



Stads- en Streekbeplanners
Town and Regional Planners

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13 January 2025

The Municipal Manager
P.O. Box 19
George
6530

Sir

PROPOSED PERMANENT DEPARTURES FOR PORTION 11 OF THE FARM
HOOG KRAAL No. 238, SITUATED IN THE MUNICIPALITY AND DIVISION OF
GEORGE, WESTERN CAPE.

Duly authorized by the registered owner of Portion 11 of the Farm Hooge Kraal No. 238 we hereby apply for the following:

Application is being made for permanent departures to allow for the following building line relaxations in terms of Section 15.(2)(b) of the Land Use Planning By-Law of George Municipality, 2023:

1. Relaxation of the northern boundary building line from 10.0m to ± 5.21 m for an existing previously approved carport;
2. Relaxation of the western boundary building line from 10.0m to ± 2.45 m for an existing previously approved carport;
3. Relaxation of the western boundary building line from 10.0m to ± 1.31 m for an existing outbuilding;
4. Relaxation of the western boundary building line from 10.0m to ± 7.86 m for an existing previously approved additional dwelling unit;
5. Relaxation of the western boundary building line from 10.0m to ± 2.79 m for an existing previously approved outbuilding;
6. Relaxation of the southern boundary building line from 10.0m to ± 5.65 m for an existing previously approved non-interleading room;
7. Relaxation of the eastern boundary building line from 10.0m to ± 0.7 m for an existing previously approved dwelling house and proposed new stoep; and

In diens van die Suid-Kaap sedert 1985 – Kususela ngo 1985 – Serving the South Cape since 1985
Direkteur/Director: G.A. (Deon) Nel Pr. Pln A/520/1987 BA(Stel), M(S&S)(Stell).

8. Relaxation of the eastern boundary building line from 10.0m to ± 7.60 m for a new carport.

In support of the application, the following documentation is attached for your consideration:

- a) Application form fully completed and signed (Annexure 1);
- b) Power of Attorney by the Registered Owners (Annexure 2);
- c) Motivation Report (Annexure 3);
- d) Copy of the Surveyor General Plan No. 147/1907 (Annexure 4);
- e) Plan No GT/H/200-1 (Annexure 5);
- f) Site Development Plan by W.S. Opperman (Annexure 6);
- g) Consent Letter from Transnet (Annexure 7);
- h) Proof of Payment will be provided in due course as it is made available to the applicant (Annexure 8);
- i) Copy of Title Deed No. T59832/2013 (Annexure 9);
- j) Previous Approval dd. 24 July 2018 (Annexure 10);
- k) Building Plans by W.S. Opperman (Annexure 11);
- l) Unauthorised Land Use Notice dd. 8 October 2024 (Annexure 12);
- m) Approved Building Plans (Annexure 13); and
- n) Letters dd. 28 November 2024 and 18 December 2024 by George Municipality (Annexure 14).

Should any additional information be required you are kindly requested to contact us.

Yours Sincerely



Nel & de Kock Town and Regional Planners
Per: Alexander Havenga A/3313/2023



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

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

PART A: APPLICANT DETAILS

First name(s)	Alexander		
Surname	Havenga		
SACPLAN Reg No. (if applicable)	Pr. Pln A/3313/2023		
Company name (if applicable)	Nel & de Kock Town and Regional Planners		
Postal Address	P.O. Box 1186,		
	George	Postal Code	6530
Email	neldek@mweb.co.za		
Tel	044 874 5207	Fax	n/a
		Cell	079 513 3530

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

Registered owner	Zane Peter Engelbrecht & Elaine Elizabeth Engelbrecht		
Address	Owls Inn Country Villas, George Rural, Farm 238/11, Glentana		
	George	Postal code	6529
E-mail	info@owlsinnguestlodge.co.za		
Tel	n/a	Fax	n/a
		Cell	073 650 1822

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

Property	Portion 11 of the Farm Hooge Kraal No. 238, George
----------	--

Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]											
Physical Address		Owls Inn Country Villas, George Rural, Farm 238/11, Glentana									
GPS Coordinates		34°02'28.03"S 22°18'12.96"E		Town/City		Glentana					
Current Zoning		Agricultural Zone I		Extent		3812m ²		Are there existing buildings?		Y	N
Current Land Use		Agriculture and approved Guest House									
Title Deed number & date		T59832/2013									
Any restrictive conditions prohibiting application?		Y	N	If Yes, list condition number(s).							
Are the restrictive conditions in favour of a third party(ies)?		Y	N	If Yes, list the party(ies).							
Is the property encumbered by a bond?		Y	N	If Yes, list Bondholder(s) Standard Bank							
Has the Municipality already decided on the application(s)?		Y	N	If yes, list reference number(s) Farm Hoogekraal 238/11, George							
Any existing unauthorized buildings and/or land use on the subject property(ies)?				Y	N	If yes, is this application to legalize the building / land use?				Y	N
Are there any pending court case / order relating to the subject property(ies)?				Y	N	Are there any land claim(s) registered on the subject property(ies)?				Y	N
PART D: PRE-APPLICATION CONSULTATION											
Has there been any pre-application consultation?		Y	N	If Yes, please complete the information below and attach the minutes.							
Official's name		n/a		Reference number		n/a		Date of consultation		n/a	
PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE											

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

BANKING DETAILS

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

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

Application is being made for permanent departures to allow for the following building line relaxations in terms of Section 15.(2)(b) of the Land Use Planning By-Law of George Municipality, 2023, for Portion 11 of the Farm Hooge Kraal No. 238:

1. Relaxation of the northern boundary building line from 10.0m to ± 5.21 m for an existing previously approved carport;
2. Relaxation of the western boundary building line from 10.0m to ± 2.45 m for an existing previously approved carport;
3. Relaxation of the western boundary building line from 10.0m to ± 1.31 m for an existing outbuilding;
4. Relaxation of the western boundary building line from 10.0m to ± 7.86 m for an existing previously approved additional dwelling unit;
5. Relaxation of the western boundary building line from 10.0m to ± 2.79 m for an existing previously approved outbuilding;
6. Relaxation of the southern boundary building line from 10.0m to ± 5.65 m for an existing previously approved non-interleading room;
7. Relaxation of the eastern boundary building line from 10.0m to ± 0.7 m for an existing previously approved dwelling house and proposed new stoep; and
8. Relaxation of the eastern boundary building line from 10.0m to ± 7.60 m for a new carport.

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

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

Is the following compulsory information attached?

Y	N	Completed application form	Y	N	Pre-application Checklist (where applicable)
Y	N	Power of Attorney / Owner's consent if applicant is not owner	Y	N	Bondholder's consent

Y	N	Motivation report / letter		Y	N	Proof of payment of fees	
Y	N	Full copy of the Title Deed		Y	N	S.G. noting sheet extract / Erf diagram / General Plan	
Y	N	Locality Plan		Y	N	Site layout plan	
<i>Minimum and additional requirements:</i>							
Y	N	N/A	Conveyancer's Certificate	Y	N	N/A	Land Use Plan / Zoning plan
Y	N	N/A	Proposed Subdivision Plan (including street names and numbers)	Y	N	N/A	Phasing Plan
Y	N	N/A	Consolidation Plan	Y	N	N/A	Copy of original approval letter (if applicable)
Y	N	N/A	Site Development Plan	Y	N	N/A	Landscaping / Tree Plan
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes	Y	N	N/A	Required number of documentation copies 2 copies
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	Other (specify)

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

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)		Y	N/A	Specific Environmental Management Act(s) (SEMA)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)				(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)				National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)				National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard				National Water Act, 1998 (Act 36 of 1998)

		<i>Installations Regulations</i>			<i>(strikethrough irrelevant)</i>
Y	N/A	<i>Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)</i>	Y	N/A	<i>Other (specify)</i>
Y	N/A	<i>If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A</i>			
Y	N	<i>If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?</i>			

SECTION I: DECLARATION

I hereby wish to confirm the following:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. The Municipality has not already decided on the application.
3. I'm aware that it is an offense in terms of section 86(1)(d) to supply particulars, information or answers in an application, knowing it to be false, incorrect or misleading or not believing them to be correct.
4. I am properly authorized to make this application on behalf of the owner and (where applicable) copies of such full relevant Powers of Attorney/Consent are attached hereto.
5. I have been appointed to submit this application on behalf of the owner and it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to me as the authorised agent and the owner will regularly consult with the agent in this regard (where applicable).
6. That this submission includes all necessary land use planning applications required to enable the development proposed herein.
7. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/amendment/suspension forms part of this submission.
8. I am aware of the status of the existing bulk services and infrastructure in the subject area and that I am liable for any possible development charges which may be payable as a result of the proposed development.
9. I acknowledge that in terms of the Protection of Personal Information Act (POPIA) all correspondence will be communicated directly and only to myself (the applicant). No information will be given to any third party and/or landowner (if the landowner is not the applicant). I herewith take responsibility to convey all correspondence to the relevant parties.



Applicant's signature: _____

Date: _____

13 January 2025

Full name: _____

Alexander Havenga

Professional capacity: _____

Registered Professional Planner

SACPLAN Reg. Nr: _____

Pr. PIn A/3313/2023

POWER OF ATTORNEY

We, the undersigned,

Zane Peter Engelbrecht and Elaine Elizabeth Engelbrecht

In our capacity as the registered owners of Portion 11 of the Farm Hooge Kraal No. 238, situated in the Municipality and division of George, Province of the Western Cape.

hereby nominate and appoint:

NEL & DE KOCK TOWN & REGIONAL PLANNERS

With power of substitution, to be our true and lawful Agent in our name, place and stead, to apply to the George Municipality for permanent departures for building line relaxations, and we hereby ratify, allow and confirm, and promise and agree to ratify, allow and confirm all and whatsoever our said Agent shall lawfully do or cause to be done by virtue of these presents.

SIGNED at George on this 10 Jan 2025 in the presence of the under mentioned witnesses.

Z.P. Engelbrecht
Zane Peter Engelbrecht
(ID No.: 6002225741081)

E. Engelbrecht
Elaine Elizabeth Engelbrecht
(ID No.: 5709170065081)

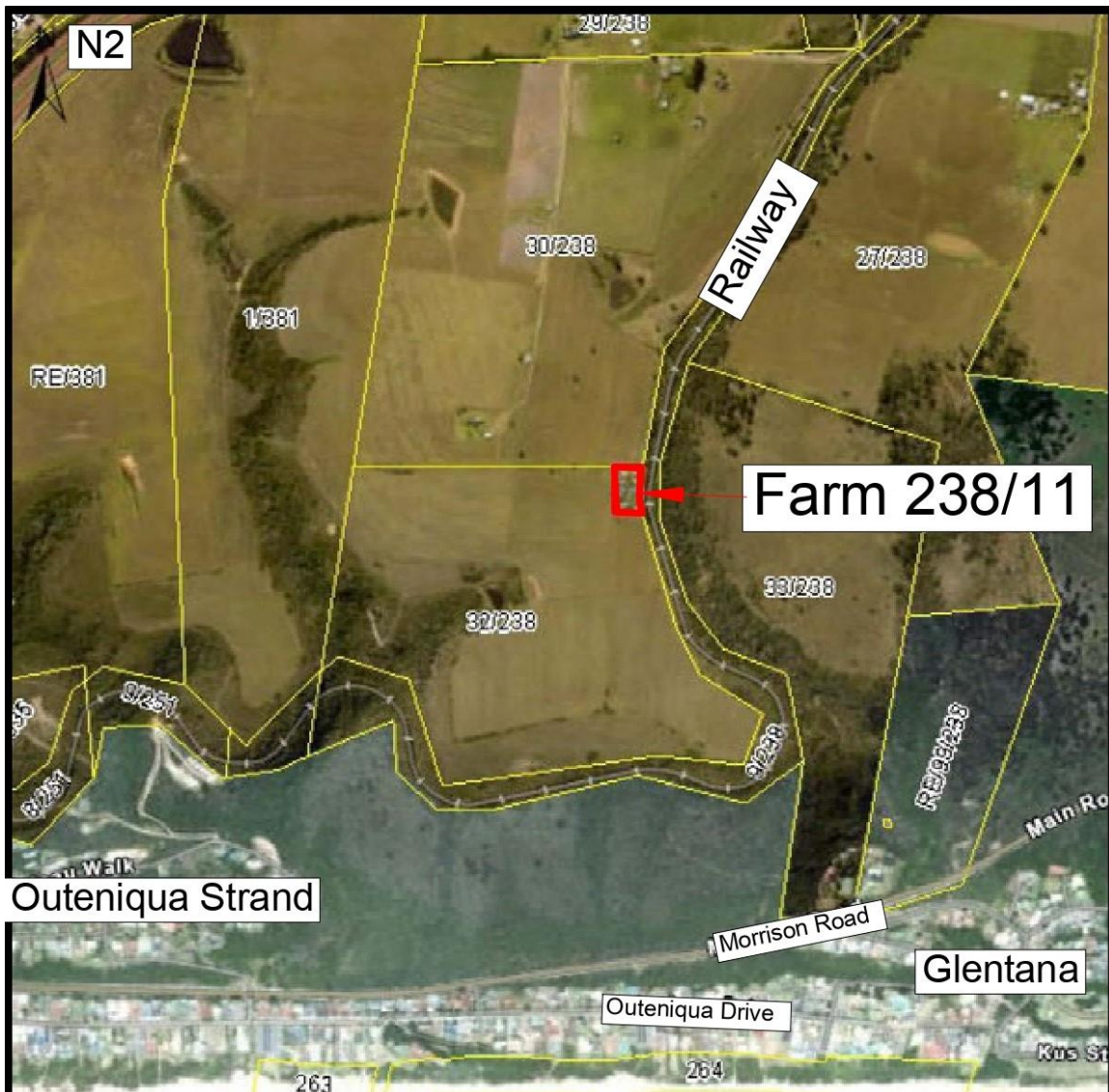
AS WITNESSES:

1. [Signature]

2. [Signature]

MOTIVATION REPORT

PROPOSED PERMANENT DEPARTURES
FOR
PORTION 11 OF THE FARM HOOGEKRAAL No. 238, IN THE
MUNICIPALITY AND DIVISION OF GEORGE
FOR
THE REGISTERED OWNERS



Stads- en Streekbeplanners
Town and Regional Planners

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1. APPLICATION

Application is being made for permanent departures to allow for the following building line relaxations in terms of Section 15.(2)(b) of the Land Use Planning By-Law of George Municipality, 2023, for Portion 11 of the Farm Hooe Kraal No. 238:

1. Relaxation of the northern boundary building line from 10.0m to ± 5.21 m for an existing previously approved carport;
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8. Relaxation of the eastern boundary building line from 10.0m to ± 7.60 m for a new carport.

Please note a previous application was approved by the Municipality in 2018 and will be discussed in the next chapter of this report.

2. BACKGROUND

A previous application for the subject property was approved on 29 June 2018 which provided for the following:

1. Rezoning of the property from Transport Zone I to Agricultural Zone I;
2. Consent Use to legalise an existing additional dwelling unit;
3. Consent Use for a three (3) bedroom Guest House;
4. Departure for the relaxation of building line applicable to all boundaries to legalise all of the existing structures on the property;
5. The following Building line relaxations:
 - 5.1. Western boundary building line from 30.0m to 3.5m for a covered swimming pool and bar;
 - 5.2. Southern boundary building line from 30.0m to 12.658 for a covered swimming pool and bar;
 - 5.3. Southern boundary building line from 30.0m to 18.2m for a storeroom and laundry;
 - 5.4. Eastern boundary building line from 30.0m to 2.456m for a storeroom and bar; and
 - 5.5. Eastern boundary building line from 30.0m to 0.0m for a shade cloth carport.

The owner of the subject property is in the process of selling the property, but before the sale can continue the owner wishes to obtain approval for the structures on the property. The town planning consultant who dealt with the previous application as set out above, did not make use of a cadastrally accurate plan. Therefore, the building line relaxations were not accurate and resulted in a stoep and carport to be built over the property's boundary.

3. PURPOSE

The purpose of this application is to obtain approval for the relaxation of building lines for the existing structures on Portion 11 of the Farm Hoogekraal No. 238. A stoep and carport built over the property's boundaries will be demolished. New building plans indicate the new positions of these structures within the property's boundaries and will be constructed after the relevant building plan approvals have been obtained.

4. MOTIVATION

4.1 NEED

The need for this application sprouted from the unwitting construction of structures on the subject property. The previous application was, in addition thereto, also not based on a cadastral accurate plan which also gave rise to encroachments of structures over the erf boundary. Therefore, application is made to bring the existing structures on the property in line with the development parameters of George Municipality's Integrated Zoning Scheme By-Law, 2023.

4.2 DESIRABILITY

PHYSICAL CONDITION:

4.2.1 TOPOGRAPHY

The subject property slopes downward in an easterly direction and has a moderate average slope of 1:7.4. Topography poses to not negatively affect this application as the application entails existing structures which took topography into consideration.

4.2.2 BOTTOM CONDITIONS

The bottom conditions of the relevant property appear to be stable as the current owners have not experienced any structural problems related to bottom conditions since they took ownership of the property.

4.2.3 VEGETATION

This application entails existing structures, a new stoep moved into the property's boundaries and an existing carport also proposed to be moved to a new position. The areas where the new stoep and carport are proposed to be built will not negatively affect sensitive vegetation.

4.2.4 FLOOD LINES

The property does not directly abut the sea or tidal river. There is a non-perennial river in close proximity to the property, but there is a railway line between the watercourse and the property. Therefore, bearing the aforementioned in mind flood lines will not negatively affect the structures on the property and will not impinge the approval of this application.

4.2.5 SENSITIVITIES

As mentioned earlier in this report this application entails the approval of existing as built structures on the subject property. In addition to the aforementioned a stoep and carport are proposed to be moved into the property's boundary which will require new construction. The placement of the stoep and carport will not negatively affect any sensitive conservation worthy vegetation and bearing mind that there is in fact no sensitive conservation worthy vegetation on the property approval of this application will not negatively affect any sensitivities.

4.2.6 WATER TABLE

The current owners of the property have not encountered any problem relating to a high water table affecting the existing structures on the property. Therefore, it is foreseen that the water table will not negatively affect the approval of this application.

4.2.7 DRAINAGE PATTERN

The existing structures on the property took drainage into consideration and the current owners have not experienced any issues relating to runoff water. The proposed new stoep and carport will also take drainage into consideration. Bearing in mind that there is ample grass and garden areas on the property, runoff water has the opportunity to slow down and drain into the ground. Therefore, drainage pattern will not negatively affect the approval of this application.

4.2.8 FILLINGS AND EXCAVATIONS

The only new structures which will be constructed as a result of this application is a carport which will be moved to a new position within the property's boundaries and a new stoep. Therefore, minor fillings and excavations may have to take place to create level ground for the proposed structures, but are of such a limited scale that it will not negatively affect the approval of this application.

4.3 EXISTING PLANNING AND LEGISLATION

4.3.1 SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013, (S.P.L.U.M.A.)

4.3.1.1 SPATIAL JUSTICE

- **Past spatial and other development imbalances must be redressed through improved access to and use of land.**

The property which relates to this application is in extent 3812m² and was made available on the free market when the owner acquired the property in 2013. Therefore, this application for permanent departures pose to not be adequate to address this principle of access to and use of land due to its limited size and location thereof in a rural area.

- **Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterises by widespread poverty and deprivation.**

Due to considerations discussed above, this objective is not readily achievable with this application.

- **Spatial Planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.**

As discussed above, the limited size of the land unit does not lend itself to the compliance of this objective. As the property is for agricultural purposes it is not aimed at addressing the access to land by disadvantaged communities or persons.

- **Land use management systems must include all areas of a Municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas.**

A pragmatic approach to the management of land use systems to follow flexible and appropriate processes to facilitate housing for the disadvantaged community is indispensable.

- **Land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas.**

This aspect has already been discussed above.

- **A Municipal Planning Tribunal considering an application before it, may not be implemented or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of the application.**

This provision does not apply to this application.

4.3.1.2 PRICIPLE OF SPATIAL SUSTAINABILITY

- **Promote land development that is within the fiscal, institutional and administrative means of the Republic.**

The proposed development is done with private funding and therefore the fiscal, institutional and administrative capacity of government agencies are not relevant to this application.

- **Ensure that special consideration is given to the protection of prime and unique agricultural land.**

The subject of this application is zoned Agricultural Zone I and is situated in a rural area. The limited size of the subject property, i.e. 3812m², does not lend itself to operate a sustainable agricultural enterprise thereon. Therefore, approval of this application will result in the rectification of existing structures previously approved by the Municipality which will result in a viable land unit as the limited size of the property restricts agricultural activities.

- **Uphold consistency of land use measures in accordance with the environmental management instruments.**

As mentioned earlier in this report, application is made for existing structures with the exception of a new stoep and carport which is proposed to be moved to within the property's boundaries. Therefore, approval of this application will not negatively affect any sensitive vegetation which is protected by environmental management instruments.

- **Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.**

This application will not demand any costs to external parties with regard to the provision of infrastructure and social services developments as this application involves the rectification of existing structures, a new stoep and carport which is to be moved to within the property's boundaries which will be funded by the registered owners.

- **Promote land development in locations that are sustainable and limit urban sprawl.**

Application is made for permanent departures for existing structures previously approved by the Municipality which is in line with the primary land use of the land unit, but not the parameters for which this application provides for. Therefore, approval of this application will satisfy the current owner's needs which will prevent urban sprawl. Furthermore, since this application does not propose an extension of the urban edge approval of this development will adhere to this principle of sustainability.

- **Result in communities that are viable.**

This application will result in a viable development for the owner which will contribute to a viable community.

4.3.1.3 PRINCIPLE OF EFFICIENCY

- **Land development optimises the use of existing resources and infrastructure.**

This application is in line with the principle of efficiency as application is made for the rectification of existing structures. Therefore, approval of this application will not require additional municipal resources and infrastructure and will satisfy the needs of the owner.

- **Decision-making procedures are designed to minimise negative financial, social, economic, or environmental impacts.**

As a privately funded project, sensible decision making to have minimal negative consequences are indispensable for the successful implementation of the project. As already discussed, it will have no negative social, economic and environmental impact, but will not only result in a more viable smallholding for the owner of the property, but will also contribute towards the municipal fiscus in terms of rates and taxes.

- **Development applications procedures are efficient and streamlined and timeframes are adhered to by all parties.**

Adherence to prescribed timeframes vest in the Municipality and therefore the applicant does not have any control over it.

4.3.1.4 PRINCIPLE OF SPATIAL RESILIENCE

This principle, which is primarily aimed at a sustainable way of life for communities that are most vulnerable to economic and environmental setbacks, is not directly applicable to this application. Approval of this application will, however, ensure the work of individuals on the property which are from informal settlements.

4.3.1.5 PRINCIPLE OF GOOD ADMINISTRATION

- **All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.**

The only authorities involved in this application is George Municipality and Transnet whose consent has already been obtained therefore there is no other authority with which an integrated approach needs to be followed. The various departments of the Municipality involved function as an integrated team.

- **Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.**

Procedures for this application will be adhered to as prescribed. The property abuts a railway line of Transnet and attached to this application as Annexure 7 is consent from Transnet in which they do not object to the proposed application. Further public participation will be carried out once the applicant is instructed to begin with this process.

4.3.2 LAND USE PLANNING ACT, 2014, (L.U.P.A.)

As far as the proposed development is concerned, there is a great deal of overlap between the principles of spatial justice, sustainability, good administration and resilience that are pursued under this legislation, but which have already been discussed in par 4.3.1 above. To avoid duplication, these principles will not be discussed again.

4.3.3 NATIONAL, PROVINCIAL AND LOCAL GOVERNMENT POLICIES AND MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK

National, Provincial and Local Government policies set out and put in place coherent policies and frameworks to support Municipalities fulfil their municipal planning mandate in line with national and provincial agendas. Application is made in terms of Section 15 of the Land Use Planning By – Law of George Municipality, 2023.

Therefore, the local policies and frameworks of the municipality took the policies and frameworks of National and Provincial Government into consideration and only the George Municipal Spatial Development Framework, 2023 (MSDF) will be discussed for the purpose of this application.

Application is made for permanent departures and will therefore not alter the land use designated to the property. The relevant encroachments came to life unwittingly as the previous application did not make use of an accurate cadastral plan. Bearing the above in mind it is therefore irrelevant to elaborate further in this regard for the purposes of this application.

4.3.4 BY-LAW ON MUNICIPAL LAND USE PLANNING OF GEORGE MUNICIPALITY, 2023

4.3.4.1 According to Section 38(1), the following documents are required in support of the application:

4.3.4.1.1 **Annexure 1**, Application form fully completed and signed;

4.3.4.1.2 **Annexure 2**, Power of Attorney to Nel & de Kock Town and Regional Planners by the registered owner to prepare and submit this application;

4.3.4.1.3 **Annexure 3**, Motivation Report by Nel & de Kock Town and Regional Planners;

4.3.4.1.4 **Annexure 4**, Copy of the Surveyor General Plan No. 147/1907 is attached to this application;

4.3.4.1.5 **Annexure 5**, Plan No. GT/H/200-1 is attached to this application

4.3.4.1.6 **Annexure 6**, Site Development Plan by W.S. Opperman is attached to this application;

4.3.4.1.7 **Annexure 7**, Consent Letter from Transnet is attached to this application;

4.3.4.1.8 **Annexure 8**, Proof of Payment will be provided in due course as it is made available to the applicant;

4.3.4.1.9 **Annexure 9**, Copy of Title Deed No. T59832/2013 is attached to this application;

4.3.4.1.10 **Annexure 10**, Previous Approval dd. 24 July 2018 is attached to this application;

4.3.4.1.11 **Annexure 11**, Building Plans by W.S. Opperman is attached to this application;

4.3.4.1.12 **Annexure 12**, Unauthorised Land Use Notice dd. 8 October 2024 is attached to this application;

4.3.4.1.13 **Annexure 13**, Approved Building Plans is attached to this application; and

4.3.4.1.14 **Annexure 14**, Letters dd. 28 November 2024 and 18 December 2024 by George Municipality is attached to this application.

4.3.4.2 Current and proposed development controls (Development Parameters)

4.3.4.2.1 Building lines:

The building lines applicable to this property is 10m from all boundaries.

- The attached SDP illustrates the exact cadastral position of all structures and the relevant building line relaxations are indicated with red hatching.

4.3.4.2.2 Height:

The height of a dwelling house may not exceed 6.5 metres to the wall plate in all cases and 8.5 metres to the ridge of the roof in the case of a pitched roof, provided that if the intention is to utilise any area above the roof for recreational or entertainment purposes, the height may not exceed 6.5 metres.

- This application provides for building line relaxations for existing structures which were previously approved by the Municipality. The only new additions are a carport proposed to be moved to within the property's boundaries and a new stoep. Therefore, the maximum height will not be encroached with the approval of this application.

4.3.4.2.3 Site development plan:

For any development in this zone, including any part of the land not Zoned Agricultural, it may be requested that a site development plan be submitted to the Municipality for its approval taking specific cognisance of visual impact given the size and scale of the agricultural buildings and facilities and their location in a rural landscape, and in their proximity to tourist routes.

- A Site Development Plan is attached to this application as Annexure 6. Therefore, this development parameter is complied with should the Municipality be of the opinion it is necessary to scrutinize a Site Development Plan.

4.3.4.2.4 Farm shop, camping site:

Where a farm shop and a camping site are operated from the same property the combined floor area of the farm shop and convenience store may not exceed 100m².

- This application does not make provision for a farm shop or a camping site. Therefore, no further elaboration will be made on this development parameter.

4.3.4.2.5 Agricultural industry

In addition to the above, the parking requirements for "industry" apply.

- This application does not provide for an agricultural enterprise. Therefore, this development parameter is not applicable to this application.

4.3.4.2.6 Development charges

The Municipality may impose development charges in accordance with the provisions of Section 52.

- This application entails existing structures and land uses previously approved by the Municipality. Therefore, the applicant is of the opinion that no development charges will be applicable.

4.3.5 TITLE DEED

Title Deed No. T59832/2013 does not contain any restrictive conditions. It does, however, state that the property is subject to conditions as contained in Deed of Transfer No. T1461/1907. Bearing in mind that the Municipality considered and approved building line relaxations in 2018, the applicant wishes to request the exclusion of a Conveyancer Certificate as this application only provides for building line relaxations for existing structures on a cadastral accurate plan. The property is encumbered by a bond, while a bondholder's consent will not be provided as the Municipality stated that it is not necessary for this application as contained in a letter dd. 28 November 2024 which is attached to this application as Annexure 14. In addition to the aforementioned, the bondholder, i.e. Standard Bank gave consent for building line relaxations in 2017 as can be seen on the attached Annexure 10.

4.4 CHARACTER OF THE ENVIRONMENT

The property relevant to this application is situated within a rural environment in close proximity to Glentana. Approval of this application will rectify building line encroachments of existing previously approved structures. Therefore, approval of this application will not alter the character of the environment as no new land uses are proposed and the property will have the same effect as can currently be experienced.

4.5 POTENTIAL OF THE PROPERTY

4.5.1 AGRICULTURE

As mentioned earlier in this report, the land unit relevant to this application is of such a limited size that it does not lend itself to conduct a sustainable financially sound agricultural enterprise thereon. The owners applied for a Consent Use for a Guest House in 2018 in order to legally operate a land use from the property to generate funds. Therefore, approval of this application will legalise existing structures which will in turn better the functioning and future maintenance of the land unit for the owner thereof.

4.5.2 CONSERVATION

The property does not contain any conservation worthy vegetation. Application is made for building line relaxations applicable to existing structures with the addition of a carport proposed to be moved to within the property's boundaries and a new stoep. Therefore, conservation will not be negatively affected by the approval of this application.

4.5.3 MINING

As of date no exploitable materials have been found on the property which could lead to any mining activities taking place.

4.5.4 RECREATION

The current zoning of the property is Agricultural Zone I with a consent use for a Guest House. Therefore, currently the property only holds recreational benefits for the owner and guests visiting the property. Approval of this application will legalise existing structure's which will result in securing the recreational benefits it may hold for the owners and the public.

4.5.5 RESIDENTIAL

The property currently provides for a primary dwelling house and a Guest House as a consent use. This application does, however, not propose any additional structures than previously approved resulting in additional residential opportunities. Therefore, approval of this application will only legalise the existing situation on the property and not result in any additional opportunities.

4.6 LOCATION AND ACCESSIBILITY

The subject property is situated at 34°02'28.03"S 22°18'12.96"E within a rural area in close proximity to Glentana. The property is accessed from a gravel road which is in turn accessed from Morison Road. This application does not propose an alteration of the current access and therefore no further elaboration will be made in this regard.

4.7 PROVISION OF SERVICES

The structures on the property currently make use of the following services:

4.7.1 Water

The property is dependent on a borehole for water, but the water quality is not good as it contains high degrees of iron which requires a filtration plant. Currently the owner receives water from the Municipality which is delivered by truck as no Municipal connections are available in the area. In addition thereto all of the structures on the property's roofs have gutters which directs rainwater into storage tanks which are cleaned and stored in tanks for consumption. The total storage capacity is 7x 5000L and 2x 3000L tanks totalling 41 000L which poses to be sufficient. Approval of this application will not place a bigger demand on water as no new land uses are proposed, but merely the rectification of building line encroachments and the relocation of a stoep and carport to within the property's boundaries.

4.7.2 Sewerage

The property makes use of a French Drain to dispose of sewerage, while solids are pumped once every year. As mentioned earlier approval of this application will not place an additional demand or strain on the existing sewerage systems on the property as it merely entails the legalisation of existing structures. Therefore, approval of this application will have the same impact as what can currently be experienced.

4.7.3 Electricity

The property receives electricity directly from Eskom. As mentioned earlier in this report approval of this application will not place a bigger demand on electricity as what can currently be experienced.

4.7.4 Stormwater

The design of the existing structures took drainage into consideration, while ample open grass areas and gardens are present which aids in slowing down and the infiltration of water into the ground. Approval of this application poses to not have an adverse effect on the current stormwater situation as this application entails the legalisation of existing structures and the relocation of a stoep and carport to within the property's boundaries. Therefore, no further construction resulting in additional runoff will be a result of this application apart from what van currently be experienced.

4.7.5 Refuse Removal

The owners of the property together with other farmers in the area collect refuse generated by them and store it in bins with their respective numbers thereon. Once a week refuse is taken to the Old Outeniqua Station Informal Settlement where the Municipality collects refuse. As mentioned earlier approval of this application will not place a bigger demand on refuse removal than what can currently be experienced.

4.8 CONSTRUCTION PHASE

Approval of this application will rectify existing structures on the property. In addition to the aforementioned structures previously built unintentionally outside the property's boundaries will be moved to within the property's boundaries. Therefore, the only construction which will commence after approval of this application is the relocation of an existing carport and a new stoep. Therefore, approval of this application will not result in a lengthy construction phase as the structures will be moved and relocated in a timely manner after obtaining approval for this application.

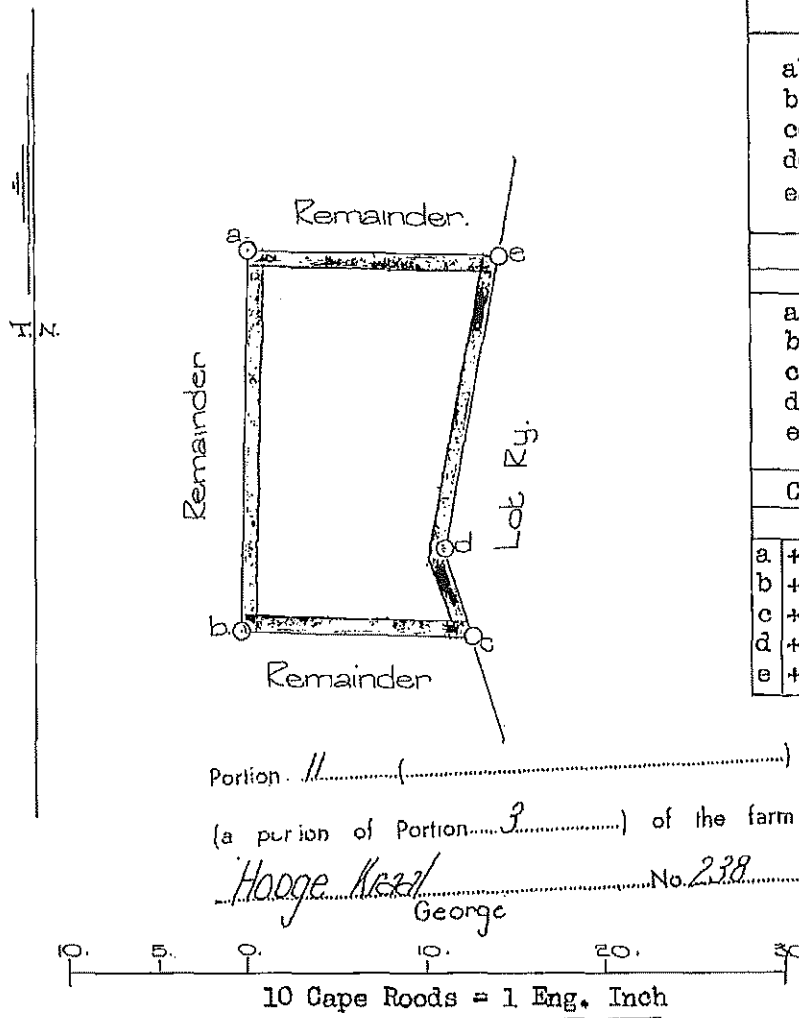
5. CONCLUSION

On the strength of the rationalisation followed in this report whereby irregularities are rectified, it is evident that approval of this application has a substantial benefit for the owner of the property without negatively affecting surrounding owners and simultaneously benefitting the Municipality by complying with Scheme regulations and therefore we trust that the application will enjoy your favourable consideration and to get feedback in due course.

Nel & de Kock Town and Regional Planners
Per: Alexander Havenga Pr. Pln A/3313/2023

January 2025

Annexure 4



Sides	
ab	21.24 C.R.
bc	12.84 "
cd	5.07 "
de	16.67 "
ea	14.03 "
Angles	
	o ' "
a	89.59.20
b	90.13.0
c	72.16.30
d	206.50.40
e	80.40.30
Co-ordinates	
	y ^s x ^s
a	+ 53.64 - 64.78
b	+ 32.41 - 65.39
c	+ 32.73 - 78.23
d	+ 37.52 - 76.57
e	+ 54.04 - 78.80

The above diagram a.b.c.d.e, represents 267 Sq.Rds. of land situate in The Division of George being Lot R1 a portion of Lot No.1 Hooge Kraal transferred to Sarah M.S.Scott on the 26th September 1887 expropriated for Railway purposes.

Bounded N by Remainder
 E " Lot Ry
 S " Remainder
 W " Remainder

I hereby certify that the survey from which the above diagram is framed has been made by me. Surveyed and beaconsed by me according to regulations.

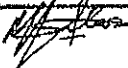
(Sgd.) P.Grant Dalton
 Govt. Land Surveyor
 November, 1906

Copied from the original relating to
 Transfer 1461
 dated 25th February, 1907 in favour of
 The Colonial Government

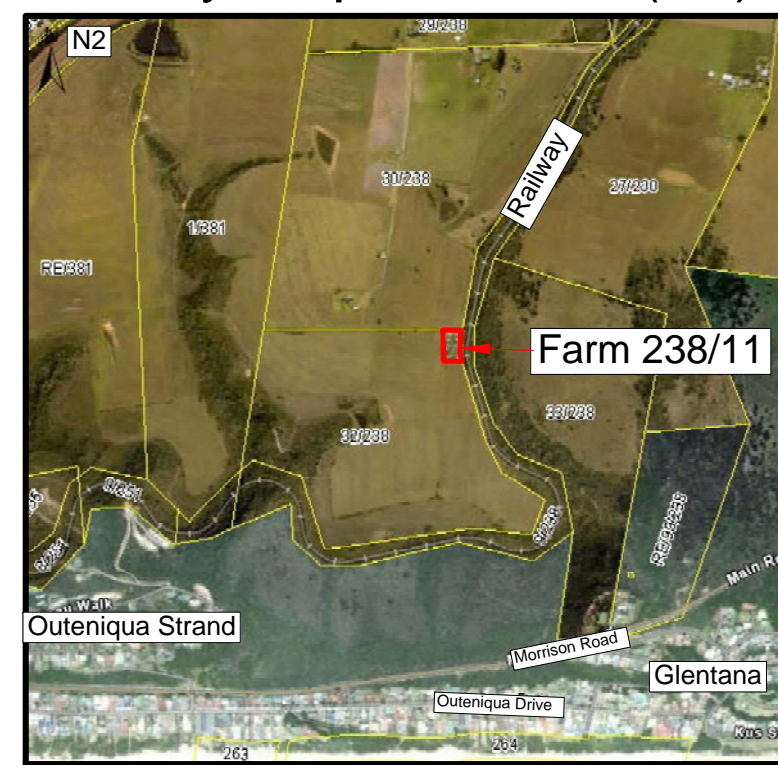
 for C.
 12 NOV 1951

B
 S
 G

BEACON RELOCATIONS/REPLACEMENTS

SURVEY RECORD NO.	SIGN	DATE
SR1044/2024		29.08.2024

Locality Map: 1:20 000(A3)



PROPOSED PERMANENT DEPARTURES IN TERMS OF SECTION 15.(2)(b) OF THE LAND USE PLANNING BY-LAW OF GEORGE MUNICIPALITY, 2023, FOR PORTION 11 OF THE FARM HOOGE KRAAL No. 238, GEORGE

Application is being made for permanent departures to allow for the following building line relaxations in terms of Section 15.(2)(b) of the Land Use Planning Buy-Law of George Municipality, 2023, for Portion 11 of the Farm Hooge Kraal No. 238:

1. Relaxation of the northern boundary building line from 10.0m to $\pm 5.21m$ for an existing previously approved carport;
2. Relaxation of the western boundary building line from 10.0m to $\pm 2.45m$ for an existing previously approved carport;
3. Relaxation of the western boundary building line from 10.0m to $\pm 1.31m$ for an existing outbuilding;
4. Relaxation of the western boundary building line from 10.0m to $\pm 7.86m$ for an existing previously approved additional dwelling unit;
5. Relaxation of the western boundary building line from 10.0m to $\pm 2.79m$ for an existing previously approved outbuilding;
6. Relaxation of the southern boundary building line from 10.0m to $\pm 5.65m$ for an existing previously approved non-interleading room;
7. Relaxation of the eastern boundary building line from 10.0m to $\pm 0.7m$ for an existing previously approved dwelling house and new stoep; and
8. Relaxation of the eastern boundary building line from 10.0m to $\pm 7.60m$ for a new carport.

Remarks:

1. A previous application entailing the rezoning of the property, consent uses and departures were approved by George Municipality in 2018.
2. The guest house indicated on plan was approved during the previous application as mentioned above.
3. This application entails the legalisation of existing structures except for a new stoep and existing carport which is to be moved to a new position.

Notes:

1. Cadastral Data obtained from TMK Professional Land Surveyors.
2. SDP provided by W.S. Opperman.
3. Locality Map obtained from Cape Farm Mapper.

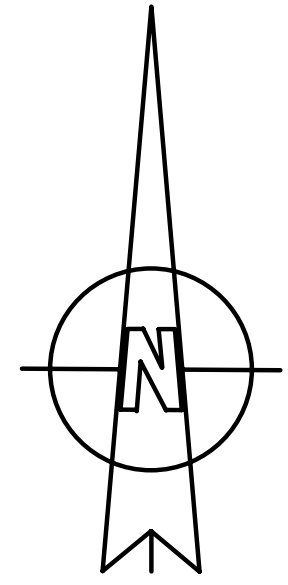
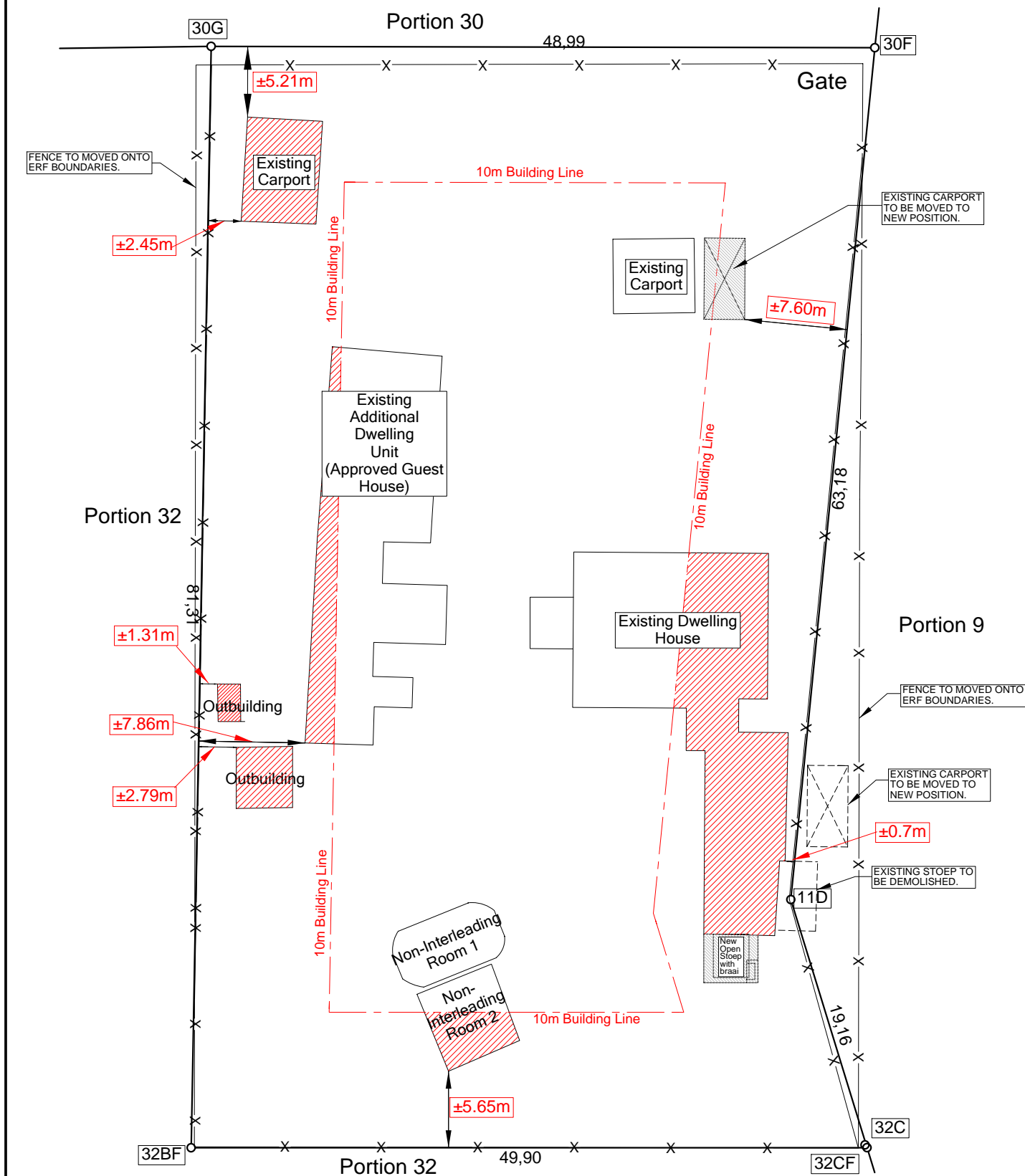
PORTION 11 OF THE FARM HOOGE KRAAL No. 238 GEORGE

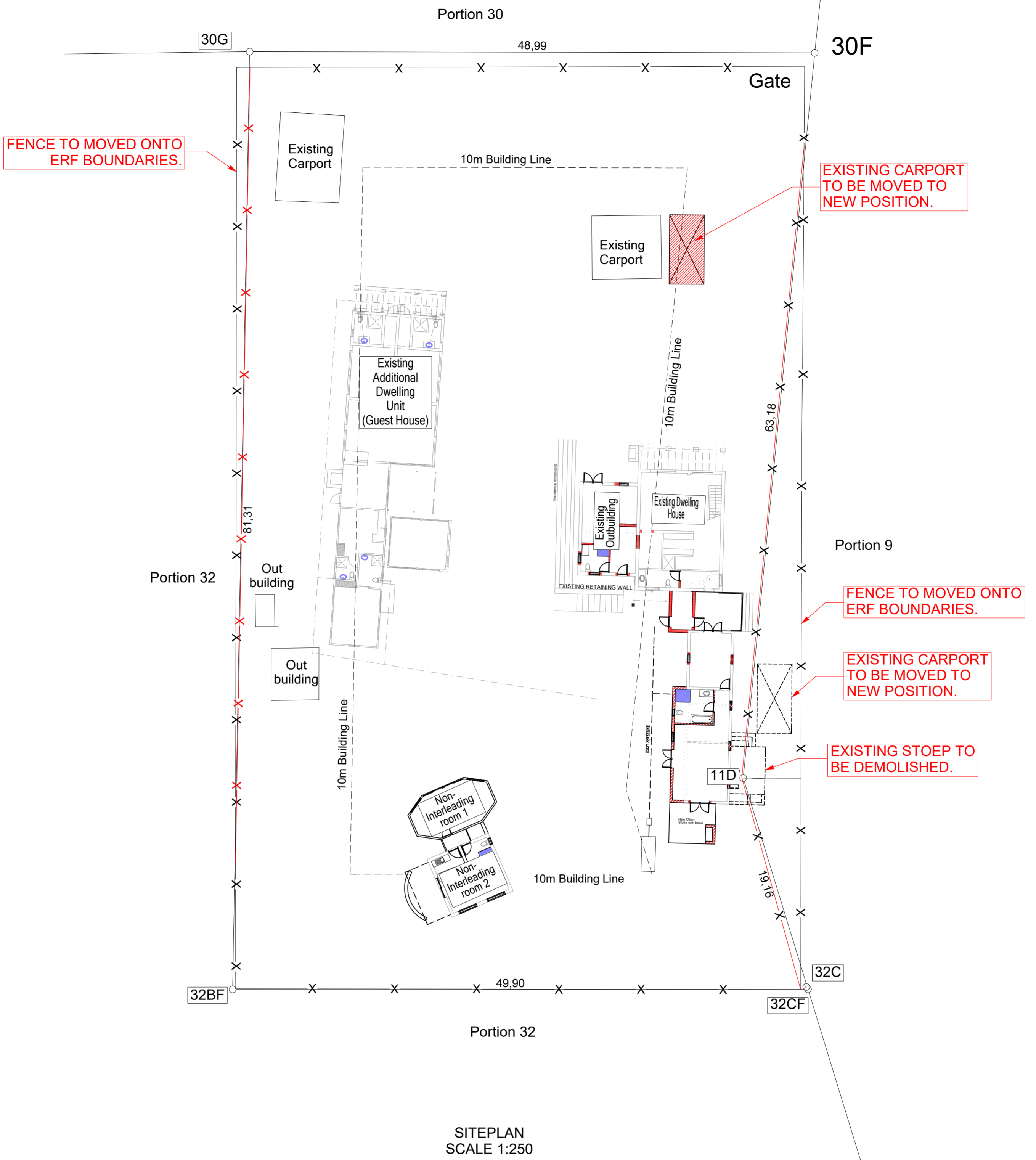
del & de kock Stads - en Streekbeplanners
Town and Regional Planners

Yorkstraat 56 York Street Tel: (044) 874 5207
Posbus 1186 / P.O. Box 1186 Fax: (044) 873 6354
George 6530 E-pos / E-mail: neldek@mweb.co.za

SKAAL		1:400 (A3)		SCALE	
BEPLAN PLANNED	D.N.	PLAN NO	GT/H/200-1		
GETEKEN DRAWN	A.H.				
DATUM DATE			December 2024		

KOPIEREG VOORBEHOU / COPYRIGHT RESERVED





Amendments		Client	Project description			Scale				
No.	Date		Done by	Description	EXISTING: 535m ²	EXISTING: -	EXISTING: -	AS SHOWN		
A	DEC 2024	WO	TOWNPLANNING	W.S. Opperman SACAP No: D2243 P.O.Box 337 Pacaltsdorp 6534 Cell: 083 233 4159 email: wopperman1@gmail.com	Me. E. Engelbrecht	ADDITIONS AND ALTERATIONS TO EXISTING STRUCTURES ON ERF 238, PORTION 11, HOOGEKRAAL, GEORGE: SITEPLAN			Date	JUL 2024
						ADDITIONS: 96m ²	ADDITIONS: -	ADDITIONS: -	Drawing number	Engelbrecht - 003
					ALTERATIONS: -	ERF SIZE: 3807m ²	COVERAGE: 631m ² (20.40%)			

TRANSNET



Transnet Portion 9
Farm Hoogekraal
Glentana
Western Cape

Transnet Freight Rial
C/O Broad and Paterson Road
North End
Port Elizabeth
6001

RE: Grant permission for the encroachment Portion 9 Farm Hoogekraal Glentana

We hereby confirm that the work will not be affected to our Transnet boundaries.

PERWAY DEPARTMENT

No Objection

ELECTRICAL DEPARTMENT

No Objection

TELECOMS DEPARTMENT

No Objection

TECHNICAL SUPPORT DEPARTMENT

No Objection as the fence has been up and we to date have not had issues.

SAFETY DEPARTMENT

No Objection

SIGNALS DEPARTMENT

No Objection

Lekhoromo Boye
Act Depot Engineer

30/09/2024

Transnet SOC Ltd	138 Eloff Street	P.O. Box 72501
Registration Number	Braamfontein	Parkview, Johannesburg
1990/000900/30	JOHANNESBURG	South Africa, 2122
	2000	

Directors: A Sangqu (Chairperson) R Buthelezi M Debel B Jiyi L Letsoalo FS Mufamadi D Patel B Sedupane MP Zambane
M Phillips* (Group Chief Executive) N Maphumulo* (Group Chief Financial Officer)
*Executive

Group Company Secretary: Ms S Bopape

www.transnet.net

This letterhead contains personal information as defined in the Protection of Personal Information Act, No. 4 of 2013 (the "Act"). The signatory consents to the processing of his/ her personal information and is obliged to handle other data subject's information in accordance with the requirements of the Act.

Payment Instruction

This document is a payment instruction and not a proof of payment. Your proof of payment will be available after we've processed your payment instruction.

Beneficiary name
GEORGE MUNICIPALITY

Beneficiary reference
LUA532 Engelbrecht

Your reference
Build Line

George Municipality will receive payment notification by Email at
wcjoubert@george.gov.za

Payment date
5 February 2025

Amount
R 4 899.00

Rauch Gertenbach Ingelyf
 Advertiser Gebou
 Kerkstraat 10
 Posbus 3/54/132
 Mosselbaai
 6500

Opgestel deur my


 TRANSPORTBESORGER
 Jacobus Cornelius Fourie

VERBIND MORTGAGED	
VIR FOR R <u>950 000,00</u>	
B000031229 / 2013	
2013 - 11 - 04	
REGISTRATEUR/REGISTRAR	

Fee endorsement		
	Amount	Office fee
Purchase price/Value	R. <u>950 000,00</u>	R. <u>500,00</u>
Mortgage capital Amount	R.	R.
Reason for exemption	Exempt i.t.o	
	Cat.	section. Act.

DATA / CAPTURE
 22 NOV 2013
 MADAMAL

T000059832 / 2013

TRANSPORTAKTE

DATA / VERIFY
 DATA / CAPTURE
 25 NOV 2013
 22 NOV 2013
 NCAPAI LINDA
 NCAPAI LINDA

HIERBY WORD BEKEND GEMAAK DAT

~~Christo Philip Nothnagel~~ **HENNO NOTHNAGEL**

voor my verskyn het, REGISTRATEUR VAN AKTES te Kaapstad, hy die genoemde komparant synde behoorlik daartoe gemagtig deur 'n Volmag aan hom verleen deur

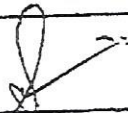
PIERRE THEUNISSEN
 Identiteitsnommer 6907085151082
 Getroud buite gemeenskap van goed

geteken te MOSSELBAAI op 25 September 2013

~~CHRISTOPHER HEATH CLASSY~~
 4


 Christo Philip Nothnagel 14.7.3.8

-4-

VERBIND		MORTGAGED	
VIR FOR R. 530 000.00			
B 000814254 / 2019			
04 JUL 2019			
REGISTRATEUR/REGISTRAR			

En genoemde Komparant het verklaar dat sy prinsipaal, op 3 September 2013, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy, in sy voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

ZANE PETER ENGELBRECHT
Identiteitsnommer 6002225741081
en
ELAINE ELIZABETH ENGELBRECHT
Identiteitsnommer 5709170065081
Getroud binne gemeenskap van goed met mekaar

hulle Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes,

GEDEELTE 11 VAN DIE PLAAS HOOGHE KRAAL NR 238,
IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE,
PROVINSIE WES-KAAP

GROOT 3812 (DRIE DUISEND AGT HONDERD EN TWAALF) Vierkante Meter

AANVANKLIK OORGEDRA kragtens Transportakte Nr. T1461/1907 met Kaart Nr. 147/1907 wat daarop betrekking het en GEHOU kragtens Transportakte Nr. T42252/2005.

A. ONDERHEWIG aan sodanige voorwaardes soos na verwys word in gesegde Transportakte Nr. T1461/1907.

WESHALWE die komparant afstand doen van al die regte en titel wat

PIERRE THEUNISSEN , Getroud soos vermeld

voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat hy geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

**ZANE PETER ENGELBRECHT en ELAINE ELIZABETH ENGELBRECHT ,
Getroud soos vermeld**

hulle Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hulle dat die verkoopprijs die bedrag van **R450 000,00 (Vier Honderd en Vyftig Duisend Rand)** beloop.

TEN BEWYSE WAARVAN ek, genoemde Registrateur, tesame met die Komparant hierdie Akte onderteken en dit met die ampseël bekragtig het.

ALDUS GEDOEN EN VERLY op die Kantoor van die REGISTRATEUR VAN AKTES te Kaapstad op **04 NOV 2013**

2013

In my teenwoordigheid

REGISTRATEUR VAN AKTES



G E O R G E

MUNISIPALITEIT
Wes-Kaap

UMSIPALA WASE
Intshona - Inkam

MUNICIPALITY
Western Cape

Posbus / PO Box 19, George 6530 Tel: 044- 8019111 Fax: 044- 8733776
E-mail-to-go: stats@george.org.za

Ref/Verw: **Farm Hooqe Kraal 238-11, George**
Contact/Kontak: **Mrs M Welman**
Tel: **044 801 9171**

24 July 2018

Jan Vrolijk Townplanner
PO Box 9824
GEORGE
6530

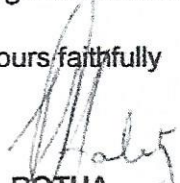
REGISTERED POST

**APPLICATION FOR REZONING, CONSENT USE AND DEPARTURE : FARM
HOOQE KRAAL 238 PORTION 11, DIVISION GEORGE**

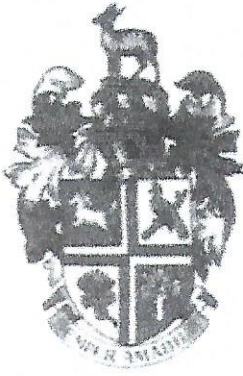
Abovementioned application as well as the municipality's decision letter dated 29 June 2018 in this regard refers.

No appeal against the above decision has been received. The application is thus regarded as finalised and can be implemented as per abovementioned letter.

Yours faithfully


T. BOTHA
MUNICIPAL MANAGER

- Cc: Directorate: Civil Engineering Services
Directorate: Electrotechnical Services
Directorate: Environmental Services
Directorate: Financial Services Anita Scheepers
Directorate: Financial Services S Langeveldt
Town Planning Section
Building Control Section



G E O R G E

MUNISIPALITEIT
Wes Kaap

UMASIPALA WASE
Intshona - Kofoni

MUNICIPALITY
Western Cape

Postbus / PO Box 19 George 6530 Tel 044 8019111 Fax 044 8733776

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

OUR REF: Farm Hoogekraal 238/11, George
YOUR REF: Farm Hoogekraal 238/11, George
ENQUIRIES: Marina Weiman
TEL: 044-801 9477
FAX: 086 570 1900
EMAIL: stadsbeplanning@george.org.za
DATE: 29 June 2018

Jan Vrolijk Townplanner
PO Box 710
GEORGE
6530

Registered Mail

**APPLICATION FOR REZONING, CONSENT USE AND DEPARTURE : FARM
HOGGE KRAAL 238 PORTION 11, DIVISION GEORGE**

Your application in the above refers

The Deputy Director: Planning (Authorised Official) has, under delegated authority, WW.1.33 of 29 July 2015 decided that the following applications applicable to Farm 238 Portion 11, Hooge Kraal:

1. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2015 of Farm 238 Portion 11, Hooge Kraal from Transport Zone I to Agricultural Zone I.
2. Consent Use in terms of Section 15(2)(o) of the Land Use Planning By-law for George Municipality, 2015 to legalise an existing additional dwelling unit on Farm 238 Portion 11, Hooge Kraal.
3. Consent Use in terms of Section 15(2)(o) of the Land Use Planning By-law for George Municipality, 2015 to utilise the existing additional dwelling unit on Farm 238 Portion 11, Hooge Kraal as a three (3) bedroom guesthouse.

4. Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2015 for the relaxation of the 30m building line applicable along all boundaries of Farm 238 Portion 11, Hooge Kraal to allow for the legalising of all existing buildings in terms of the proposed Agricultural Zone I zoning
5. Departure in terms of Section 15 (2)(b) of the Land Use Planning By- Law for George Municipality, 2015 for the relaxation of the following building lines on Farm 238 Portion 11, Hooge Kraal:
 - a) Western side boundary building line from 30,0m to 3,5m to allow for the construction of a covered swimming pool and bar;
 - b) Southern side boundary building line from 30,0m to 12,658m to allow for the construction of a covered swimming pool and bar;
 - c) Southern side boundary building line from 30,0m to 18,2m for the construction of a storeroom and a laundry;
 - d) Eastern side boundary building line from 30m to 2,456m to allow for the construction of a storeroom and bar;
 - e) Eastern side boundary building line from 30m to 0,0m to allow for the construction of a shade cloth carport;

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

REASONS FOR DECISION

- a. The proposed development application does not negatively impact on the natural and built environment;
- b. The application is not in conflict with the guideline proposals contained in the spatial planning documents applicable to the area;
- c. The proposal is in line with the character of the surrounding area;
- d. The application will not have a significant negative impact on neighbour's rights or amenities;

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

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

1. That in terms of Sections 17(5), 18(2) and 19(5) of the Land Use Planning By-law for the George Municipality, 2015, the approval shall lapse if not acted upon within a period of five (5) years from the date thereof;
2. This approval shall be taken to cover only the application applied for as indicated on the Site Development Plan numbered MS-132 dated July 2017 drawn by C. Noemdoe attached as "Annexure A" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision;
3. A building plan be submitted for approval in accordance with the National Building Regulations (NBR);
4. The above approval will be considered as implemented on the issuing of an occupation certificate for the abovementioned structures;

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES:

5. Capital contributions are payable by the developer for each new equivalent erf (ee) created, as per standard tariffs for George, applicable on transfer of a portion, or the approval of building plans, or on application for a CPT, or as stipulated in a Services Agreement between the George Municipality and the Developer. The total amount payable will be determined by the Dept: CES, and will be subject to annual adjustment. Contributions payable may be adjusted should the actual water usage exceed the accepted normal daily usage based on the Guidelines for Human Settlement Planning and Design, based on a six month average use.
6. All civil services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with The Guidelines for Human Settlement and Design and Council specifications. All drawings and plans are to be submitted to the Dept: CES, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the civil services have been satisfactorily installed and as-builts submitted electronically as well as the surveyors plan.
7. Consent use approval with regards to Guest houses or Hotels are subject to the submission and approval of building plans, which shall include a detailed site development plan, indicating proposed land use change of the erven. The Site development plan should, but not limited to, address all internal parking requirements (ie within the development area) , position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic.
8. Any, and all, costs directly related to the development remain the developers' responsibility;
9. Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer/owner of the other erf. (Condition 6 applicable);
10. Any service from another relevant erf must be accommodated across the development or incorporated into the services of the development. All negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (Condition 6 applicable) ;
11. Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (Condition 6 applicable);
12. Servitudes must be registered for any pipeline not positioned within the normal building lines;

13. The applicant is to comply with the National Forests Act No 84 of 1998, should it be required;
14. Provisions for the removal of solid waste is to be addressed in conjunction with the Dept: Environmental Services;
15. The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval was required and obtained for this proposed development;
16. Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dept: CES, or any condition of any authority has not been satisfactorily complied with;
17. Developer responsible to obtain the necessary approval / way leaves from third parties which include, but not limited to the following: Telkom & Fibre optical cable;
18. No municipal water services are available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A capital contribution for water will then become payable as per standard tariff for each equivalent erf applicable at the time of connection;
19. No municipal sewer services are available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A capital contribution for sewer will then become payable as per standard tariff for each equivalent erf applicable at the time of connection;
20. A conservancy tank, or alternative approved sewer disposal method, must be installed at the owner's cost. The owner is to appoint a private contractor, at own expense, to service the tank or alternative approved disposal methods;
21. If required, the developer is to have a Traffic Impact Assessment (TIA) conducted by a registered traffic engineer. The terms of reference of the TIA are to be finalised with the Dept: Civil Engineering Services together with any other approving authority, and who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the relevant Dir: CES, are to be implemented by the developer. All costs involved will be for the developer;
22. A Stormwater management plan is to be submitted and approved by the relevant departments/authority. All approved measures are to be implemented by the developer. The approved management plans must be incorporated into all home owner constitutions/body corporate/any such governing or controlling body;
23. The discharge of surface stormwater is to be addressed by the developer. Condition (6) applies. All costs related is for the developer;
24. Internal parking requirements (ie within the development area) , position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval;
25. Adequate parking with a hardened surface must be provided on the premises of the proposed development;
26. No private parking will be allowed in the road reserve

27. The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dept: Civil Engineering Services. A site development plan is to be submitted to the Dept: CES, or any other relevant authority for approval prior to any construction work taking place;

28. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.

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

- A detailed motivated appeal with reasons should be directed to and received by the Appeal Authority, P O Box 19, George **on or before 20 JULY 2018**.
- An appeal that is not lodged within this timeframe or that does not comply with Section 80 of the George Municipality's By-law on Municipal Land Use Planning will be deemed invalid.

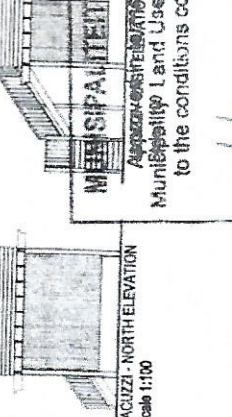
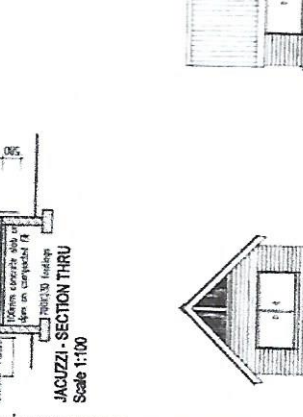
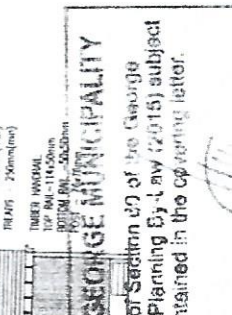
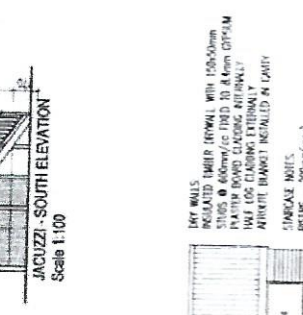
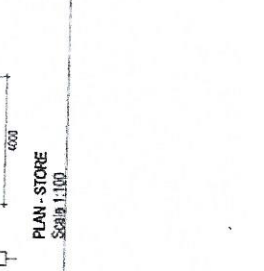
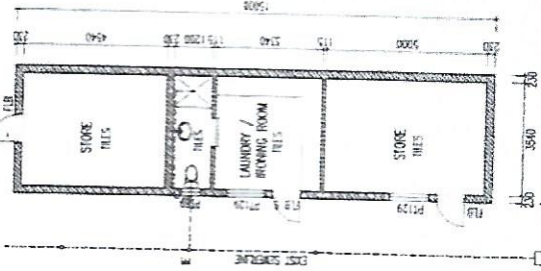
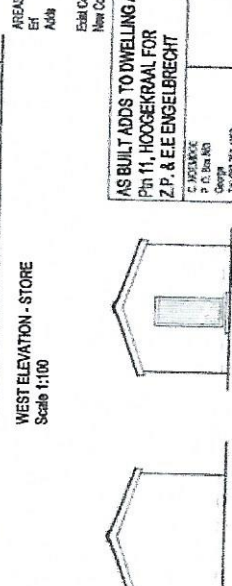
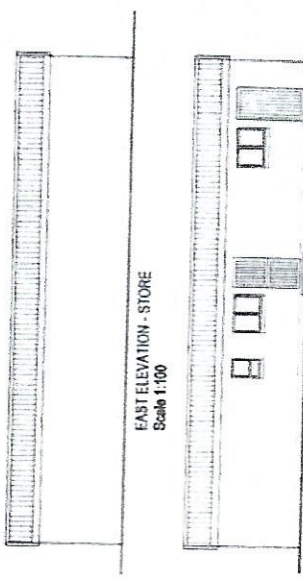
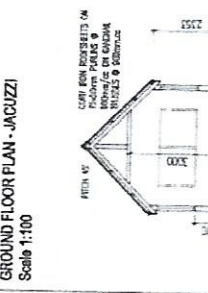
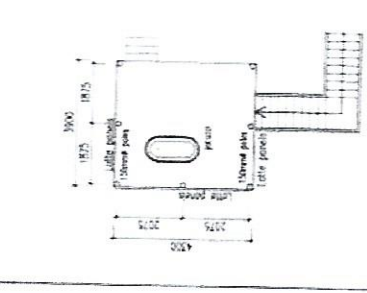
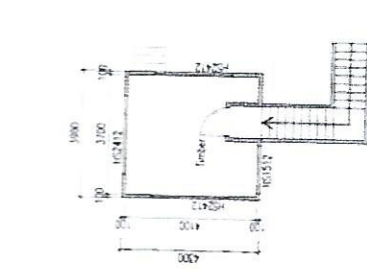
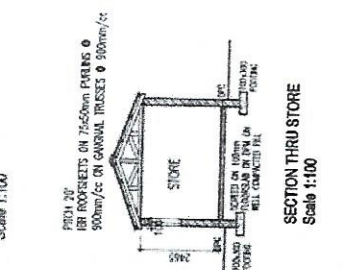
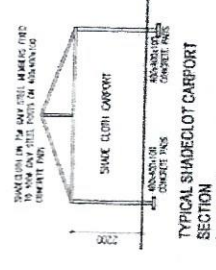
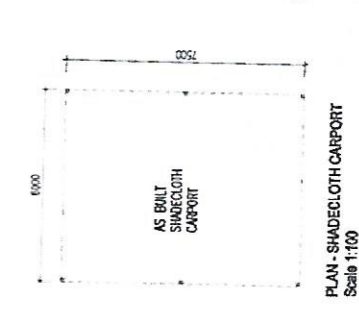
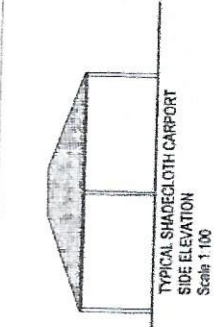
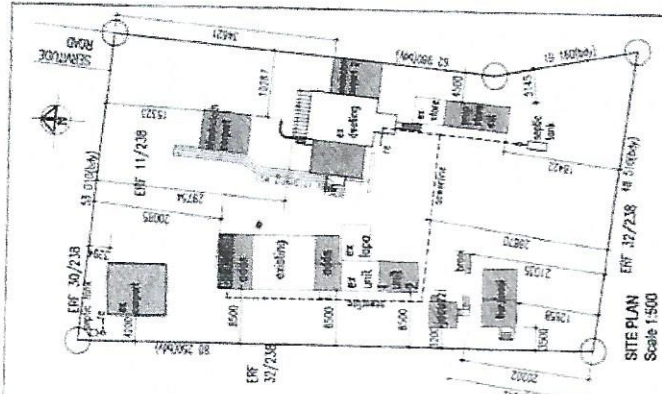
Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

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

Yours faithfully


T BOTHA
MUNICIPAL MANAGER

S:\SHARED_TEGNIES\MARINA_2018\Approvals\Farm_Hoogekraal_238-11G (Approval\Rezoning\consent\Use\Departure)\Jan Vrolijk.doc



AREAS:
 ER 308sqm
 Add 38sqm
 Eddi Coverage 382sqm
 New Coverage 645sqm

AS BUILT ADDS TO DWELLING AT ERF 238
 Pn 11, HOOGEKRAAL FOR
 Z.P. & EE ENGELBRECHT

E. VORSTER
 7 0 2m 80
 George
 Tn 603 255 425

DATE July 2017
 DRAWN BY As Shown
 CHECKED BY GN
 NO. 20080

DRAWN NO. 12
 SHEET 1 OF 1

THE WALLS
 RECALCULATED THEIR BEYOND WITH 150x50mm
 STUDS @ 600mm/CE FROD TO 4 from OTPLM
 PLASTER BOARD LANDING INTERNALLY
 WALL LOS-LANDING EXTERNALLY
 AIRCOT BRACKET RECALCULATED IN LAMBY
 SIMBAKE NAILS
 BRICKS 200mm (max)
 PLASTER 20mm (max)

THREE HOLES
 150x150mm
 150x150mm
 150x150mm

MUNICIPALITEIT GEORGE MUNICIPALITY
 Approver: *[Signature]* Section 27 of the George
 Municipality Land Use Planning By-Law (2015) subject
 to the conditions contained in the covering letter.

DATE 24/1/2018
 DATUM

MUNICIPAL MANAGER
 MUNISIPALE BESTUURDER



**PBB OPS Shared Services
Account Maintenance**

Mr ZP and Mrs EE Engelbrecht
POR 11 of Hoogekraal 238
Glentana
6525

10 July 2017

Dear Sir/Madam

CONSENT TO RELAXATION OF A BUILDING LINE

Bond by : MR. ZP AND MRS. EE ENGELBRECHT
Bond over : PTN 11 OF THE FARM HOOGTE KRAAL NO 238 GEORGE RD
Account number : 367 598 426

We refer to the above and advise that Standard Bank has no objection subject to our rights being protected and the following conditions

Request for consent to relaxation of building lines and proposed rezoning for building purposes is approved subj to:

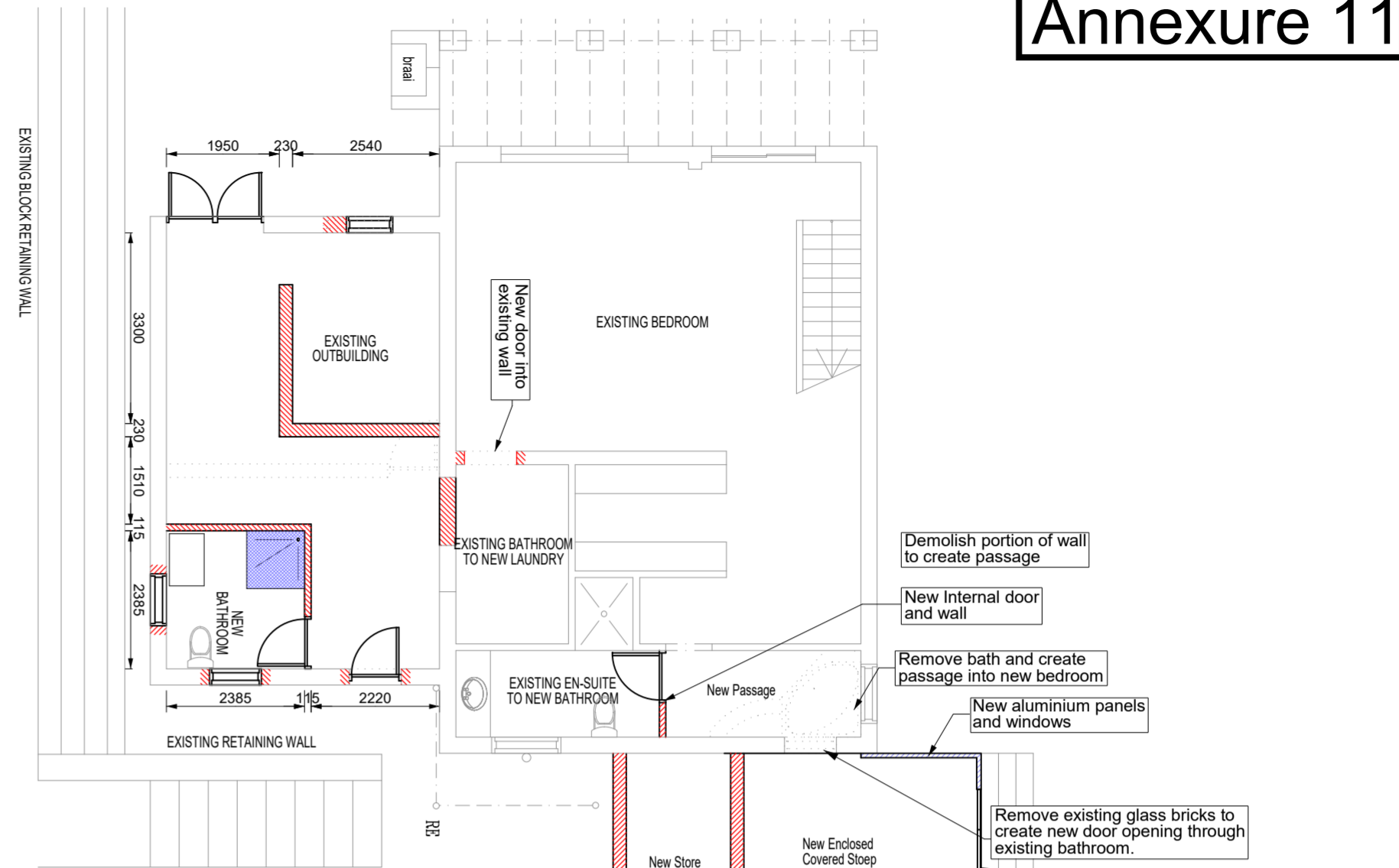
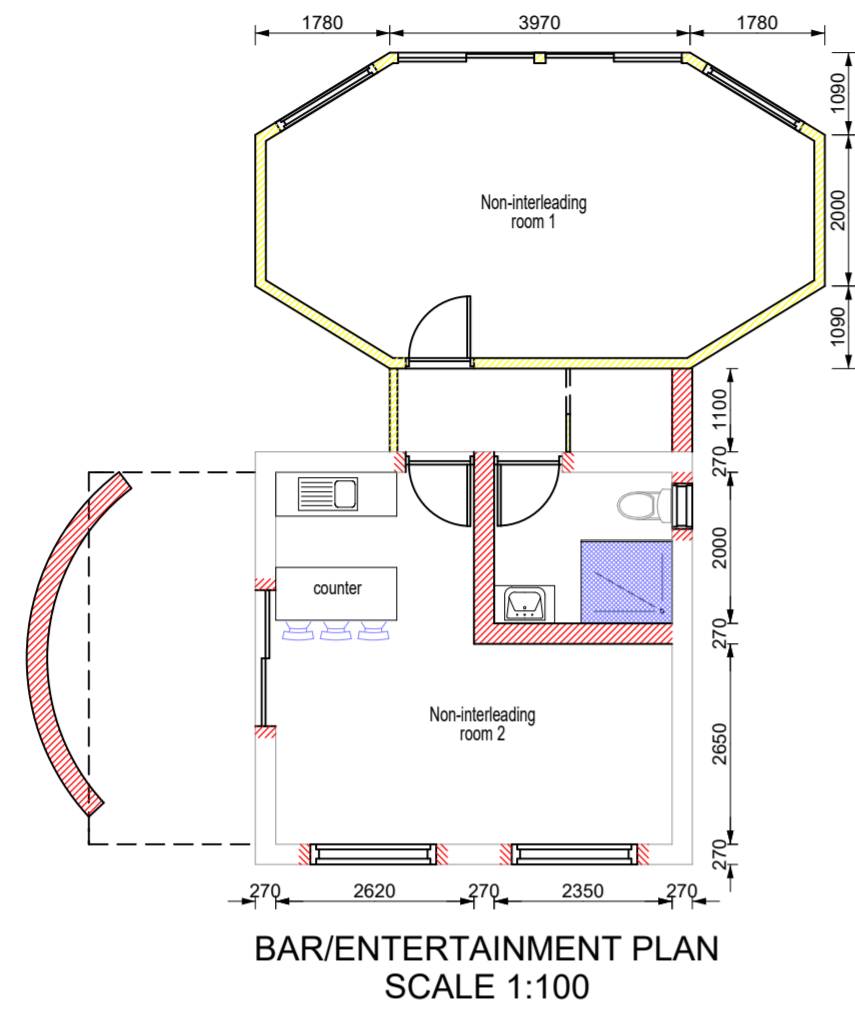
- Municipality / Council consent to be obtained and by laws must be adhered too.
- Zoning certificate to be provided to the bank.
- No Buildings to be demolished without the Bank's consent.
- The Bank is not committing to finance any development.
- The correct Insurance must be applied.
- Proposed rezoning must be for single residential purposes, other than this must be referred to bank for consent consideration.

Yours Faithfully
Percival Miya

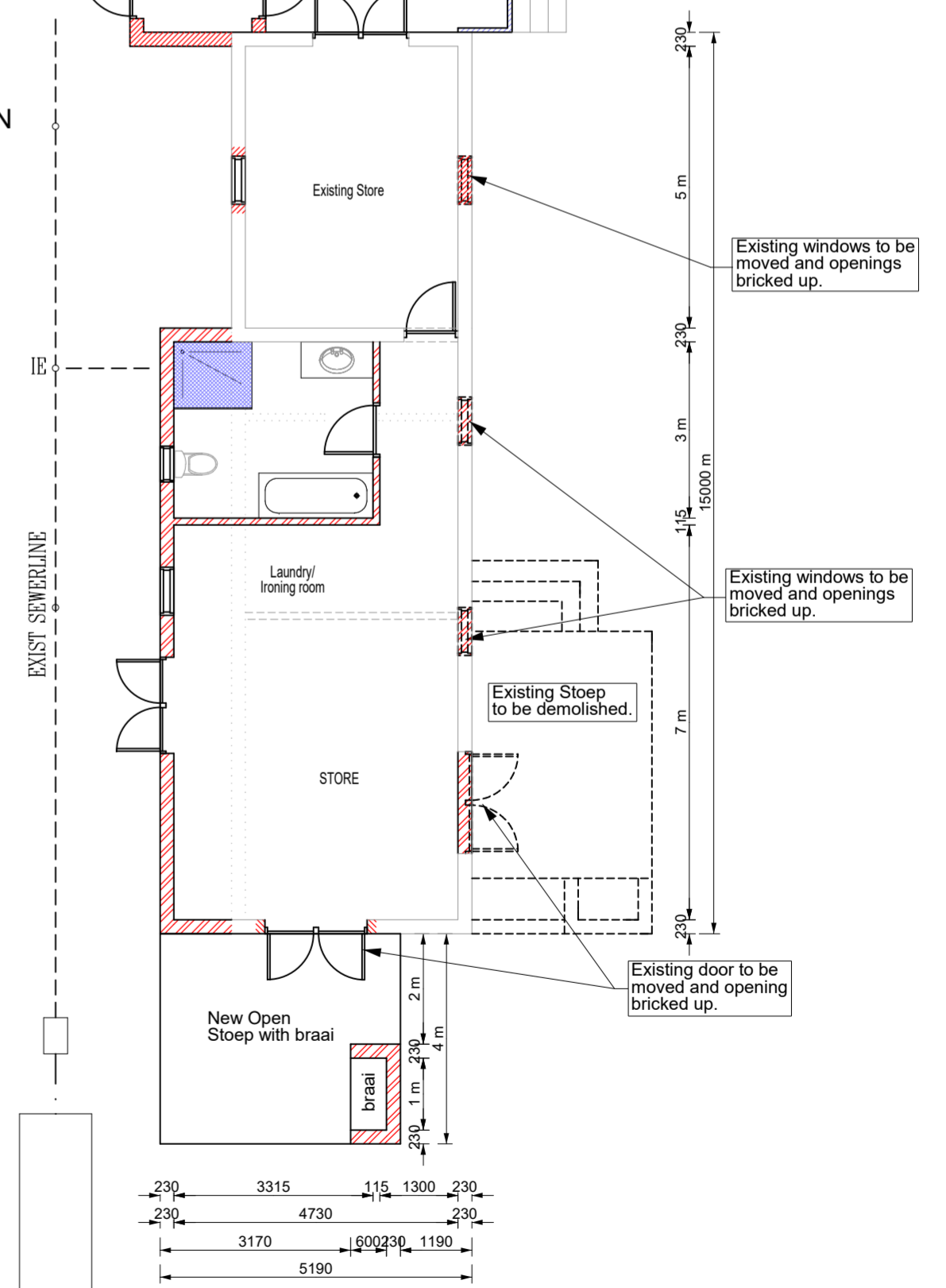
Consultant – Account Maintenance
Integrated Processing Centre JHB
Standard Bank
Customer Contact Centre : +27 0860 123 001
CSAdminHLJHB@standardbank.co.za

Standard Bank Centre 2nd Floor 6 Simmonds Street Johannesburg 2001
PO Box 61690 Marshalltown 2107 South Africa www.standardbank.co.za
Tel. Customer Contact Centre : +27 (0)860 123 001 Fax: +27 (0)861 111 132

The Standard Bank of South Africa Limited (Reg. No. 1962/000738/06). Authorised financial services and registered credit provider (NCRCP15).
Directors: T M F Phaswana (Chairman), S K Tshabalala* (Chief Executive), D D B Band, R M W Dunne#, T S Gcabashe, K P Kalyan, B J Kruger*, S J Macozoma,
Adv K D Moroka, A C Nissen, S P Ridley*, M J D Ruck, Lord Smith of Kelvin, Kt#, P D Sullivan##, E M Woods
Secretary: Z Stephen *Executive Director #British ##Australian 15/08/2013.



MAIN HOUSE GROUND FLOOR PLAN
SCALE 1:100



STOREROOM FLOOR PLAN
SCALE 1:100

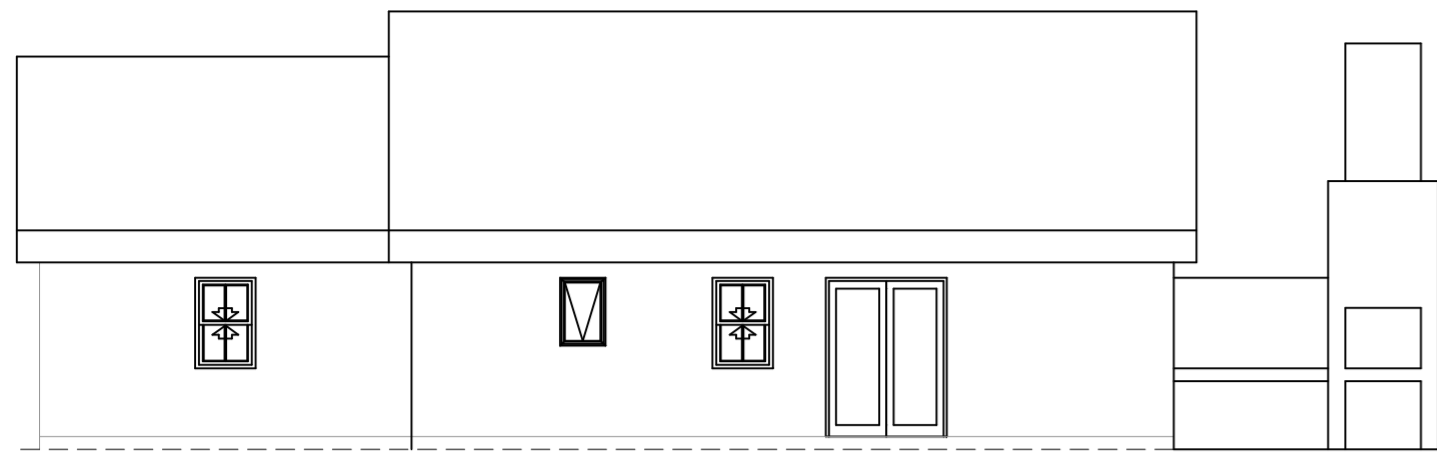
Amendments			
No.	Date	Done by	Description
A	DEC 2024	WO	TOWNPLANNING

W.S. Opperman
SACAP No: D2243
P.O. Box 337
Pacaltsdorp 6534
Cell: 083 233 4159
email: wopperman1@gmail.com

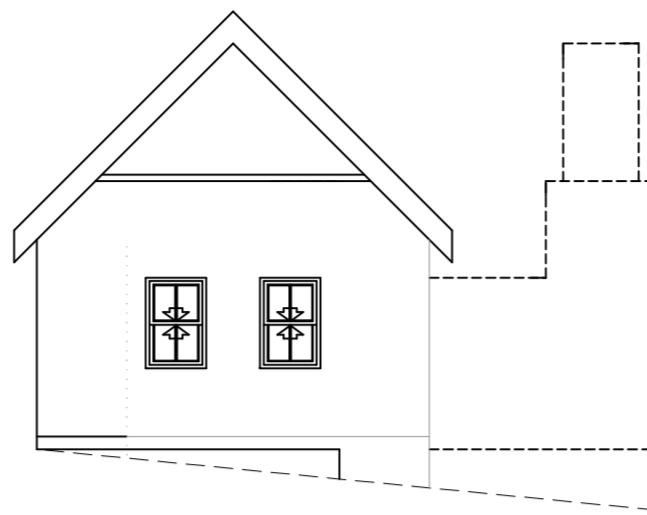
Client
Me. E. Engelbrecht

Project description		
ADDITIONS AND ALTERATIONS TO EXISTING STRUCTURES ON ERF 238, PORTION 11, HOOGKRAAL, GEORGE: FLOORPLANS		
EXISTING: 635m ²	EXISTING: -	EXISTING: -
ADDITIONS: 96m ²	ADDITIONS: -	ADDITIONS: -
ALTERATIONS: -	ERF SIZE: 3807m ²	COVERAGE: 631m ² (20.40%)

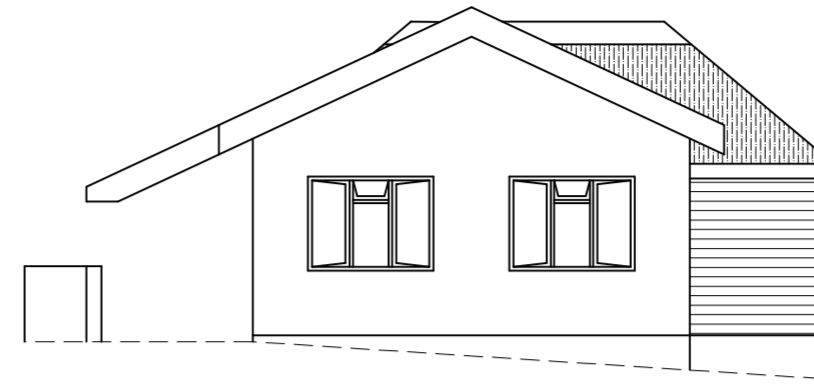
Scale	AS SHOWN
Date	JUL 2024
Drawing number	Engelbrecht - 001



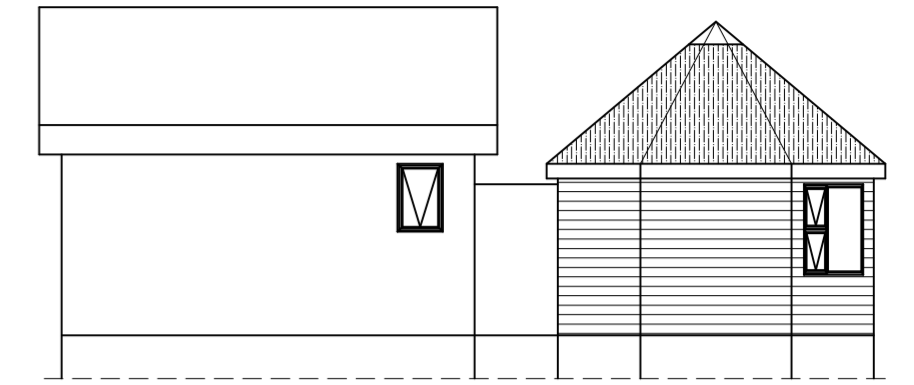
STOREROOM WEST ELEVATION
SCALE 1:100



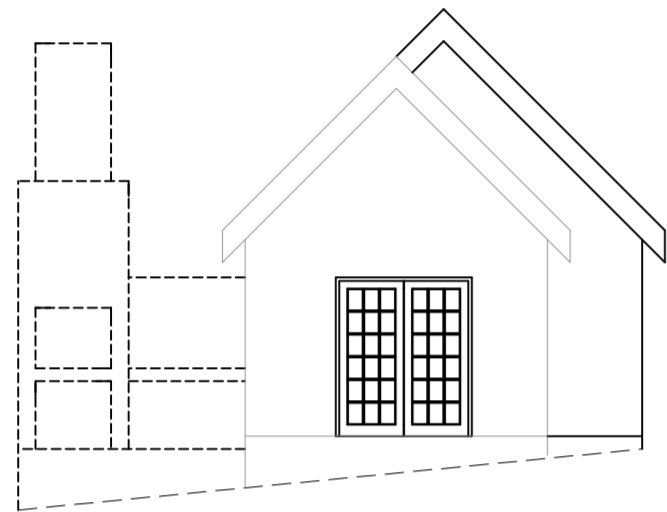
STOREROOM SOUTH ELEVATION
SCALE 1:100



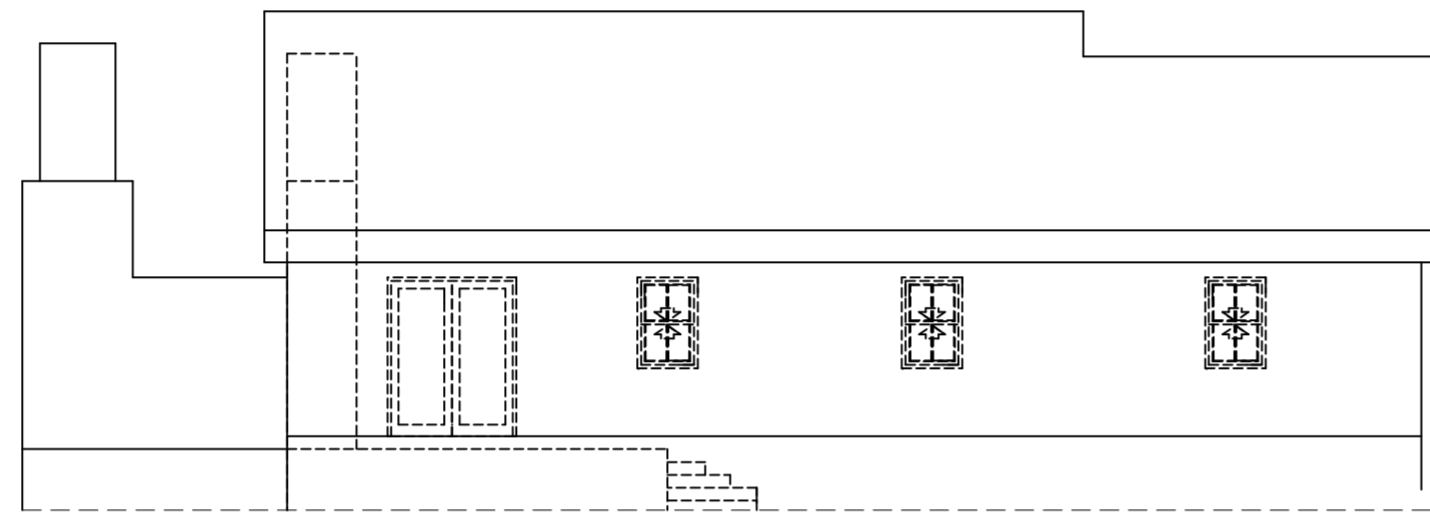
BRAAI/ENTERTAINMENT SOUTH ELEVATION
SCALE 1:100



BRAAI/ENTERTAINMENT EAST ELEVATION
SCALE 1:100



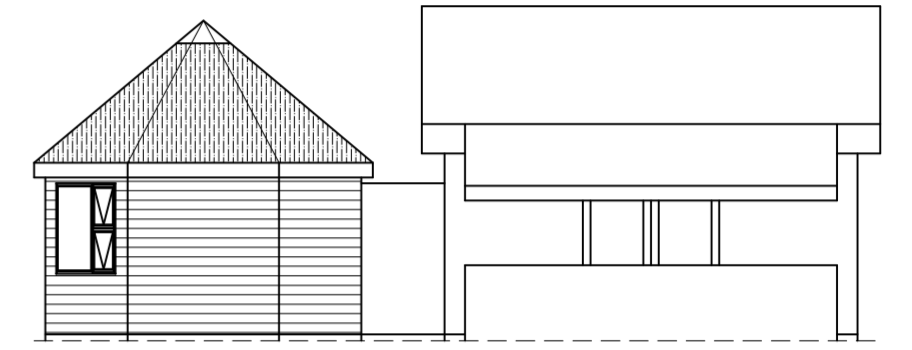
STOREROOM NORTH ELEVATION
SCALE 1:100



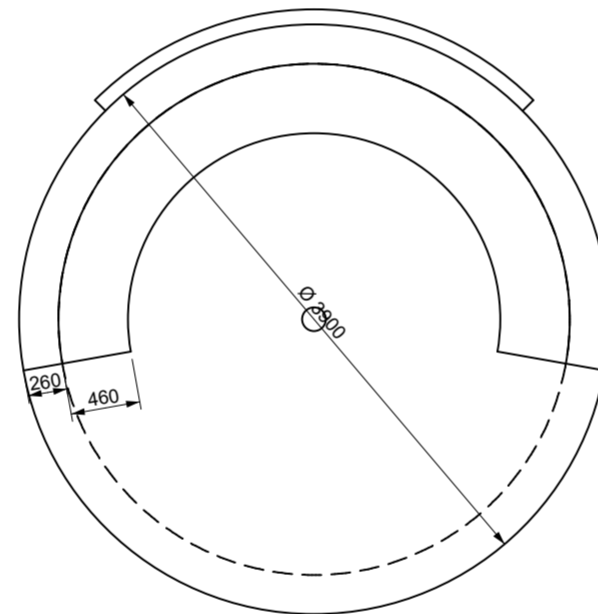
STOREROOM EAST ELEVATION
SCALE 1:100



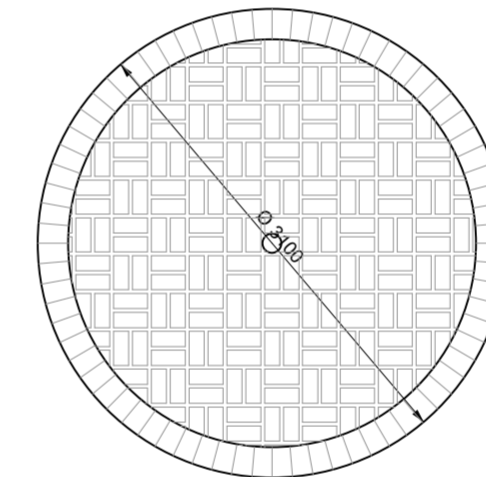
BRAAI/ENTERTAINMENT NORTH ELEVATION
SCALE 1:100



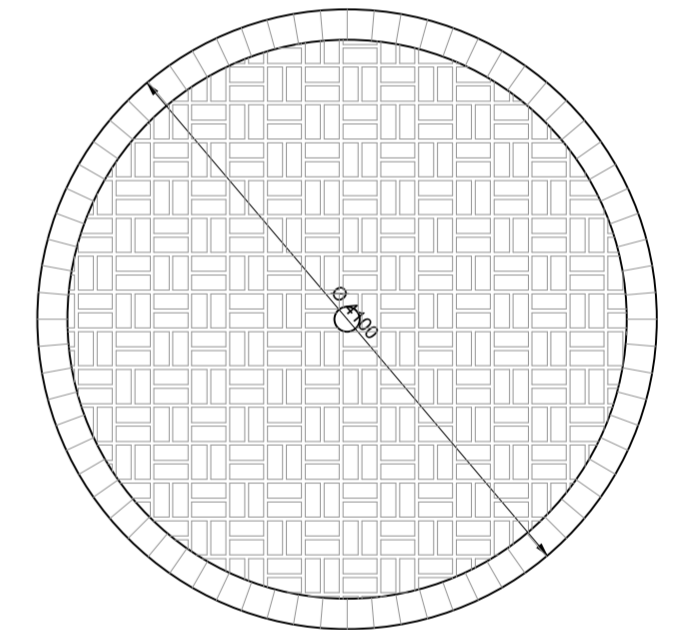
BRAAI/ENTERTAINMENT WEST ELEVATION
SCALE 1:100



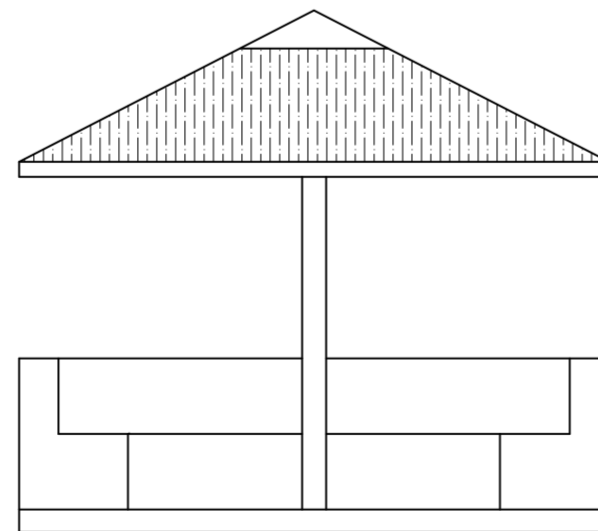
THATCHED SUN UMBRELLA 1 PLAN VIEW
SCALE 1:50



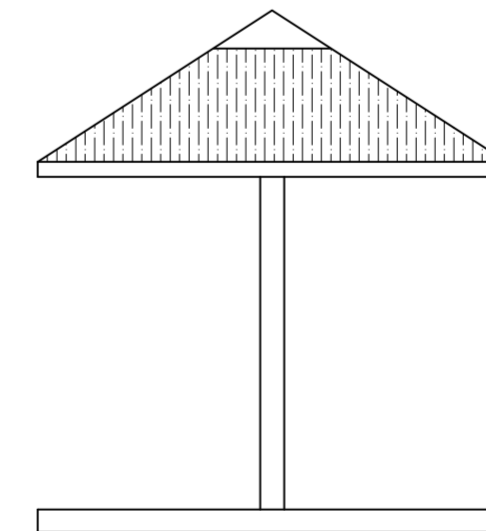
THATCHED SUN UMBRELLA 2 PLAN VIEW
SCALE 1:50



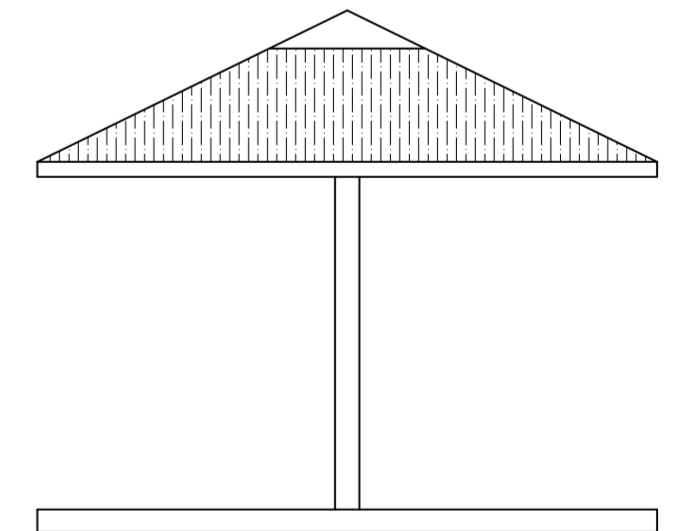
THATCHED SUN UMBRELLA 3 PLAN VIEW
SCALE 1:50



THATCHED SUN UMBRELLA 1 ELEVATION
SCALE 1:50



THATCHED SUN UMBRELLA 2 ELEVATION
SCALE 1:50



THATCHED SUN UMBRELLA 3 ELEVATION
SCALE 1:50

Amendments				Client	Project description			Scale	
No.	Date	Done by	Description		ADDITIONS AND ALTERATIONS TO EXISTING STRUCTURES ON ERF 238, PORTION 11, HOOGEKRAAL, GEORGE: ELEVATIONS			AS SHOWN	
A	DEC 2024	WO	TOWNPLANNING	Me. E. Engelbrecht	EXISTING: 535m ²	EXISTING: -	EXISTING: -	Date JUL 2024	
					ADDITIONS: 96m ²	ADDITIONS:	ADDITIONS:	Drawing number Engelbrecht - 002	
					ALTERATIONS: -	ERF SIZE: 3807m ²	COVERAGE: 631m ² (20.40%)		



Mpilenhle Ngcobo
Town Planning
Planning and Development
E-mail: mngcobo@george.gov.za
Tel: +27 (044) 801 1286

Reference number: Farm 238/11, George Division
Date: 8 October 2024
Collab No. 3128832

FOR ATTENTION:

Mr ZP Engelbrecht and Ms EE Engelbrecht (owners)
Farm 238/11
GLENTANA
6529

BY E-MAIL
info@owlsinnguestlodge.co.za

SECOND NOTICE: UNAUTHORISED LAND USE: ADDITIONAL DWELLING UNITS ON LAND ZONED FOR AGRICULTURAL ZONE I PURPOSES, STRUCTURES OVER THE BUILDING LINES, AND SIGNAGE: PORTION 11 OF THE FARM HOOGE KRAAL NO 238, GEORGE DIVISION

Unauthorised land use:

1. The notice of non-compliance dated 7 May 2024 refers.
2. It has been determined that the land use approval dated 28 June 2018 has been implemented. Therefore, the subject property is zoned **Agricultural Zone I** in terms of the George Integrated Zoning Scheme By-law, 2023 (Zoning Scheme) which permits **agriculture** as primary use. The subject property has also obtained consent use to legalize an existing additional dwelling unit and consent use to utilize the existing additional dwelling unit as a (3) bedroom guesthouse.
3. The official established that **structures were located over the building lines** of the property and also encroaching onto the neighbouring property.
4. Structures over the building lines are **not permitted as per the applicable development parameters** relevant to the property and are not permitted beyond the property boundaries.
5. It is noted that the previously approved building line departures do not correspond with the actual location of the various structures on the property.
6. In respect of the previously mentioned illegal additional dwellings, it is acknowledged that the basins in the various buildings have been removed; however, please note that the structures previously used as dwelling units may not be used as habitable rooms. Only two non-interleading habitable rooms (not additional dwelling units) are permitted on the property.
7. In consideration of the above, the George Municipality has reasonable grounds to suspect that you are **guilty of the following offence(s) in terms of Section 86 of the Land Use Planning By-law for George Municipality, 2023** (hereafter referred to as the 'Planning By-law'):

- (i) **Subsection (1)(a) – contravenes or fails to comply with Section 15(1).**

Section 15(1) No person may commence, continue, or cause the commencement or continuation of, land development, other than the subdivision or consolidation of land referred to in section 24, without the approval of the Municipality in terms of subsection (2).

- (ii) **Subsection (1)(b) – utilises land in a manner other than prescribed by a zoning scheme** without the approval of the Municipality.

8. You are hereby instructed in terms of Section 87(2) of the Planning By-law, as follows:

- (i) to **cease the unlawful utilisation of land (remove structures over the building lines)** within 14 days from the date of this notice (i.e. by no later than **22 October 2024**).

- (ii) if so decided, to **submit a land use application to rectify the unauthorized activities (by means of building line relaxation)**, within 14 days of the date of this notice (i.e. no later than **22 October 2024**).

9. Please note that failure to comply with this notice will result in **further action, which could lead to criminal prosecution or other legal steps**, being taken against you in terms of Section 90(1) of the Planning By-law. It's important to note that should criminal prosecution be instituted against you, on conviction, you could be **liable to a fine or imprisonment** not exceeding 20 years or to both a fine and such imprisonment.

Unauthorised signage

10. It has come to our attention that you have placed signage without approval on record from the George Municipality in terms of the **George Municipality Outdoor Advertising Management and Control By-Law, 2023** (hereafter referred to as the 'Advertising By-law'). This includes signage relating to the spa which does not exist currently.

11. The above constitutes a contravention of Chapter 4 Section 20(1) of the Advertising By-law which states that:

"No person shall display or erect any sign or use any structure or device as a sign without first having obtained written approval of the Municipality".

12. In consideration of the above, the George Municipality has reasonable grounds to suspect that you are **guilty of the following offence in terms of Section 28 of the Advertising By-law:**

Any person who:

Subsection (1) – contravenes or fails to comply with any provisions of this by-law,

shall be guilty of an offence and shall on conviction be liable to a fine or to imprisonment and in the case of a continuing offence, to a fine for every day during the continuance of such offence after a written notice has been issued by the Municipality requiring discontinuance of such offence, and for a second or subsequent offence he/she shall be liable on conviction to a fine, or in default of payment, to imprisonment.

13. You are hereby instructed as follows:

- (i) In terms of **Section 20 of the Advertising By-law**, to submit an application in respect of the signage on the property to the Building Control Department for their written approval, if so granted. The submission is required within 14 days of this notice (i.e. **no later than 22 October 2024**).



General

14. Additionally, please note the responsibility to ensure compliance with the National Building Regulations, the Building Control By-law 2023, the title deed restrictions contained in the title deed of the property (if any), and all other relevant legislation.

15. You may contact Mr Mpilenhle Ngcobo (town planner) to discuss the contents of this notice.

Yours faithfully

o.b.o 

A. JOUBERT
MANAGER: COMPLIANCE, COMPLAINTS AND INVESTIGATIONS

SITE PLAN
Scale 1:500

GROUND FLOOR PLAN - JACUZZI
Scale 1:100

FIRST FLOOR PLAN - JACUZZI
Scale 1:100

PLAN - BRAAI
Scale 1:100

SHADE CLOTH CARPORT
Scale 1:100

TYPICAL SHADECLOTH CARPORT SECTION
Scale 1:100

SHADE CLOTH CARPORT SIDE ELEVATION
Scale 1:100

AS BUILT SHADECLOTH CARPORT
Scale 1:100

STORE SECTION THRU STORE
Scale 1:100

STORE TILES
Scale 1:100

JACUZZI - SOUTH ELEVATION
Scale 1:100

JACUZZI - EAST ELEVATION
Scale 1:100

JACUZZI - NORTH ELEVATION
Scale 1:100

JACUZZI - SECTION THRU
Scale 1:100

EAST ELEVATION - STORE
Scale 1:100

WEST ELEVATION - STORE
Scale 1:100

SOUTH ELEVATION - STORE
Scale 1:100

NORTH ELEVATION - STORE
Scale 1:100

PLAN - STORE
Scale 1:100

GEORGE MUNICIPALITY APPROVED
DATE: 14/07/2017
PLAN No: 3/28/17
Project Examiner

DRY WALLS:
INSULATED TIMBER DRYWALL WITH 1500x30mm STUDS @ 600mm/c/c FIXED TO 2x4mm 3750MM PLASTER BOARD CLADDING INTERNALLY.
FACE LAY STUDS @ 600mm/c/c INTERNALLY.
ACRYLIC BURNER INSTALLED IN CAVITY

STAIRCASE NOTES:
RESSS - 200mm(max)
TRUSSS - 250mm(min)

TIMBER HANDRAIL:
TOP RAIL - 14x20mm
BOTTOM RAIL - 50x50mm
POST - 76x76mm

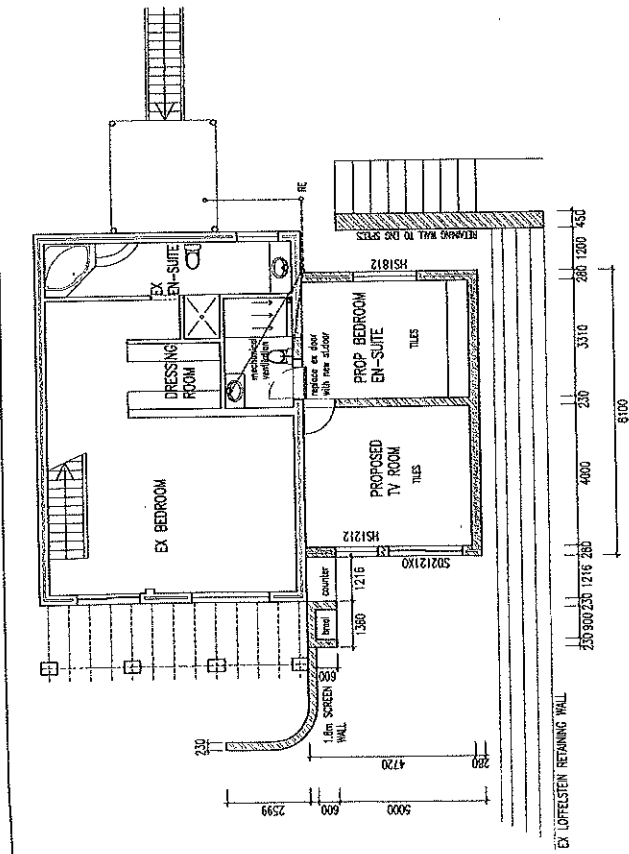
AREAS:
Erf: 3 955sqm
Add: 363sqm
Erfit Coverage: 952sqm
New Coverage: 645sqm

AS BUILT ADDS TO DWELLING AT ERF 238
Ph 11, HOOGEKRAAL FOR Z.P. & E.E ENGELBRECHT

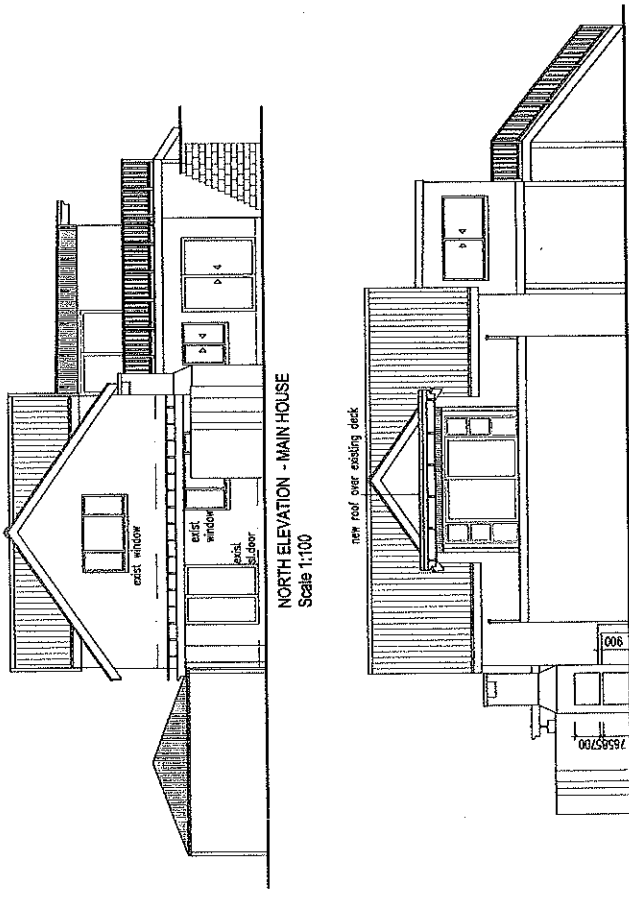
C. V. ENGELBRECHT
P.O. Box 686
Glenview
7901/007/055/029

DATE: July 2017
SCALE: As Shown
DRAWN BY: CH
REV. No: 009/00

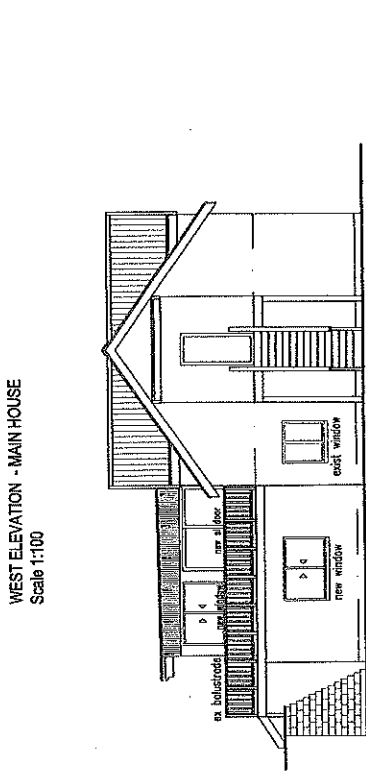
DRAWING NO. 13 - 13
SHEET 3 OF 3



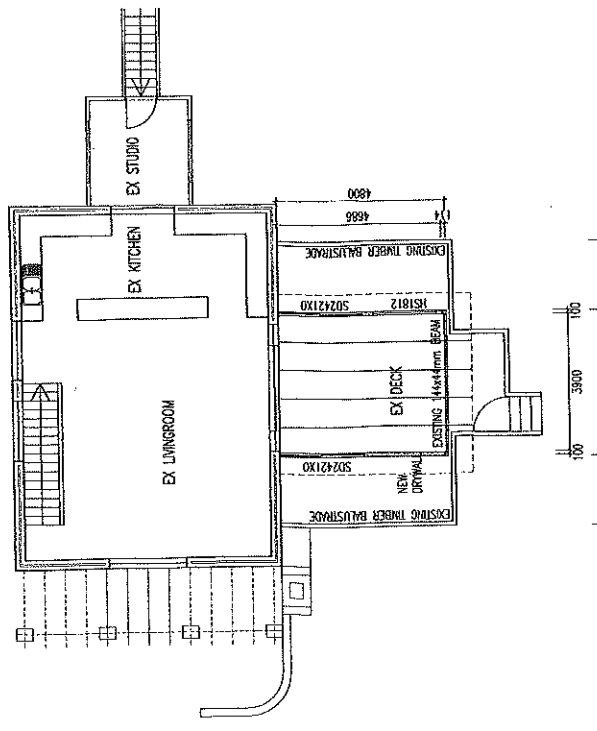
GROUND FLOOR PLAN - HOUSE ADDS
Scale 1:100



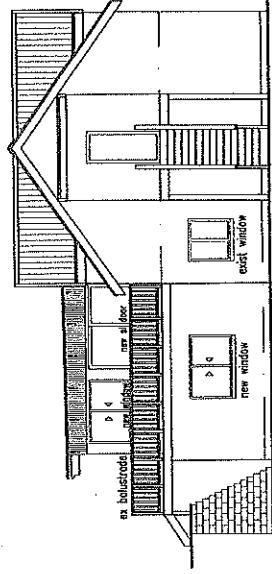
NORTH ELEVATION - MAIN HOUSE
Scale 1:100



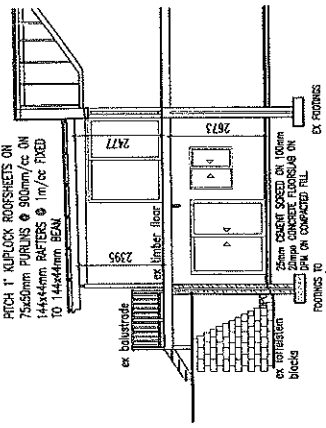
WEST ELEVATION - MAIN HOUSE
Scale 1:100



FIRST FLOOR PLAN - HOUSE ADDS
Scale 1:100



EAST ELEVATION - MAIN HOUSE
Scale 1:100

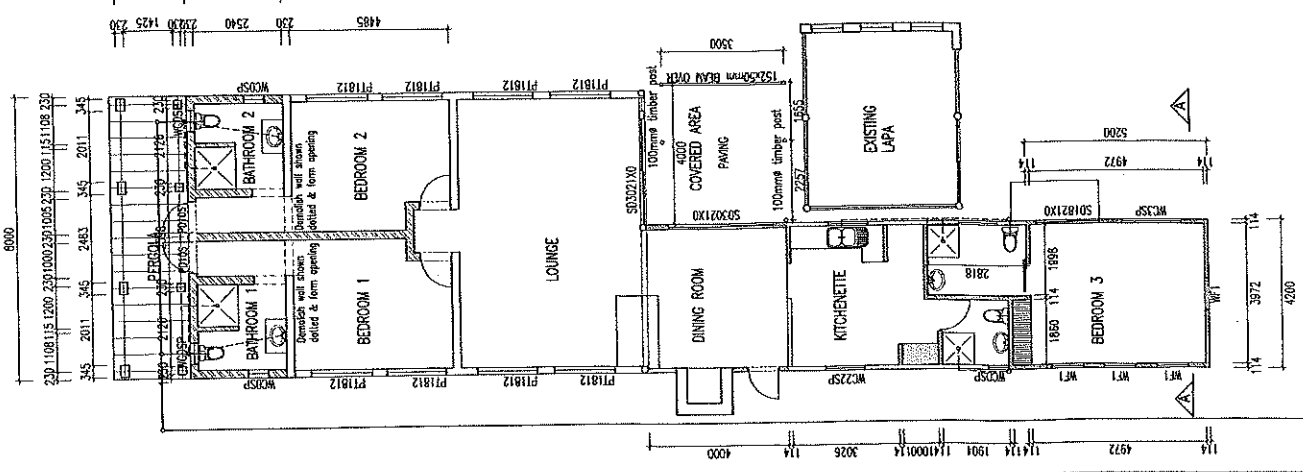


SECTION THRU - MAIN HOUSE
Scale 1:100

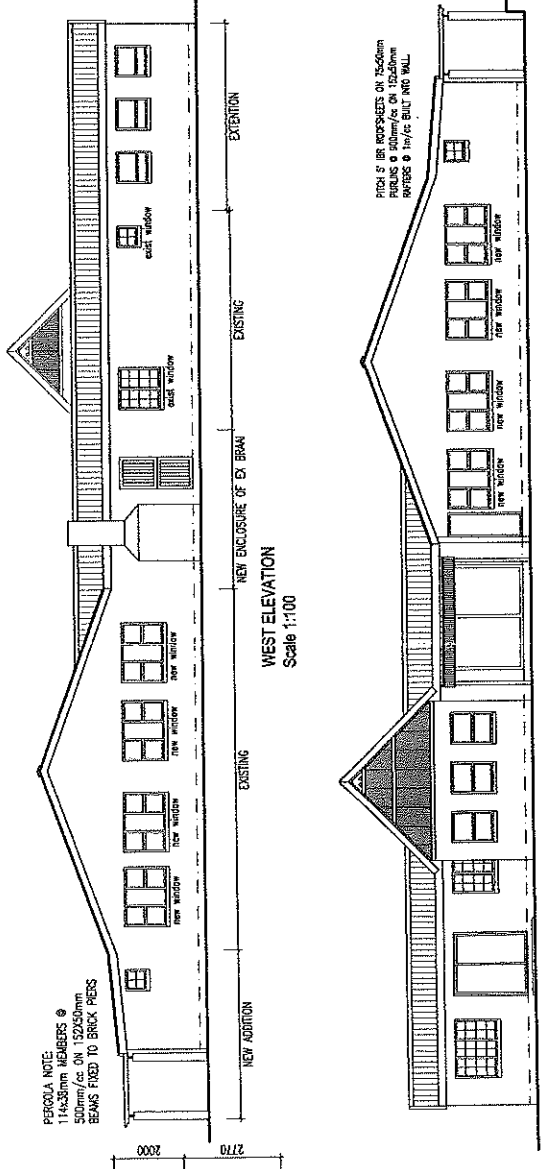
GEORGE MUNICIPALITY
APPROVED
ATE: 2/15/19
PLANNING SECTION
Plays Eshenhar

AS BUILT ADDS TO DWELLING AT ERF 238 PT
11, HOOGKRAAL FOR
Z.P. & E.E. ENGELBRECHT

C. NOBUDOUE P. O. Box 863 George Tel: 067 225 428	DATE: Nov. 2017	SCALE: As Shown	DRAWN BY: CN	PROJECT NO.: AS - 12
			REF. No: 10980	SHEET 2 OF 3

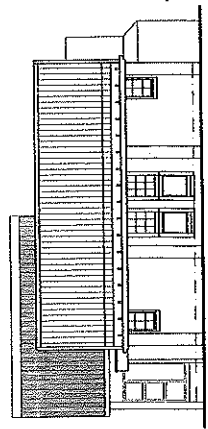


FLOOR PLAN - POOL BAR
Scale 1:100



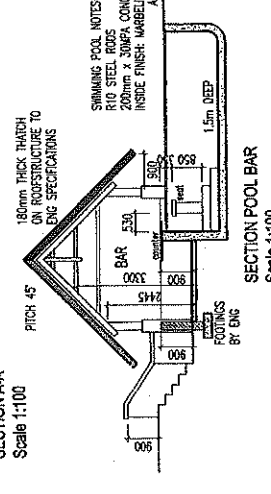
NORTH ELEVATION
Scale 1:100

SOUTH ELEVATION
Scale 1:100

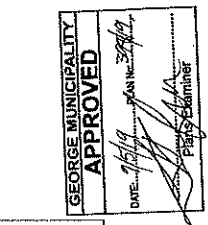


FLOOR PLAN - POOL BAR
Scale 1:100

EAST ELEVATION - POOL BAR
Scale 1:100



SECTION A-A
Scale 1:100



SECTION A-A
Scale 1:100

NOTES
SECTION A-A ROOF
PITCH 20 UB ROOF SHEETS ON 75x50mm PURLINS @ 900mm/c/c ON GAUGIAL TRUSSES @ 900mm/c/c

COVERED AREA
PITCH 1 KUPLOCK ROOF SHEETS ON 75x50mm PURLINS @ 900mm/c/c ON 152x50mm RAFTERS @ 1m/c/c FIXED TO 152x50mm BEAM FIXED TO 100mm TIMBER POSTS.

TIMBER DECK-JACUZZI
HUNGROJ FLOORBOARDS ON 228x39mm FLOORJOISTS @ 450mm/c/c
228x39mm CROSS BEAMS FIXED TO 150mmx100mm TIMBER POSTS

WALLS:
ALL WALLING TO HAVE BRICKWORK EVERY 4TH COURSE AND GALVANISE TIES TO NBR TO ALL EXTERNAL WALLS

DRY WALLS:
INSULATED TIMBER DRYWALL WITH 114x30mm STUDS @ 600mm/c/c FIXED TO 8.0MM GYPSUM PLASTER BOARD
CLADDING INTERNALLY
HALF LOG CLADDING EXTERNALLY
AEROLITE BRACKET INSTALLED IN CAVITY

CEILING:
EXPOSED FC CEILING BOARD FIXED TO 30x30mm BATTENS @ 400mm/c/c

UNITOLS
PRESSURED UNITOLS OUTSIDE AND INSIDE WITH COURSES OF MESH BRICKWORK CONTINUOUS ABOVE ALL OPENINGS OUTSIDE

FLOOR CONSTRUCTION
25mm OSBNT SCAFF ON 100mm 20mpa CONCRETE FLOORSLAB ON USB GREEN DPM ON 50mm SAND/DRAINING ON 150mm LAYERS OF APPROVED WELL COMPACTED GROUND FILL

FOUNDATIONS
700x300mm 20mpa CONCRETE STRIP FOUNDATIONS

ALUMINIUM FLASHING LAD TO MANUFACTURER'S SPECIFICATIONS

SHARAGE-NOTES:
RISERS - 200mm(max)
TREADS - 250mm(min)

TIMBER HANDRAIL
TOP RAIL - 70x50mm
BOTTOM RAIL - 50x50mm
POST - 70x100mm

AS BUILT ADDS TO DWELLING AT DWERF 238 PI
11, HOOGERAAL FOR
Z.P. & E.E ENGELBRECHT

C. VRIJHOEF
P.O. Box 853
Coenepoort
7400 RB 256 4253

DATE: 14/10/2017
APPROVED: [Signature]
PLANNING
PLANNING MANAGER

DATE: 14/10/2017
SCALE: As Shown
DRAWN BY: CN
REF No: E0980
DRAWING NO: 15 - 12
SHEET 1 OF 3

Nel & De Kock

Subject: FW: building lines ZP/EE Engelbrecht - Farm 238/11

Importance: High

From: Naudica Swanepoel <nswanepoel@george.gov.za>
Sent: Thursday, 28 November 2024 10:07 AM
To: info@owlsinnguestlodge.co.za
Cc: 'Zane Engelbrecht' <zanepeter.ze@gmail.com>; arno@roosinc.co.za; Sibabalwe Lunika <slunika@george.gov.za>; Mpilenhle Ngcobo <mngcobo@george.gov.za>; Post Collaborator <post@george.gov.za>
Subject: RE: building lines ZP/EE Engelbrecht - Farm 238/11

Good day Ms Engelbrecht

Thank you for the feedback provided.

You are granted an extension to the notice period until **19 December 2024**.

Please note that the application can be submitted without the bondholder’s consent.

Kind regards

Naudica Swanepoel (Pr. Pln. A/2237/2015)
Senior Town Planner
Human Settlements, Planning and Development

Office: 044 801 9138
Internal Extension: 1290
E-mail: nswanepoel@george.gov.za



71 York Street, George 044 801 9111 gmun@george.gov.za www.george.gov.za

From: info@owlsinnguestlodge.co.za <info@owlsinnguestlodge.co.za>
Sent: Thursday, 28 November 2024 09:41
To: Naudica Swanepoel <nswanepoel@george.gov.za>
Cc: 'Zane Engelbrecht' <zanepeter.ze@gmail.com>; arno@roosinc.co.za
Subject: RE: building lines ZP/EE Engelbrecht - Farm 238/11
Importance: High

Nel & De Kock

From: Naudica Swanepoel <nswanepoel@george.gov.za>
Sent: 18 December 2024 04:41 PM
To: info@owlsinnguestlodge.co.za
Cc: 'Zane Engelbrecht'; arno@roosinc.co.za; neldek@mweb.co.za
Subject: RE: Hooge Kraal 238/11

Apologies, 2025 🙄 (not yet in the new year mindset)

Kind regards

Naudica Swanepoel (Pr. Pln. A/2237/2015)
Senior Town Planner
Human Settlements, Planning and Development

Office: 044 801 9138
Internal Extension: 1290
E-mail: nswanepoel@george.gov.za



 71 York Street, George  044 801 9111  gmun@george.gov.za  www.george.gov.za

From: Naudica Swanepoel
Sent: Wednesday, 18 December 2024 16:41
To: info@owlsinnguestlodge.co.za
Cc: 'Zane Engelbrecht' <zanepeter.ze@gmail.com>; arno@roosinc.co.za; neldek@mweb.co.za
Subject: RE: Hooge Kraal 238/11

Good day Ms Engelbrecht

Thank you for the feedback.

An extension is granted until 13 January 2024 for the submission of the land use application.

Kind regards

Naudica Swanepoel (Pr. Pln. A/2237/2015)
Senior Town Planner
Human Settlements, Planning and Development

CONVEYANCER CERTIFICATE

I, the undersigned

JACOBUS CORNELIUS FOURIE

a conveyancer of Mossel Bay, certify, in respect of the following property as follows:

PORTION 11 OF THE FARM HOOGE KRAAL NR. 238, in the Municipality and
Division of GEORGE, Province WESTERN CAPE

MEASURING: 3812 (three thousand eight hundred and twelve) square meters

HELD by DEED OF TRANSFER Number T59832/2013

1.

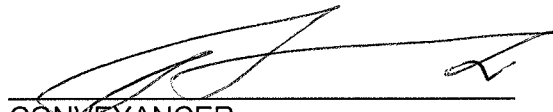
The abovementioned property is subject to the following condition/s:

A. ONDERHEWIG aan sodanige voorwaardes soos na verwys word in
gesegde Transportakte Nr. T1461/1907.

2.

To the best of my knowledge, and save for the conditions as mentioned above, the
abovementioned property is subject to no other conditions that would be restrictive for
the Application in regard to the Building Line Departure.

Signed at **MOSEL BAY** on this **10th** day of **FEBRUARY 2025**.



CONVEYANCER
JACOBUS CORNELIUS FOURIE
LPC NUMBER: 86178