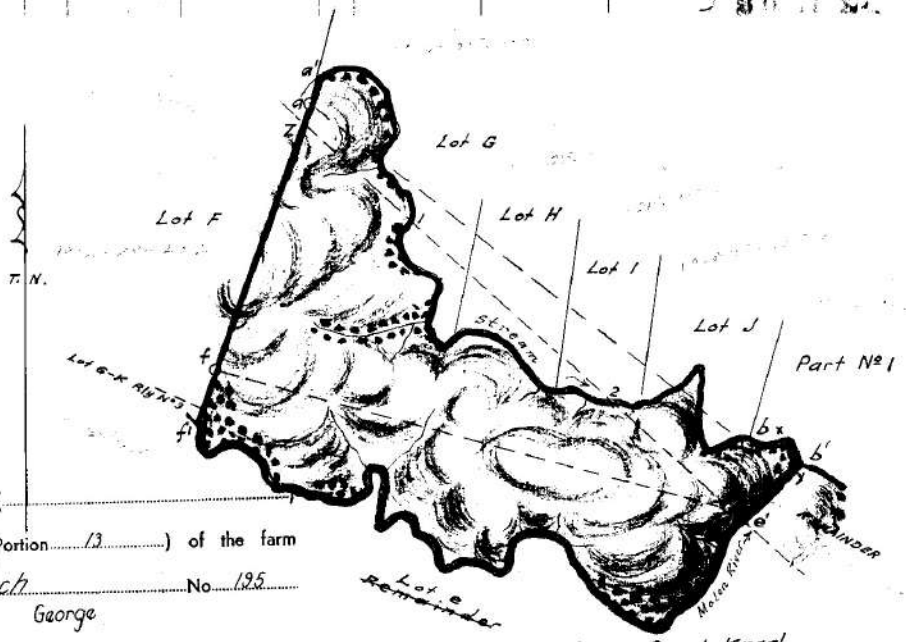
SIDES Cape Roods ~~Feet~~		ANGLES ~~OF DIRECTION~~		SYSTEM L.º CO-ORDINATES y	x
ab	410.68	a	70°.50'.30"	a + 6868.03	+ 4592.90
be	49.52	b	113.19.40	b + 6546.84	+ 4848.83
ef	392.39	e	89.36.20	e + 6559.84	+ 4896.61
fa	210.00	f	86.13.30	f + 6937.75	+ 4790.99
		faa'	184.40.30		Morg. S.Rds.
				Rect. Area	84 - 49

S. G. No. 4673/42

Approved

[signature]

Surveyor-General.



Portion 48 (

(a portion of Portion 13) of the farm

Kraai Bosch No. 195

George

Note:-
The figure Z.1. Middle of Stream. 2.e'. Middle of Molen River. f'. represents 105 Morgen 200 Sq. Roods of Freehold land, the remainder, in extent 18 Morgen 65 Sq. Roods, being held under Quitrent tenure.

100 50 0 100 200 300 400 ~~Cape Feet.~~

Scale: 100 C. Roods = 1 inch 1:15000.

The figure a' Middle of Stream b' Middle of Molen River e' Middle of Molen River f' a a'

represents 123 Morgen - 265 Sq. Roods of land being

PORTION 48 (a portion of Lot L) of the farm KRAAI-BOSCH

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

Surveyed and beaconed according to regulations in March 1924, by me R. E. Dumbleton C

Land Surveyor.

This diagram is annexed to Deed of Transfer Nº 8245 dated 9.7.1943 in favour of J. S. La Roux.	The original diagram is No. A2665/1926 annexed to D/T: 1926-264-12263	S. G. File No. 7220 S.R. No. E. George Div. Sht.
Registrar of Deeds.		FOR ENDORSEMENTS SEE BACK OF DGM. 195/48

ANNEXURE 4

CONVEYANCER'S CERTIFICATE

I, the undersigned

MADELEINE GOLDIE

Conveyancer of Uys Fourie Attorneys, Shamrock Building, 97 York Street, George hereby certify as follows:

1. That I have perused **Deed of Transfer No T523/2023** in respect of the following properties:

   1.1 **Remainder of Portion 7 of the Farm Kraai Bosch No. 195** in the Municipality and Division of George, Province of the Western Cape Province IN EXTENT 69,4493 Hectares

   1.2 **Remainder of Portion 23 (Kraai Bosch) of the Farm Kraai Bosch No 195** in the Municipality and Division of George, Province of the Western Cape Province IN EXTENT 81,6929 Hectares

   1.3 **Portion 48 Sand Kraal, Portion of Portion 13, of the Farm Kraai Bosch No 195** in the Municipality and Division of George, Province of the Western Cape Province IN EXTENT 105, 7317 Hectares registered in the name of

   COMPREGEN PROPRIETARY LIMITED
   Registration Number 2010/005939/07

2. No bond is registered on the property.

3. The Property as described in para 1.2 above is subject to 2 respective Expropriation Notices in terms of Section 31(6) of Art 47 of 1937 (as amended) . Both date back to 1982 and 1985 and are in favour of the National Roads Act 54/1971. The national road has been completed.

4. To the best of my knowledge there are no restrictive conditions of title in the said Deed of Transfer which prohibit the development of the properties as applied for.

Signed at GEORGE on this 12th day of October 2026

M Goldie

MADELEINE GOLDIE

ANNEXURE 5

Remainder of Portion 7 of the Farm Kraai Bosch No. 195
Remainder of Portion 23 (Kraai Bosch) of the Farm Kraai Bosch No 195
Portion 48 Sand Kraal (Portion of Portion 13) of the Farm Kraai Bosch No 195

LOCALITY PLAN

