

Our Ref.: 1229/GEO/22
Your Ref.: Erf 40, Hoekwil

26 August 2022

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

ATTENTION: MR. CLINTON PETERSEN

Dear Mr. Petersen,

**PROPOSED DEPARTURE, CONSENT USE AND ADMINISTRATOR'S CONSENT ON ERF 40, HOEKWIL,
GEORGE MUNICIPALITY AND DIVISION**

1. The above matter refers.
2. Attached hereto find the following:
 - A copy of the required documentation;
 - Complete motivational report with all annexures.
3. We hope that you will be able to process the application as soon as possible.

Yours Faithfully
DELplan Consulting



DELAREY VILJOEN Pr. Pln

<https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2022/1229-GEO-22/Korrespondensie/1b.doc>

Cc: SJ & K DU TOIT

**PROPOSED APPLICATION FOR DEPARTURE, CONSENT USE AND
ADMINISTRATOR'S CONSENT ON
ERF 40, HOEKWIL ROAD, HOEKWIL, GEORGE MUNICIPALITY AND DIVISION**



FOR: SJ & K DU TOIT



URBAN & REGIONAL PLANNERS

D E V E L O P M E N T E N V I R O N M E N T L I N K

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ERF 40, HOEKWIL, GEORGE MUNICIPALITY AND DIVISION

1. Departure: Application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2015 for **permanent departure from the 20m northern building line to:**

- **16,685m and 9,610m** for the construction of a dwelling house
- **9,880m and 10,335m** for a proposed storage room
- **14,190m** for a proposed workshop

2. Consent use: Application in terms of Section 15(2)(o) of the Land Use Planning By-Law for George Municipality, 2015 for consent use to allow a second dwelling on the property.

3. Administrators consent: Application in terms of Section 39(4) of the Western Cape Land Use Planning Act (2014) to allow more than one dwelling on the property.

Property Description:	Erf 40, Hoekwil, George Municipality & Division
Physical Address:	Hoekwil Road
Owner:	Stephanus Johannes du Toit & Karen du Toit
Title Deed No:	T1229/22
Bond Holder:	No
Size of the property:	3,7161ha

PERMANENT DEPARTURE	FROM	TO	PURPOSE
Northern Building Line (street)	20m	16,685m & 9,610m	Dwelling house
	20m	9,880m & 10,335m	Storage area
	20m	14,190m	Workshop

1. INTRODUCTION

The new owners of erf 40, Hoekwil has appointed DELPLAN Consulting to prepare and submit the required departure applications. A copy of the power of the attorney to submit this land use application is attached as **Annexure 1**.

2. OWNERSHIP/TITLE DEED

The property is currently registered to Stephanus Johannes du Toit & Karen du Toit according to the Title Deed (T1229/22) and is attached as **Annexure 2**. The conveyancer certificate (attached as **Annexure 3**) does confirm that certain title deed restrictions are relevant to this application. Section E (a) and (b) states that the property may only be utilised by one dwelling with one family. As the proposal exceeds the number of dwellings, administrator's consent is being applied for to allow two dwellings. According to the Title Deed, the property measures 3,7161ha in extent as shown in the SG Diagram attached herewith as **Annexure 4**.

3. LOCALITY

The subject property is located along Hoekwil Road in a green corridor adjacent to the urban edge of Hoekwil. Figure 1 (below) indicates the subject property, in relation to Hoekwil and surrounds. Figure 2 provides a closer look at the subject property and surrounding area. A locality plan is attached hereto as **Annexure 5**.



Figure 1: The location of the subject property (indicated in red) in relation to surrounding area



Figure 2: Detailed view of subject property and immediate surrounding land uses

4. PROPOSED DEVELOPMENT

The owner wishes to construct a dwelling with a garage/carport and workshop on the property, as well as an additional dwelling. The main dwelling, garage (permitted), workshop and storage room are all over the building line, therefore the building line departures. As the current zoning of the property is Agricultural Zone II, the second dwelling may be permitted as a consent use and is also being applied for.



Figure 3: Photo on site

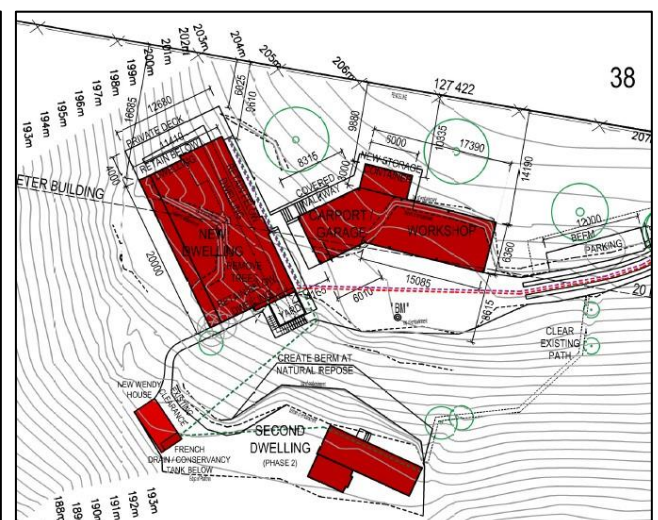


Figure 4: Site Plan extract



Figure 5: Rendered image of proposed development

Groundworks have been partially done by the previous owner as can be seen in figure 3. The proposed development aims to utilise as a small area of the already cleared area, but will still require additional clearance. Comments from the Department of Environmental Affairs and

Development Management will also be obtained on this regard. Figure 4 shows the proposed development on this property, indicating the main dwelling with workshop, garage and storage area as well as the second proposed dwelling and wendy house. A rendered image of the development can be seen in figure 5. The site plan with rendered images is attached hereto as **Annexure 6**.

5. NATURAL ENVIRONMENT



Figure 6: Environmental overlay

As can be seen in figure 6 by the yellow shaded areas as well as the yellow outlined area, the development is located within a critical biodiversity – and OSCAE area (overlapping the same area). The red demarcations show areas with a sloping between 25 – 90 degrees. As can be seen, sloping is significant towards the south of the property, which is why the proposed developments have been moved closer to Hoekwil Road (therefore the building line

departure). An OSCAE permit was applied for and comments from the Department of Environmental Affairs will also play an integrate role during the planning process.

6. HERITAGE

The subject property is not located in a heritage area and none of the buildings are older than 60 years, therefore no heritage impact assessment is necessary.

7. TRAFFIC AND PEDESTRIAN MOVEMENT



Figure 7: Access to the property from Hoekwil Road

Access to the property is gained off Hoekwil Road on the northern side of the property, as seen in figure 7. Secure on-site parking is provided with a garage/carport for the main dwelling and open parking spaces for the second dwelling. Access to the property remains unchanged and has no influence on pedestrian movement or traffic will occur.

8. IMPACT ON NEIGHBOURING PROPERTIES

The development proposal preserves an abundance of natural vegetation in order to maintain the character of the area. As can be seen in figure 8, the property slopes from the north downwards to the south. Neighbouring properties on erf 44 and 38 are located above the proposed development and it is not foreseen that any influence on views will occur. As can also be seen, the sloping is more severe towards the south of the property. Figure 9 shows a photo taken from the proposed building site towards the entrance/access point. It can be seen that the development is located significantly lower than the entrance point and would have very little influence on the current landscape aesthetics, especially taken from Hoekwil Road.

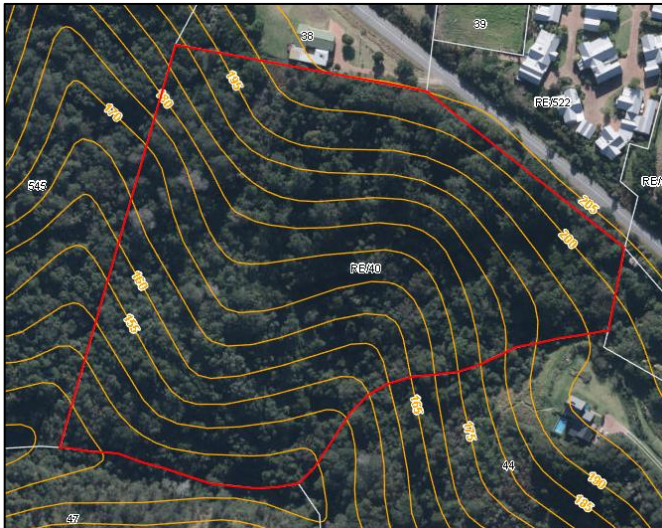


Figure 8: Contour line overlay on property



Figure 9: Photo taken from development site

Due to the size of the property and preservation of existing vegetation it is also not foreseen that any noise or privacy issues can occur, additionally, the prevailing building style of the area can be maintained as the development will adhere to the relevant architectural guidelines.

9. PUBLIC PARTICIPATION

Formal Public Participation Process will be followed by sending notice letters to the surrounding property owners informing them of the proposed development. A site notice will also be erected.

10. NEED AND DESIRABILITY

Desirability in the land use planning context may be defined as the degree of acceptability of a proposed development on the land unit concerned. This section expresses the desirability of the proposed building line relaxation, taken in conjunction with the development principles and criteria set out through the policies and planning framework, as well as the degree to which this proposal may be considered within the context of broader public interest. It is our view that the initial investigation into the desirability of the proposal reveals no obvious negative impacts.

The current need for further development is structured around the need for residential use on an underutilised site. Desirability in this sense is structured around having residentially utilised

dwellings in a greenbelt area with minimal effect on its surroundings. As for the level of acceptability, a higher level of acceptability is possible, given that the proper measures are put in place to preserve the area and its main use as a greenbelt whilst minimising the detrimental effects of development. Furthermore, the proposed application is not considered to be in contradiction with spatial policies and at no further risk or inconvenience to neighbouring properties.

11. POLICIES

Wilderness Local Spatial Development Framework (2015)

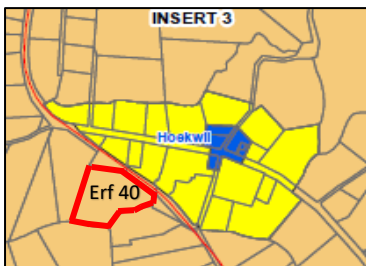


Figure 10: WLSDF extract

The area is not utilised for active farming and is classified under a smallholding area as per its “Agricultural Zone II” zoning. This can be seen in insert 3 from the WLSDF (figure 10). Subsection 3.2 of the Framework identifies Hoekwil as a rural hamlet that could attract visitors to the area but the SDF does warrant against the subdivision of small holdings in the area and preservation of prevailing building

lines. This proposal does not include a subdivision, but does include a building line departure closer to Hoekwil Road due to severe sloping of the property on the southern side. The aim of the development proposal is to still preserve vegetation as far as possible in order to maintain the natural landscape and rural character as seen from Hoekwil Road.

George Municipal Spatial Development Framework (GMSDF) (2019)

The GMSDF does not specifically refer to the subject property. No reference is made to the relaxation of building lines or other departures. The GMSDF does however state the following: “Not permit expansion of residential areas beyond the urban edge, with the exception of Hoekwil (where a node has been identified), and Touwsrante where growth has to be accommodated.” The development and consent use for a second dwelling is permitted on this property under the current zoning scheme parameters.

12. CONCLUSION

As mentioned in this motivational report we believe that the abovementioned principles, considerations and guidelines for this land use application for Erf 40 satisfies the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



DELAREY VILJOEN Pr. Pln

AUGUST 2022

ANNEXURE 1

POWER OF ATTORNEY

I, **Stephanus Johannes du Toit & Karen du Toit**, the undersigned and registered owners of Erf 40, Hoekwil, George Municipality and Division hereby instruct *DELPLAN Consulting* to submit the land use application with the local authority.



Stephanus Johannes du Toit

Date: 11/07/2022



Karen du Toit

Date: 11/07/2022

Witnesses:

1. 

2. 

ANNEXURE 2

Ilse Pretorius Attorneys Inc Prokureur/Attorney
1083
TEL: 0723561795

DEED OF TRANSFER

in favour of

STEPHANUS JOHANNES DU TOIT and KAREN DU TOIT

over

REMAINDER ERF 40 HOEKWIL

ILSE PRETORIUS ATTORNEYS INC
UNIT 18 BUILDING 4 MILKWOOD VILLAGE
BEACON ROAD
WILDERNESS
6560
Tel: 0723561795

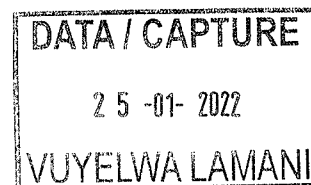
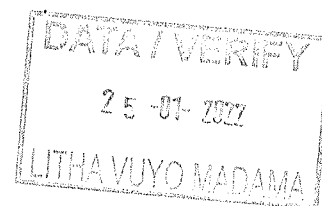
1083

Ilse Pretorius Attorneys
Unit 18 Milkwood-Village
Beacon Road
Wilderness
6560

Prepared by me

CONVEYANCER
ILSE PRETORIUS (LPC NUMBER 93583)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 1 900 000.00	R. 1283.00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....



T0000001229 / 2022

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

EMILE GREYVENSTEIN
(LPC NUMBER 90318)

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

WAYNE ANTHONY MOL
Identity Number 701027 5234 08 8
Unmarried

which said Power of Attorney was signed at Wilderness on 09 December 2021

And the appearer declared that his/her said principal had, on 24 November 2021, 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:

STEPHANUS JOHANNES DU TOIT
Identity Number 690115 5032 08 2
and
KAREN DU TOIT
Identity Number 661113 0073 08 1
Married in community of property to each other

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

REMAINDER ERF 40 HOEKWIL
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 3,7161 (THREE COMMA SEVEN ONE SIX ONE) Hectares

FIRST TRANSFERRED by Deed of Transfer Number T11489/1965 with Diagram 3737/1961 relating thereto and held by Deed of Transfer Number T25795/2021

- A. SUBJECT to such conditions referred to in Deed of Transfer Number T32713/2011
- B. SUBJECT FURTHER to the terms of Notarial Deed Number 134/1956 dated 30 November 1955 referred to in endorsement dated 16 March 1956 on Deed of Transfer Number T5973/1952 which reads as follows:

“Kragtens Notariële Akte nr 134/1956 gedateer 30/11/1955 is die Restant van Olifants Hoek Forest Reserve: 994,2999 hektaar hieronder gehou onderhewig aan die volgende voorwaardes:

- (a) Sulke regte van opdam stoor en waterleiding soos in die gesegde Notariële Akte uiteengesit.
- (b) 'n Reg van pyplyn aangedui deur die letters A gekromde blou lyn b op serwituut kaart 8673/1954.
- (c) Die reg van gebruik, hernuwing en instandhouding van gesegde installasies.
- (d) Die reg van toegang tot voornoemde installasies.

Watter voorwaardes opgelê is ten gunste van Gedeelte 22 ('n gedeelte van Gedeelte 21) van die plaas Klein Kranz, gehou onder T19388/54 soos meer breedvoerig sal blyk met verwysing na gesegde Notariële Akte 'n afskif waarvan hieraan geheg is.”

C.

D. SUBJECT FURTHER to the following uniform conditions contained in the said Certificate of Uniform Title Number T20225/1963 imposed by the Minister when he gave his consent to the issue of the said Certificate of Uniform Title, namely:

(i)

(ii) Die Reg om grond te neem en materiaal te verkry en te verwyder vir die bou en herstel van openbare paaie;

dit wil sê alle besitvoorwaardes en alle ander regte wat ten gunste van die Staat bestaan het, word uitgewis

E. SUBJECT FURTHER to the following conditions contained in Deed of Transfer Number T11489/1965 imposed by the Administrator of the Province Cape of Good Hope at subdivision in terms of Section 196 of Ordinance Number 15/1952, as amended, of the farm Olifantshoogte, which may be amended or alleviated by him:

(a) Dit mag net vir woon – en landboudoeleindes gebruik word.

(b) Geen geboue uitgesonder een woning vir gebruik deur 'n enkele familie tesame met die buitegeboue wat gewoonlik nodige is om in verband daarmee gebruik te word, mag op hierdie grond opgerig word nie.

F. SUBJECT FURTHER to the terms of the endorsement dated 11 March 1988 on said Deed of Transfer Number T11489/1965, which endorsement reads as follows"

"PARA 2 - RESTANT

Kragtens Sertifikaat van Geregistreerde Titel Nr T13492/1988 is die Restant van Erf 40 groot 3,7161 hektaar gehou hieronder:

ONDERHEWIG aan die volgende voorwaardes opgelê deur die Administrateur van die Kaapprovinsie in terme van Artikel 9 van Ordonansie 33 van 1934 by goedkeuring van die onderverdeling van Erf 40 HOEKWIL:

1. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat hoofgasleidings, elektrisiteits- telefoon- en televisiekabels en/of drade, hoof- en ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, oor hierdie erf gevoer word en dat bopgrondse installasies soos mini-substasies, meter kiosks en dienspale daarop geïnstalleer word indien dit deur die Plaaslike Owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.

2. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word weens die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.



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

WAYNE ANTHONY MOL, Unmarried

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

STEPHANUS JOHANNES DU TOIT and KAREN DU TOIT, Married as aforesaid

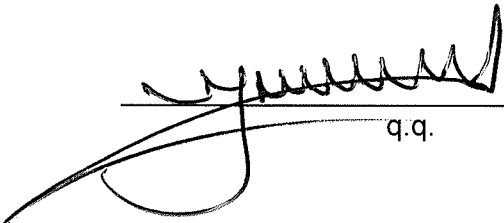
their Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R1 900 000,00 (ONE MILLION NINE HUNDRED THOUSAND RAND) .

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 21 JAN 2022

In my presence


REGISTRAR OF DEEDS


q.q.

54

ANNEXURE 3

CONVEYANCER'S CERTIFICATE
IN TERMS OF SECTION 38(1)(n) OF THE GEORGE MUNICIPALITY:
LAND USE PLANNING BY-LAW

APPLICATION DETAILS:

The registered owner of the land is applying for:

- 1) Consent Use for a Second Dwelling on Erf 373, Herolds Bay, in terms of section 15(2)(o) of the George Municipality: Land Use Planning By-law (2015); and
- 2) Permanent Departure from the 20m Northern building line to:
 - 2.1 16,685m and 9,610m for the construction of a dwelling house;
 - 2.1 9,880m and 10,335m for a proposed storage room; and
 - 2.3 14,190m for a proposed workshop.

Date of Application: To be submitted

I, the undersigned

ILSE PRETORIUS

a duly qualified and admitted Conveyancer, practicing at:

**ILSE PRETORIUS ATTORNEYS,
Milkwood Village, Beacon Road, Wilderness**

do hereby certify as follows:

1. I have perused the following Title Deed/s and conducted a search behind the pivot of the said title deed/s at the Deeds Office, Cape Town: T1229/2022

In respect of:

**REMAINDER ERF 40 HOEKWIL
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE**

IN EXTENT 3,7161 (THREE COMMA SEVEN ONE SIX ONE) Hectares

HELD BY DEED OF TRANSFER NUMBER T1229/2022

REGISTERED in the name of



STEPHANUS JOHANNES DU TOIT

Identity Number 690115 5032 08 2

and

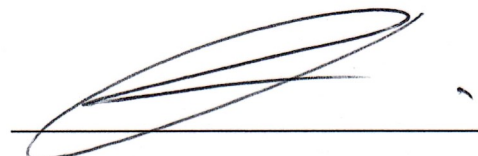
KAREN DU TOIT

Identity Number 661113 0073 08 1

Married in community of property to each other

1. I have appraised myself with the details of the abovementioned Application.
2. The abovementioned Title Deed/s contains no conditions restricting the contemplated Land Uses in terms of the abovementioned Land Development Application, as provided to me.
3. No mortgage bond is registered over the abovenamed property.

SIGNED at WILDERNESS on this 23rd day of AUGUST 2022

A handwritten signature in dark ink, consisting of a large, stylized 'P' followed by a horizontal line and a small flourish.

I PRETORIUS
CONVEYANCER

ANNEXURE 4

ONDERVERDELINGSKAART, ART. 24 (b), WET Nr. 9 VAN 1927.

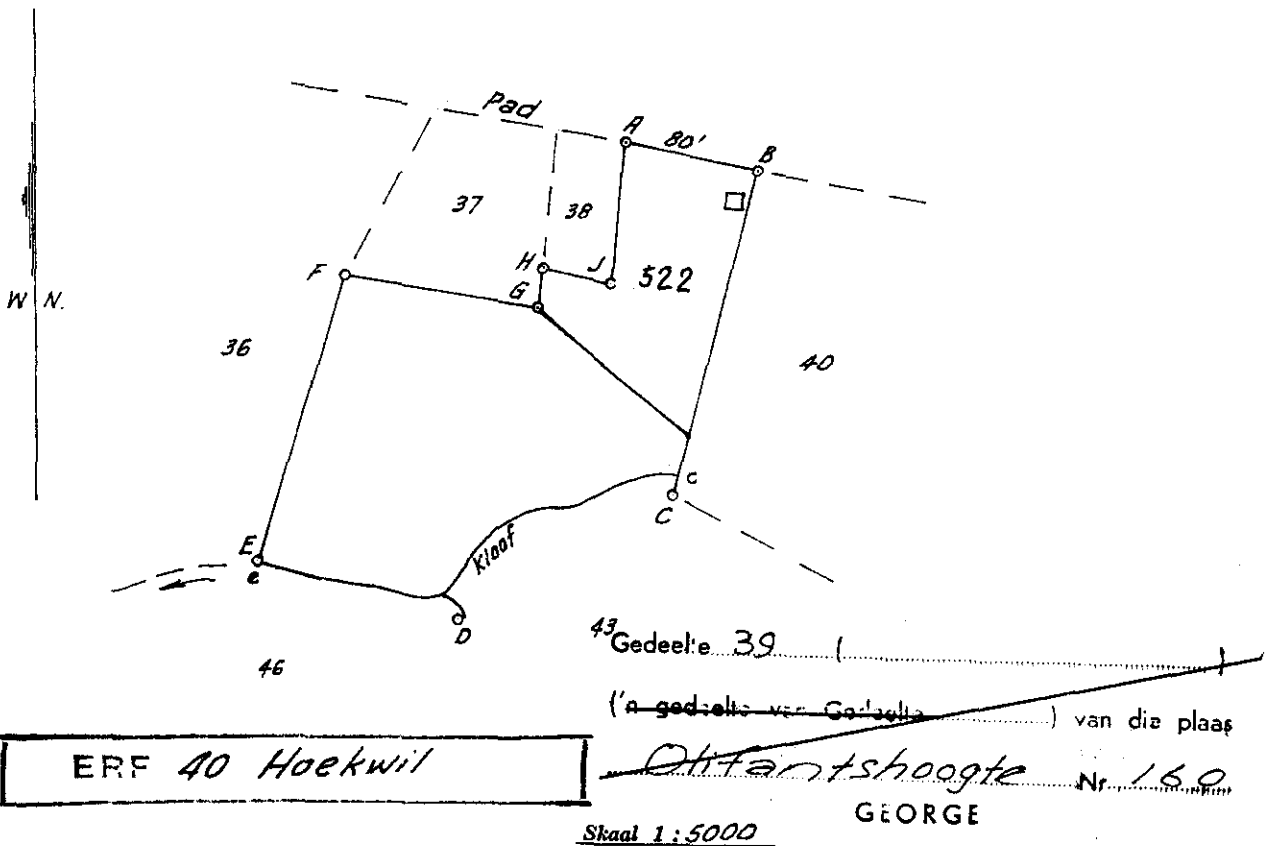
Afgetrek van Plan 1789LD

	SYE Kaapse Voet	RIGTINGS- HOEKE
AB	277.79	281.48.00
BC	719.74	14.12.40
CD	522.58	59.25.30
DE	424.97	107.21.50
EF	637.90	195.53.40
FG	404.70	279.55.20
GH	79.27	186.37.50
HJ	145.51	279.37.00
JA	297.30	186.37.50
CG	47.00	194.12.40
EE		15.53.40

Nr. 3737/61

Goedgekeur.

[Handwritten Signature]
Landmeter-Generaal.

Beskrywing van Bakens:ABCDEF GHJ $\frac{3}{4}$ " YsterpenDie figuur ABC middel van kloof e FG HJ

stel voor

5.9884 Morgen

grond synde

Gedeelte 39 van die plaasOLIFANTSHOOGTEgeleë in die Afdeling George, Provinsie Kaap die Goeie Hoop.Opgemeet in Julie 1956 — Desember 1959 deur my

R. J. Barry
Landmeter.

S

Hierdie kaart is geheg aan

T/A 11489/65

Registrateur van Aktes

Die oorspronklike kaart is
Nr. 5009/60 geheg aan

L.G. Lëer Nr. S/4924

Meetstukke Nr. E. 1091/60

Alg. Plan 1789LD

Gradevel BL-8CC/D

BL-8CD

SIEN KEERSY
ENDOSSEMENTE

B S.P.C.T.-A7188

C

B

40

11489/65

E2712/87	8516/87	Erf 522	Ha vkm 1, 4132	13492/88 E/c
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ANNEXURE 5

ANNEXURE 6



DEVELOPMENT DATA		RAF 2022.08.03
ERF 40 HOEKWIL		M ²
MAIN DWELLING		
Ground Floor (Excl. Stairs):		
Dwelling		162,27
Patio		34,33
Balcony		30,00
Covered Walkway		30,00
Ground Floor Total		256,60
Lower-Ground Floor:		
Studio		79,82
Stairs		7,94
Open, Covered Workspace		22,16
Covered Arrea (Below Balcony)		30,00
Covered Storage		7,94
Lower-Ground Floor Total		147,86
Main Dwelling Total		404,46
SECOND DWELLING		
Ground Floor		47,23
Patio		14,46
Total Second Dwelling		61,69
OUTBUILDINGS		
Carport & Workshop (Covered Only)		148,83
Steel Container		14,40
Wendy-House		18,00
		181,23
Grand Total - Building Area		647,38
COVERAGE		
Site Area		37161,00
New Coverage		499,52
Total Coverage Area		499,52
Allowed Coverage - Area		18580,50
Total Coverage - %		1%
Allowed Coverage - %		50%



PROJECT NEW DWELLING; SECOND DWELLING & OUTBUIDINGS ON PLOT 40, HOEKWIL - FOR MR & MRS DU TOIT		
DRAWING TITLE SITE DEVELOPMENT PLAN		
DRAWING STATUS TOWN PLANNING SUBMISSION		
		PAPER SIZE A3
SCALE/S 1:500		DATE 2022-07-29
DRAWING NO. -000		REV NO. AF

ANNEXURE 7



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)	DELAREY		
Surname	VILJOEN		
SACPLAN Reg No. (if applicable)	A/1021/1998		
Company name (if applicable)	DELPLAN CONSULTING		
Postal Address	PO BOX 9956		
	GEORGE	Postal Code	6530
Email	planning@delplan.co.za		
Tel	044 873 4566	Fax	044 873 4568
		Cell	082 808 9624

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

Registered owner	Stephanus Johannes du Toit & Karen du Toit		
Address	-		
	-	Postal code	-
E-mail	Stephdutoit1@yahoo.com , kdutoit66@yahoo.com		
Tel		Fax	
		Cell	083 270 9275 084 951 2344

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 40, Hoekwil										
Physical Address	Hoekwil Road										
GPS Coordinates	Lat: -33.973219 Lon: 22.616217				Town/City		Hoekwil				
Current Zoning	Agricultural Zone II			Extent	37 161m ²		Are there existing buildings?		Y	N	
Current Land Use	Vacant										
Title Deed number & date	T1229/22										
Any restrictive conditions prohibiting application?	Y	N	If Yes, list condition number(s).								
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).								
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?								
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?								
Any existing unauthorized buildings and/or land use on the subject property(ies)?					Y	N	If yes, is this application to legalize the building / land use?			Y	N
Are there any pending court case / order relating to the subject property(ies)?					Y	N	Are there any land claim(s) registered on the subject property(ies)?			Y	N

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?	Y	N	If Yes, please complete the information below and attach the minutes.			
Official's name		Reference number		Date of consultation		

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: **Erf 40, Hoekwil**

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

The application for Erf 40, Hoekwil entails the following:

1. Departure: Application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2015 for permanent departure from the 20m northern building line to:

- **16,685m and 9,610m** for the addition of a dwelling house
- **9,880m and 10,335m** for a proposed storage room
- **14,190m** for a proposed workshop

2. Consent use: Application in terms of Section 15(2)(o) of the Land Use Planning By-Law for George Municipality, 2015 for consent use to allow a second dwelling on the property.

3. Administrator's consent: Application in terms of Section 39(4) of the Western Cape Land Use Planning Act (2014) to allow more than one dwelling on the property.

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)
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Y	N	Power of Attorney / Owner's consent if applicant is not owner		Y	N	Bondholder's consent	
Y	N	Motivation report / letter		Y	N	Proof of payment of fees	
Y	N	Full copy of the Title Deed		Y	N	S.G. noting sheet extract / Erf diagram / General Plan	
Y	N	Locality Plan		Y	N	Site layout plan	
Minimum and additional requirements:							
Y	N	N/A	Conveyancer's Certificate	Y	N	N/A	Land Use Plan / Zoning plan
Y	N	N/A	Proposed Subdivision Plan (including street names and numbers)	Y	N	N/A	Phasing Plan
Y	N	N/A	Consolidation Plan	Y	N	N/A	Copy of original approval letter (if applicable)
Y	N	N/A	Site Development Plan	Y	N	N/A	Landscaping / Tree Plan
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes	Y	N	N/A	Required number of documentation copies 2 copies
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	Other (specify)
PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION							
Y	N/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)		Y	N/A	(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)					

Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)				National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations				
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)		Y	N/A	Other (specify)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A				
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?				

SECTION I: DECLARATION

I hereby wish to confirm the following:

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

Applicant's signature:



Date:

25/08/2022

Full name:

DELAREY VILJOEN

Professional capacity:

PROFESSIONAL PLANNER

SACPLAN Reg. Nr:

A/1021/1998