

**Our Ref.: 1240/GEO/22**  
**Your Ref.: Erf 4737. George**

23 August 2022

The Municipal Manager  
George Municipality  
PO Box 19  
GEORGE  
6530

**ATTENTION: MR. CLINTON PETERSEN**

Dear Mr. Petersen,

**PROPOSED DEPARTURE: ERF 4737, 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 relevant annexures
3. We hope that you will be able to process the application as soon as possible.

Yours Faithfully  
**DELplan Urban & Regional Planning**



**DELAREY VILJOEN Pr. Pln**

<https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2022/1240-GEO-22/Korrespondensie/b1.doc>

**Cc: AFRIKAINE (PTY) LTD**

**PROPOSED APPLICATION FOR REZONING AND DEPARTURE ON: ERF 4737, AKASIA STREET, GEORGE MUNICIPALITY AND DIVISION**



**FOR: AFRIKAINE (PTY) LTD**



URBAN & REGIONAL PLANNERS

DEVELOPMENT ENVIRONMENT LINK

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**PROPOSED REZONING AND DEPARTURE ON: ERF 4737, 5 AKASIA STREET, GEORGE MUNICIPALITY  
AND DIVISION**

## **1. INTRODUCTION**

Erf 4737, George, hereafter referred to as the subject property, currently contains a dwelling house. The new property owner wishes to demolish the existing building and utilise the property for town houses. The owners have appointed *DELPLAN Consulting* to prepare and submit the required application for this property. The owners have appointed a representative to act on their behalf, the Power of Attorney for the representative and DELPLAN Consulting to submit this land use application is attached as **Annexure 1**. The CIPC is attached as **Annexure 2**.

### **1.1 Title deed**

The subject property is registered in the name of Afrikaine (Pty) Ltd according to Title Deed T1952/1979 which attached as **Annexure 3**. The property measures 1349m<sup>2</sup> in extent and is also confirmed by the SG diagram attached as **Annexure 4**.

There are no title deed restrictions prohibiting the proposed application, this is confirmed with the conveyancer certificate attached as **Annexure 5**.

### **1.2 Land Use Application**

This land use application entails the following.

**1. Rezoning** in terms of Section 15(2) (a) of the George Municipality: Land Use Planning By-Law, 2015 of Erf 4737, George from Single Residential Zone I to General Residential Zone III to allow for 10 town housing units.

**2. Departure** in terms of Section 15(2) (b) of the George Municipality: Land Use Planning By-Law, 2015 on Erf 4737, George from:

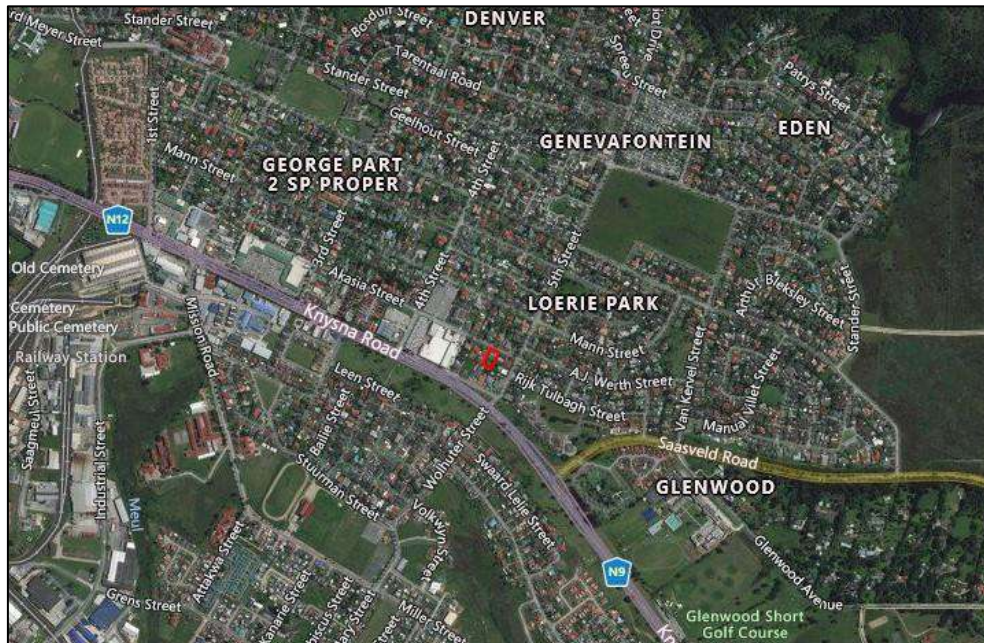
- the 5m northern street building line to 1m for a maintenance room.
- the parking requirements from “Normal Area” to “PT1” to allow 13 parking bays in lieu of 23.
- departure from the maximum density of 60 units per hectare to allow a gross density of 74 units per hectare.



## 2. CONTEXTUAL INFORMATION

### 2.1 The locality of the subject property

The subject property is located along Akasia Street, near the Pick 'n Pay shopping centre. Figure 1 below shows the subject property in relation to other surrounding properties, the rest of Eastern Extension and the N9 (Knysna Road). For a more detailed view, please refer to figure 2 and the Locality Plan attached hereto as **Annexure 6**.



**Figure 1:** The location of the subject property in relation to surrounding land uses



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



## 2.2 Existing Land Uses and Character of the Area

The area contains a multitude of different land uses. A business zone can be found to the south and east of erf 4737 whilst other Single Residential I sites can be found to the northwest, and south east as well as further down Akasia Street. Single residential sites are spread throughout. Figure 3 shows an image of the surrounding land uses and character of the area as well as developments further



Figure 3: Character of the area

down Akasia Street. As per the GMSDF, Akasia Street is focused on providing higher density housing opportunities to which the proposed development will conform. A complete land use plan is attached as **Annexure 7** for reference.

Based on the prevailing land uses of the area and prospects for Akasia street, it is not foreseen that the proposed development will compromise the character or streetscape of the area.

## 2.3 Zoning



Figure 4: Zoning for Erf 4737 demarcated with red outline

The zoning viewer also confirms the latter as multiple properties located along this street, are zoned as General Residential Zone III, General Residential Zone II, and General Residential Zone IV respectively.

As can be seen in figure 4, the current zoning of the subject property according to the George Integrated Zoning Scheme By-Law is “Single Residential Zone I” (shown

incorrectly as “General Residential Zone II” in earlier versions) with the proposed zoning being “General Residential III”. The Zoning Plan is attached as **Annexure 8**.

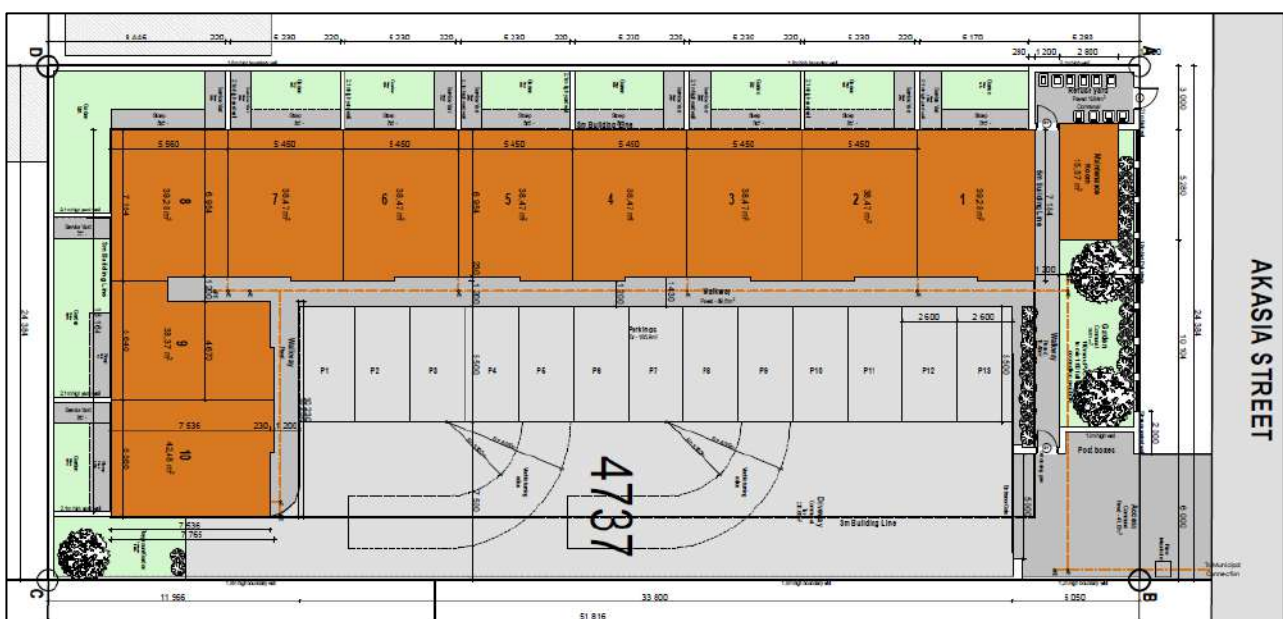
The full parameters regarding town housing as per the proposed zoning (General Residential III) is set out in Table 1 and provides an indication on which departures are being applied for.

**Table 1:** GIZS parameters relevant to erf 4737.

Parameters	Allowable	Proposed
Erf Size:	1348m <sup>2</sup>	
Coverage	808.8m <sup>2</sup> (60%)	781.75m <sup>2</sup> (57.9%)
Density	60 du/ha	74 du/ha - <b>Departure</b>
Height (Wall Plate)	6.5m	Complies
Height (Roof Ridge)	8.5m	Complies
Green Open space	-	18% (246.56m <sup>2</sup> )
Street building line	5m	1m - <b>Departure</b>
Parking		
Parking (Normal Area)	2 per Dwelling (20) 0.25 bays per unit for visitors (2.5)	10 - <b>Departure</b> 3 - <b>Departure</b>
Parking (PT1)	1 per Dwelling (10) 0.25 bays per unit for visitors (2.5)	10 - <b>Complies</b> 3 - <b>Complies</b>
Entrance type: Combined entrance and exit		
Entrance width	5 – 8m	6m - <b>Complies</b>

### 3. DEVELOPMENT PROPOSAL

#### 3.1 Proposed Development



**Figure 5:** Site Development Plan extract



The owner wishes to demolish the existing dwelling and utilise the property for town houses. This is, however, not allowed under the current zoning (Single Residential Zone I), therefore an application to rezone to General Residential Zone III. Three departures are currently being applied for. (1) The street building line is currently encroached upon as a small maintenance room is proposed over this line, thus a building line departure to 1m is being applied for. (2) To allow the provision of fewer parking bays, a departure to allow provisions under PT1 areas is being applied for, as this will allow 13 bays in lieu of 23. (3) The proposed density exceeds the maximum of 60du/ha and a departure is being applied for to allow 74du/ha. Figure 5 shows an extract from the site layout plan for reference. A rendered image of the proposed development can also be seen in figure 6 below.



**Figure 6:** rendered image of the proposed development

Parking will be provided with open ground-floor parking and access is gained through a combined entrance/exit off Akasia Street. The Site Layout and other plans are attached herewith as **Annexure 9**. Rendered images of the proposed development are attached as **Annexure 10**.

### 3.2 Accessibility



**Figure 7:** Current/future access point

The property currently gains access off Akasia Street as seen in figure 7. The proposed development utilises the same access point, thus no additional problems are foreseen when it comes to the safe - and efficient movement of traffic and pedestrians. Enough stacking distance will be provided inside and outside the access gate.

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### 3.3 Engineering Services

The property is in an already developed and serviced residential area, however, an electrical service report was compiled to give an indication on the service capacity of the area and whether the proposed development can be supported as such. The complete service report is attached as **Annexure 11**.

#### Electrical services:

The report states that the existing 120 mm<sup>2</sup> 4 - core Cu cable + BCC will be able to supply the extra demand required by the 10 town houses and the existing low voltage network can handle the new/added ADMD capacity of 26.67 kVA.

#### Civil services:

The development will connect to the existing sewer and water services. Capital contributions will be paid to the municipality.

### 3.4 Pre-Application

A Pre-application meeting was conducted on 20 July 2022. Proof thereof is attached as **Annexure 12**. Comments from the pre - application are set out below:

#### Town Planning

- Stacking distance of at least 6m and all other measurements to be indicated on the site layout plan (including access width, building lines, parking etc.).

*Noted, included on Site Layout Plan.*

- To provide parking and access as per the requirements set in Section 42 and 45 of the George Integrated Zoning Scheme.

*Included in report, parking relaxation under "PT1" applied for.*

- Application for PT1 parking provision may be considered.

*Included in report, parking relaxation under "PT1" applied for.*

- Consider removing excess manoeuvrability space to provide additional landscaping. Standard dimensions: Parking 5mx2.5m with 7.5m manoeuvrability.

*Noted, all dimensions adhered to and indicated on Site Layout Plan.*

- Consider General Residential Zone III zoning.

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*Noted, applied for with this application.*

- Service yards to be incorporated in the layout.

*Noted, planned for.*

- It is advised that the number of units not exceed 10 units, as it already deviates from the 60 units per Hectare development parameter under Town Housing and more units will compromise the open space on the property.

*Noted, development application proposes 10 units.*

- Consider smaller units at 8, 9 & 10 to create additional space for landscaping/functional open space.

*Noted, planned for.*

- The layout should be considered in terms of functional recreational open space within the development (to be shown on the site layout plan) viz. Play area for kids.

*Noted, planned for.*

- Need to address compliance with MSDF, SPLUMA, Zoning Scheme etc.

*Noted, included in this Motivational Report under Section 4 and 5.*

- Engineering services reports may be requested.

*Noted.*

#### **CES**

- PT1 may be supported. All parking must be on site with a minimum of 7.5meter stacking distance required.

*Noted, planned for.*

#### **ETS**

- Electrical Engineer to be appointed

*Noted, electrical engineering report discussed and attached to motivational report.*

## **4. RELEVANT SPATIAL PLANNING POLICIES**

This section briefly addresses the relevant spatial policy frameworks that provide guidance to development proposals in general and its applicability to this proposed development. These include:

#### 4.1 Spatial Development Framework (GMSDF) (2018)

This spatial document does not specifically address the subject property. The GMSDF does, however, state that properties situated on public transport routes such as the GoGeorge bus system, should be densified. The subject property is in Akasia Street thus in close proximity to the GoGeorge bus route in Knysna Road and within the “shaded area” indicating an intensification and restructuring zone as can be seen in figure 8 on the following page.

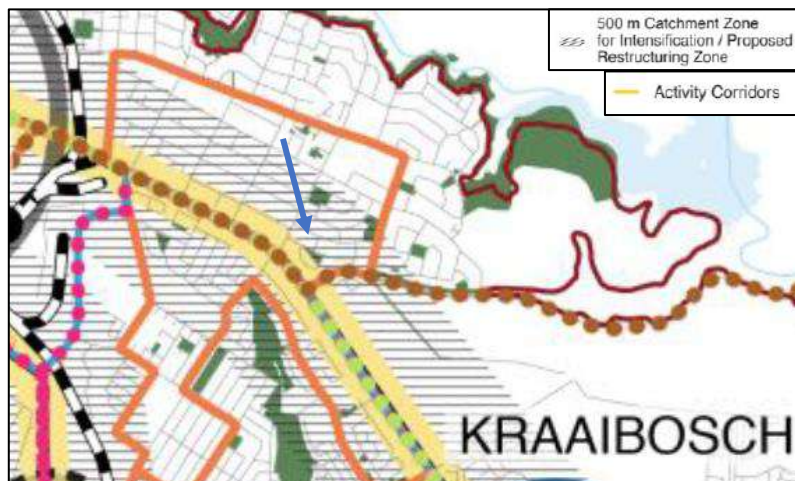


Figure 8: GMSDF Extract (blue arrow indicating Erf 4737)

This development therefore suits the restructuring of the area perfectly as it will increase the housing density. The proposed development falls within the urban edge and is not proposed within a discouraged growth area or ecologically sensitive area. The proposed rezoning is therefore in line with the densification policy for the area and the application adheres to parameters set forth by the GMSDF.

### 5. STATUTORY FRAMEWORKS

Following the most recent legislative and procedural changes that have become applicable to the management of land use planning in South Africa, and consequently the Western Cape Province, it is considered necessary to summarise the implications of the current statutory framework within the context of this land-use planning application. Set out below are a set of principles and ethical conventions related to this application.

#### 5.1 Spatial Planning and Land Use Management Act, 2013 (ACT 16 OF 2013) (SPLUMA)

The nature of this land use application only partially affects the five development principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA). Only the most relevant aspects are addressed below.

##### 5.1.1 Development Principles

###### 1) Spatial Justice

This principle refers to the need for improved access and use of land to readdress past spatial - and development imbalances as well as the need for SDF's and relevant planning



policies, spatial planning mechanisms, land use management systems and land development procedures to address these imbalances.

- *The development is for town housing, which could make it more accessible to a variety of income groups. As the density is higher this development constitutes a more efficient use of land within the proposed restructuring area. No reference is made to the property in the SDF or relevant planning policies. The developer intends to rent out the units, which makes it even more affordable.*

## 2) Spatial Sustainability

This principle refers to the need for spatial planning and land use management systems to promote land development that is viable and feasible within a South African context, to ensure the protection of agricultural land and to maintain environmental management mechanisms. It furthermore relates to the need to promote effective/equitable land markets, whilst considering the cost implications of future development on infrastructure and social services as well as the need to limit urban sprawl and ensure viable communities.

- *This land-use application does not affect prime - or unique agricultural land, nor does it influence any environmental management mechanisms. The property is situated in an already developed area and will not negatively affect the efficient and equitable functioning of land markets. The proposed development could make the living in the area more accessible to different income groups and limits urban sprawl as this development supports densification rather than urban sprawl.*
- *The subject property is situated within the urban edge and promote development on an otherwise underutilised property, thus supporting densification and not urban sprawl. The approval of the application will allow for the optimal utilisation of the subject property.*

## 3) Spatial Efficiency

This principle relates to the need for optimal use of existing resources and infrastructure as well as decision-making that minimises negative financial, social, economic or environmental impacts and development application procedures that are efficient and streamlined.

- *As mentioned above, the proposed development is situated in an already serviced area. The proposed development will utilise the existing resources and infrastructure available whilst promoting the optimal use of an underutilised site. Capital contributions will also be paid and it is not anticipated that the proposed application will have negative financial, social, economic or environmental impacts.*

#### 4) Spatial Resilience

This principle refers to the extent to which spatial plans, policies and land use management systems are flexible and accommodating to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

- *The development proposal does not undermine the aim of any relevant spatial plan. The addition of a different housing typology could speak to a higher degree of income inclusiveness in the area that is more flexible. Other aspects of spatial resilience are, however, not considered relevant to this application.*

#### 5) Good Administration

This principle refers to the obligation of all spheres of government to ensure implementation of the above as efficiently, responsibly, and transparently as possible.

- *The application as set forth, aligns with all relevant principles and frameworks. George Municipality should consider the application within the prescribed timeframes and follow due process in an efficient manner. Public participation must – and will be transparent regarding the relevant policies and legislation as procedures should be clear to inform and empower members of the public regarding new developments.*

### 5.1.2 Public Interest

Neighbouring buildings are fenced-in behind existing boundary walls thus it is not foreseen that significant influence on aesthetics will occur as proposed developments will adhere to all relevant frameworks and parameters to ensure that surrounding properties are minimally influenced, should development occur. The proposed application will allow the property owner to develop the property with town houses that will increase accessibility to housing opportunities.

Approval of the application will increase the density of the area and match the developments occurring along this intensification corridor. It could also be within the interest of the public to have more housing opportunities closer to bus routes and shopping centres such as with this site.

### 5.1.3 Environmental Legislation

As the site falls within the urban edge, an already serviced area that is not utilised for any agricultural purposes and no relevant vegetation such as existing trees or critical biodiversity exists, no listed activities as contemplated by the National Environmental Management Act, 1998 (as amended) (NEMA) are triggered by this application.

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## 5.2 Land Use Planning Act (LUPA)

The development objectives entrenched in SPLUMA have been assimilated into the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) and sets out a basis for the adjudication of land use planning applications in the province. It requires that local municipalities have due regard to at least the following when doing so:

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

The land-use planning principles of LUPA (Section 59) are, in essence, the expansion of the five development principles of SPLUMA listed above. Spatial resilience and - justice have very few associations with this application. The principles of sustainability, efficiency and good administration all have relative bearing with regards to this application and have been included in the framework analysis under subsection 5.1.1.

### 5.2.1 Compliance/consistency with spatial policy directives

Section 19(1) and (2) of LUPA states that the following:

*“(1) If a spatial development framework or structure plan specifically provides for the utilisation or development of land as proposed in a land use application or a land development application, the proposed utilisation or development is regarded as complying with that spatial development framework or structure plan;*

*(2) If a spatial development framework or structure plan does not specifically provide for the utilisation or development of land as proposed in a land use application or a land development application, but the proposed utilisation or development does not conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilisation or development is regarded as being consistent with that spatial development framework or structured plan.”*

In view of the nature of this land use application and its location within George, this proposal complies with the GMSDF as it forms part of – and promotes the restructuring and intensification of the area along Knysna Road and Akasia Street.

### 5.2.2 Desirability

The concept “*desirability*” in the land use planning context may be defined as the degree of acceptability of a proposed land use development. This section expresses the desirability of the proposed rezoning and departure taken in conjunction with the development principles and criteria set out through the statutory planning framework listed above, 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 densification of areas near a variety of public transport modes and intensification areas. Further developing underutilised sites is an efficient way to encourage densification and halt urban sprawl. As stated in subsection 2.2, the proposed rezoning and subsequent development will not compromise the character of the area and in fact promotes the spatial aim of the GMSDF.

## 6. CONCLUSION

We believe that the abovementioned principles, considerations, and guidelines for this land use application for Erf 4737, 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**

## COMPANY RESOLUTION

AFRIKAINE (PTY) LTD

**RESOLUTION PASSED 12/09/2022**

It was resolved that **Bianca Buitendag** be appointed as representative for the above entity and can sign documentation on behalf of the company.

This decision was approved by all parties concerned.

A handwritten signature in black ink, appearing to read 'B Buitendag', written over a horizontal line.

Bianca Buitendag

I, **Bianca Buitendag**, hereby accept my appointment as representative of the above entity without any objections.

A handwritten signature in black ink, appearing to read 'B Buitendag', written over a horizontal line.

Bianca Buitendag


**POWER OF ATTORNEY**


I, **Bianca Buitendag**, the undersigned and authorised representative of **Afrikaine (Pty) Ltd**, the registered owner of Erf 4737, George Municipality and Division hereby instruct *DELPLAN Consulting* to submit the land use application with the local authority.

  
\_\_\_\_\_  
**Bianca Buitendag**

Date: 12/09/2022

Witnesses:

1.   
\_\_\_\_\_

2.   
\_\_\_\_\_

# **ANNEXURE 2**



Certificate issued by the Commissioner of Companies & Intellectual  
Property Commission on Thursday, September 17, 2020 at 0:11



Companies and Intellectual  
Property Commission  
a member of the dti group

Address Change for Companies and Close Corporations

**COR 21.1**

Registration Number: 2018 / 070922 / 07  
Enterprise Name: AFRIKAINE

**ENTERPRISE INFORMATION**

Registration Number: 2018 / 070922 / 07  
Enterprise Name: AFRIKAINE (PTY) LTD  
Enterprise Shortened Name:  
Enterprise Translated Name:  
Registration Date: 13/02/2018  
Business Start Date: 13/02/2018  
Enterprise Type: Private Company  
Enterprise Status: In Business  
Financial Year End: February

**Addresses**

**POSTAL ADDRESS**

PO BOX 9553  
GEORGE  
GEORGE  
WESTERN CAPE  
6530

**ADDRESS OF REGISTERED OFFICE**

SURFARI RESORT  
VICTORIA BAY STREET  
GEORGE  
WESTERN CAPE  
6529

**ACTIVE MEMBERS / DIRECTORS**

**Surname and First Names**

BUITENDIAG, BIANCA

**Type**

Director

**ID Number /  
Date of Birth**

9011090019089

**Contrib.  
(R)**

0.00

**Interest  
(%)**

0.00

**Appoint.  
Date**

23/07/2018

**Address**

Postal: P O BOX 9553, GEORGE,  
GEORGE, WESTERN CAPE, 6530

Residential: 36 NOORDWAL OOS  
STREET, STELLENBOSCH,  
STELLENBOSCH, WESTERN

**AUDITOR DETAILS**

**Auditor Name**

**Type**

**Status**

**Appointment  
Date**

**Resignation  
Date**

**Email Address**

**Profession Number:**

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

Postal Address: Companies  
P O Box 429  
Pretoria  
0001

Docex: 258  
Web: www.cipc.co.za  
Contact Centre: 086 100 2472 (CIPC)  
Contact Centre (International): +27 12 394 9573



# **ANNEXURE 3**

# 1267

Lombard Kotze Ing  
Merrimanstraat 134  
GEORGE  
6530

Opgestel deur my

  
TRANSPORTBESORGER  
CHRISTIAAN KOTZE (88342)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 3010 000,00	R. 1900,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

DATA / CAPTURE

15-08-2022

LITHA VUYO MADAMA

T 038223/22

## TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

~~SUSANNA PETRONELLA VERMEULEN (83690)~~

ARNO WATSON  
LPCM 80234

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

JAN CHRISTOFFEL STEYN  
Identiteitsnommer 4806055068080

en

SUSANNA STEYN  
Identiteitsnommer 5505170101086

Getroud binne gemeenskap van goed met mekaar

wat Volmag geteken te George op 14 Julie 2022

En genoemde Komparant het verklaar dat sy/haar prinsipaal, op 28 Junie 2022, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy/sy, in sy/haar voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

**AFRIKAINE EIENDOMS BEPERK**  
**Registrasie nommer: 2018/070922/07**

diese Opvolgers in titel of Regverkrygendes, in volkome en vrye eiendom

ERF 4737 GEORGE  
IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE  
PROVINSIE WES-KAAP

GROOT 1348 (EEN DUISEND DRIE HONDERD AGT EN VEERTIG) Vierkante meter

AANVANKLIK OORGEDRÁ kragtens Transportakte Nommer T24842/1970 met Kaart SG Nommer 7762/1969 daarby aangeheg en gehou kragtens Transportakte Nommer T1952/1979

A. ONDERHEWIG aan die voorwaardes waarna verwys word in gesegde Transportakte 1025 gedateer 3 Maart 1933.

B. ....

C. ONDERHEWIG VERDER aan die volgende spesiale voorwaarde vervat in gesegde Transportakte 1025/1933, naamlik:

"The Transferor reserves the right to construct use and maintain any pipeline for water leading, drainage, sewerage and any poles or structures for the conduct of any electric or other light or power, across the above property."

D. ONDERHEWIG VERDER aan die volgende voorwaardes vervat in Transportakte 24842 gedateer 1 September 1970, opgelê deur die Administrateur van die Kaapprovinsie, kragtens Artikel 9 van Ordonnansie 33 van 1934, naamlik:

1. "The owner of this erf shall without compensation, be obliged to allow electricity cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or erven to be conveyed across this erf, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf, at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.
2. The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority."



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

**JAN CHRISTOFFEL STEYN en SUSANNA STEYN, Getroud soos vermeld**

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

**AFRIKAINE EIENDOMS BEPERK Registrasie nommer: 2018/070922/07**

diese Opvolgers in titel of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken dit dat die verkoopprijs die bedrag van R3 010 000,00 (DRIE MILJOEN TIEN 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 hede die

12 Augustus 2022



q.q.

In my teenwoordigheid



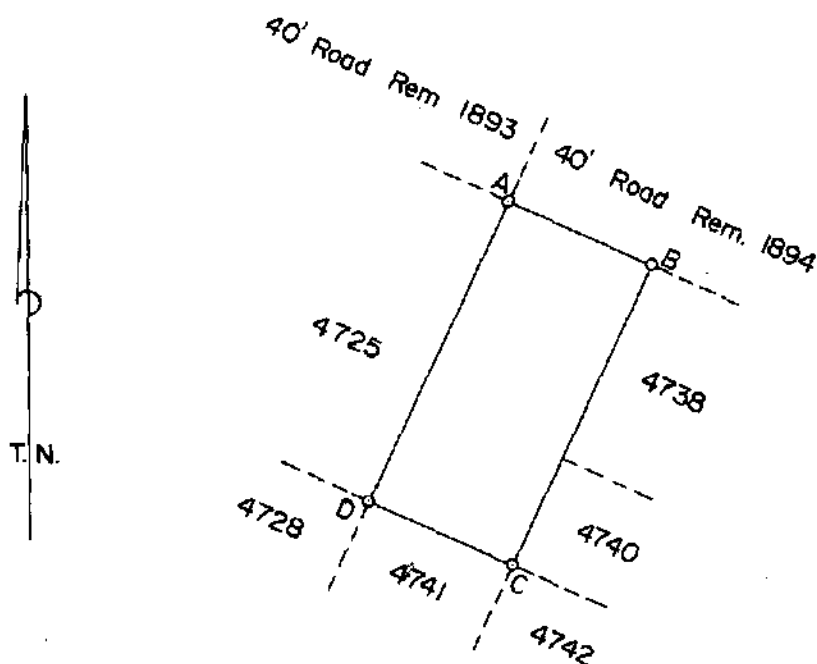
REGISTRATEUR VAN AKTES

TRANSPORTAKTE

# **ANNEXURE 4**

SIDES Cape Feet		ANGLES OF DIRECTION	CO-ORDINATES Y System X		S.G. No. 7762/69
AB	80.00	90.00.00	A		Approved <i>L. Gato</i> Surveyor-General 19-12-1969
BC	170.00	90.00.00	B		
CD	80.00	90.00.00	C		
DA	170.00	90.00.00	D		

All Beacons are Iron Pegs  $\frac{1}{2}$ " in diameter



Scale: 1 : 1200

The figure A. B. C. D.  
 represents 13600 Square Feet of land, being  
ERF 4737 (Portion of Erf 1894) GEORGE  
 situate in the Municipality and Administrative District  
 of George Province of Cape of Good Hope.  
 Surveyed in September 1969  
 by me, *Midbloom* Land Surveyor

This diagram is annexed to  
D/T  
 No. 24842/1970.  
 dated  
 i.f.o.


The original diagram is  
 No. A. 307/1933 annexed to  
 Transfer/Grant  
 No. 1933.20.1025

File No. S. 8775/4/6.  
 S.R. No. e, 2183/69  
 Comp. BL-7DD/X51

Registrar of Deeds

B

C  
S

Approved in terms of Sect. 9 Ord. 33:1934 Sect. 136 Ord. 15:1952 Sect. 26 Act 88:1967	Conditions.	
	With	Without
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
Ref. .... <u>RF 37/4/196</u> .....		
Authority .... <u>-N/A-</u> .....		
Date .... <u>29-6-1969</u> .....		
 for Surveyor-General		

# **ANNEXURE 5**



## CONVEYANCER CERTIFICATE

### IN TERMS OF SECTION 38(1)(n) OF THE GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW

#### APPLICATION DETAILS:

Date of Application:

Applicable Subsection/s: Section 15(2)(a) and Section 15(2)(b) of the George Municipality: Land Use Planning By-Law 2015.

In terms of Section 15(2) of the Bylaw]

I, the undersigned

SUSANNA PETRONELLA VERMEULEN

a duly qualified and admitted Conveyancer, practicing at:

COENIE VERMEULEN ATTORNEYS, No. 74, 15<sup>th</sup> Avenue, Boston, Bellville, 7530

---

[Firm name and Address],

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:

T38223/2022 [Current Title Deed]

T1025/1933 [Pivot]

In respect of:

ERF 4737, George

IN THE MUNICIPALITY AND DIVISION OF GEORGE

WESTERN CAPE PROVINCE

IN EXTENT 1348 (ONE THOUSAND THREE HUNDRED AND FORTY EIGHT) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T38223/2022



REGISTERED in the name of

**AFRIKAINÉ PROPRIETARY LIMITED**

---

**REGISTRATION NUMBER 2018/070922/07**

2. I have appraised myself with the details of the abovementioned Land Development Application.
3. The abovementioned Title Deed/s contains no conditions restricting the contemplated Land Uses in terms of the abovementioned Land Development Application.

SIGNED at BELLVILLE on this 23<sup>RD</sup> day of AUGUST 2022



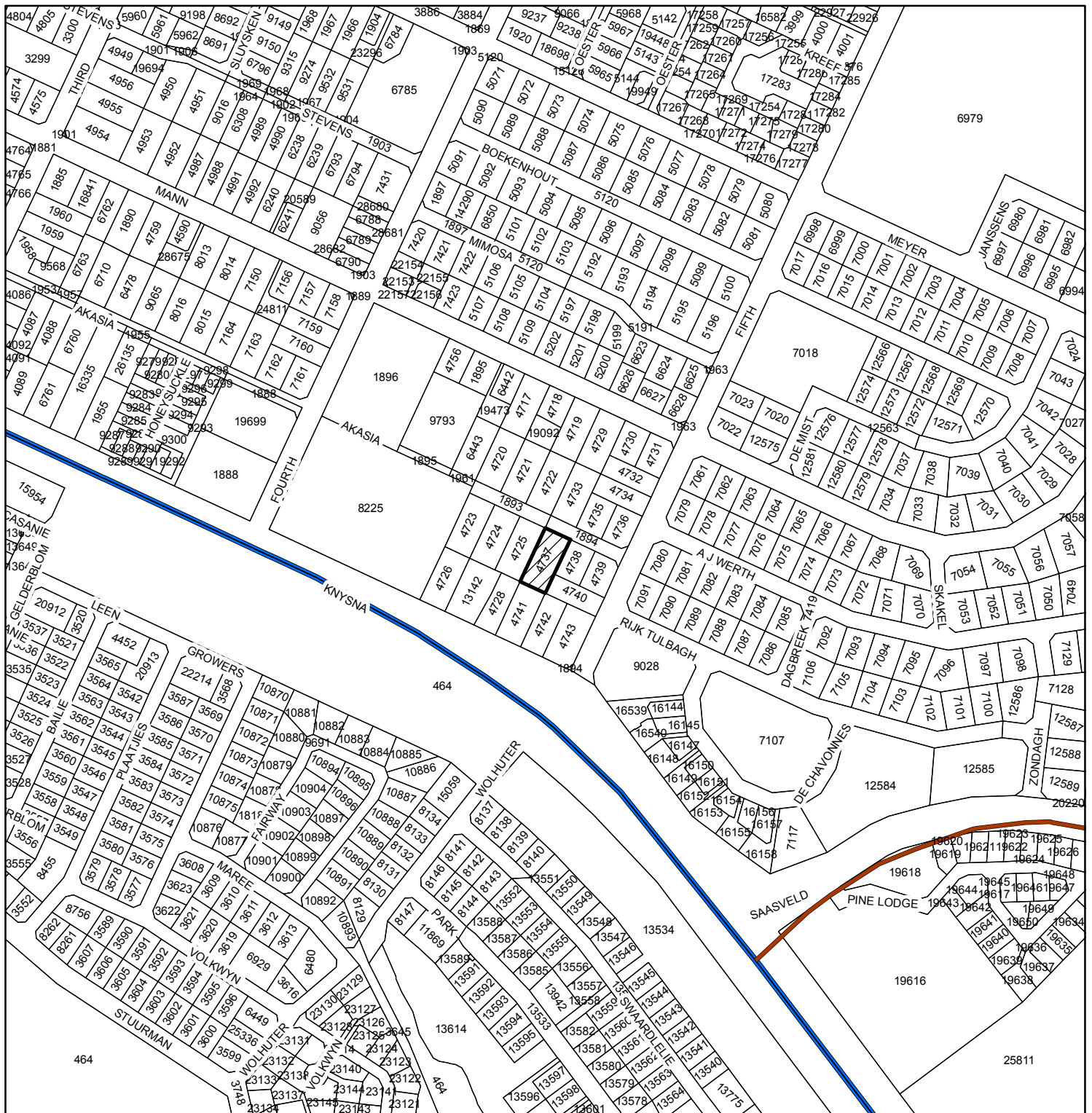
---

**CONVEYANCER**

**SUSANNA PETRONELLA VERMEULEN**  
**COMMISSIONER OF OATHS**  
**PRACTISING ATTORNEY RSA**

**COENIE VERMEULEN ATTORNEYS**  
**NO. 74, 15<sup>TH</sup> AVENUE**  
**BOSTON**  
**BELLVILLE, 7530**

# **ANNEXURE 6**



#### LEGEND:



A4 Scale:  
1:5,000

#### PROJECT:

Proposed rezoning and departure  
for JC & S Steyn

#### PROJEK:

#### DESCRIPTION:

Erf 4737, Akasia Street, George

#### BESKRYWING:

#### TITLE:

Locality plan

#### TITEL:

1220/GEO/22/GIS/Ligging

DESIGNED: SG  
ONTWERP:

DRAWN: MV  
GETEKEN:

DATE: AUG 2022  
DATUM:

PLAN NO: ANNEXURE 5  
PLAN NR:

Tel: 044 873 4566, Email: [planning@delplan.co.za](mailto:planning@delplan.co.za)  
[www.delplan.co.za](http://www.delplan.co.za)



URBAN & REGIONAL PLANNERS

#### COPYRIGHT:

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#### KOPIEREG:

Die kopiereg van hierdie tekening behoort aan DELplan Consulting. Moenie daarvan afskaal nie, maar verwys na afstande soos aangedui. Alle afmetings moet deur 'n professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asseblief dadelik aan DELplan rapporteer word.

# **ANNEXURE 7**





**LEGEND:**



A4 Scale:  
1:4,000

**PROJECT:**

Proposed rezoning and departure  
for JC & S Steyn

**PROJEK:**

**DESCRIPTION:**

Erf 4737, Akasia Street, George

**BESKRYWING:**

**TITLE:**

Land use plan

**TITEL:**

1220/GEO/22/GIS/LandUse

DESIGNED: SG  
ONTWERP:

DRAWN: MV  
GETEKEN:

DATE: AUG 2022  
DATUM:

PLAN NO: ANNEXURE 6  
PLAN NR:

Tel: 044 873 4566, Email: [planning@delplan.co.za](mailto:planning@delplan.co.za)  
[www.delplan.co.za](http://www.delplan.co.za)



**DELPLAN**  
CONSULTING

URBAN & REGIONAL PLANNERS

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**KOPIEREG:**

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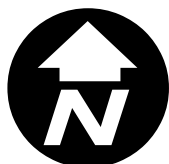
# **ANNEXURE 8**



### ZONING:

	Single Residential Zone I		Business Zone I		Community Zone II		Open Space Zone II		Utility Zone
	General Residential Zone II		Business Zone II		Community Zone III		Transport Zone II		
	General Residential Zone IV		Business Zone IV		Open Space Zone I		Transport Zone III		

### LEGEND:



A4 Scale:  
1:4,000

### PROJECT:

Proposed rezoning and departure  
for JC & S Steyn

### PROJEK:

### DESCRIPTION:

Erf 4737, Akasia Street, George

### BESKRYWING:

### TITLE:

Zoning plan

### TITEL:

1220/GEO/22/GIS/Zoning

DESIGNED: SG  
ONTWERP:

DRAWN: MV  
GETEKEN:

DATE: AUG 2022  
DATUM:

PLAN NO: ANNEXURE 7  
PLAN NR:

Tel: 044 873 4566, Email: [planning@delplan.co.za](mailto:planning@delplan.co.za)  
[www.delplan.co.za](http://www.delplan.co.za)



URBAN & REGIONAL PLANNERS

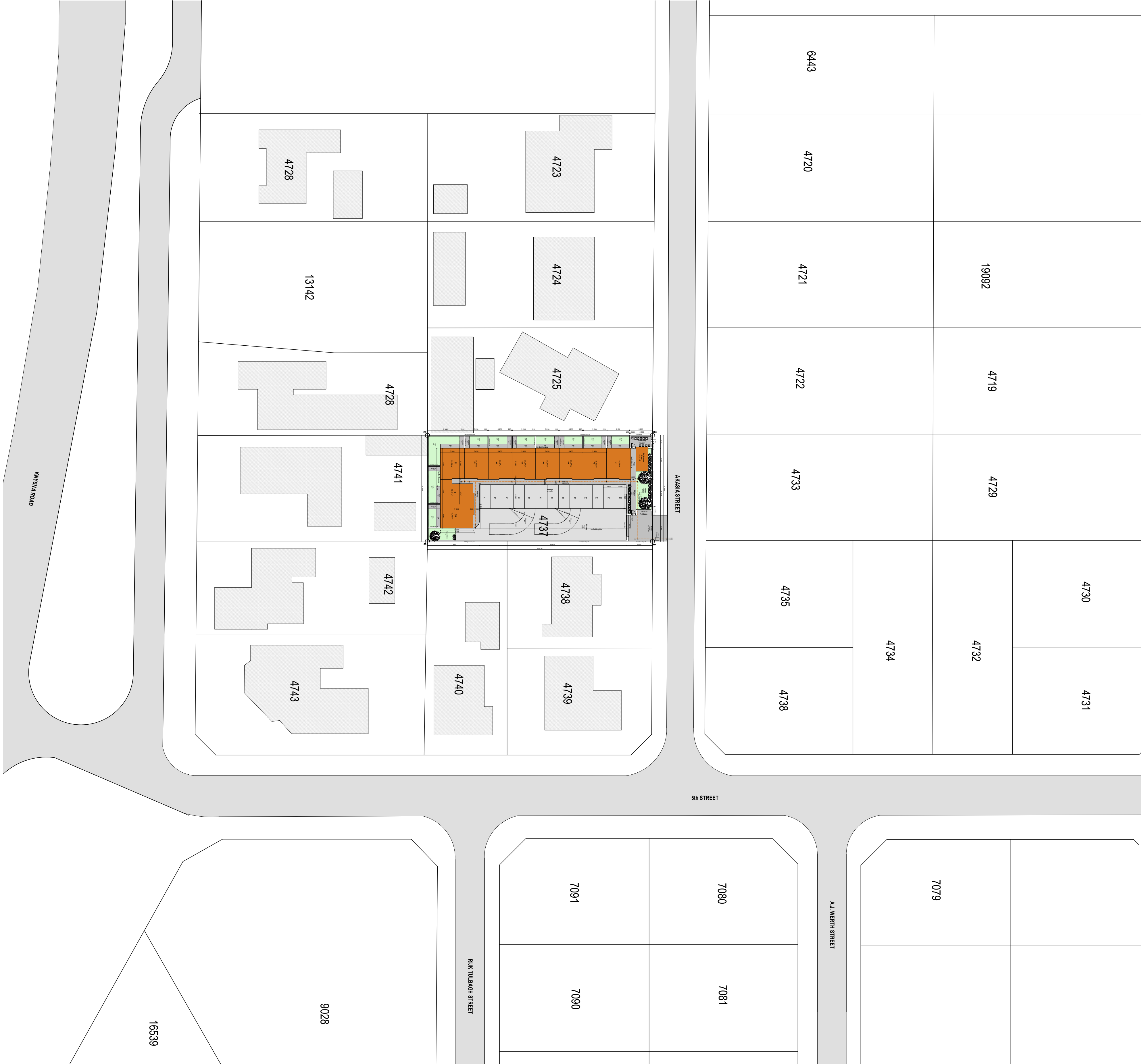
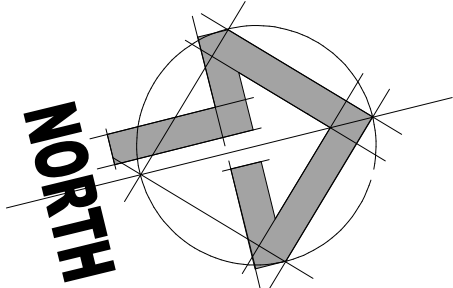
### COPYRIGHT:

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### KOPIEREG:

Die kopiereg van hierdie tekening behoort aan DELplan Consulting. Moenie daarvan afskaal nie, maar verwys na afstande soos aangedui. Alle afmetings moet deur 'n professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asseblief dadelik aan DELplan rapporteer word.

# **ANNEXURE 9**

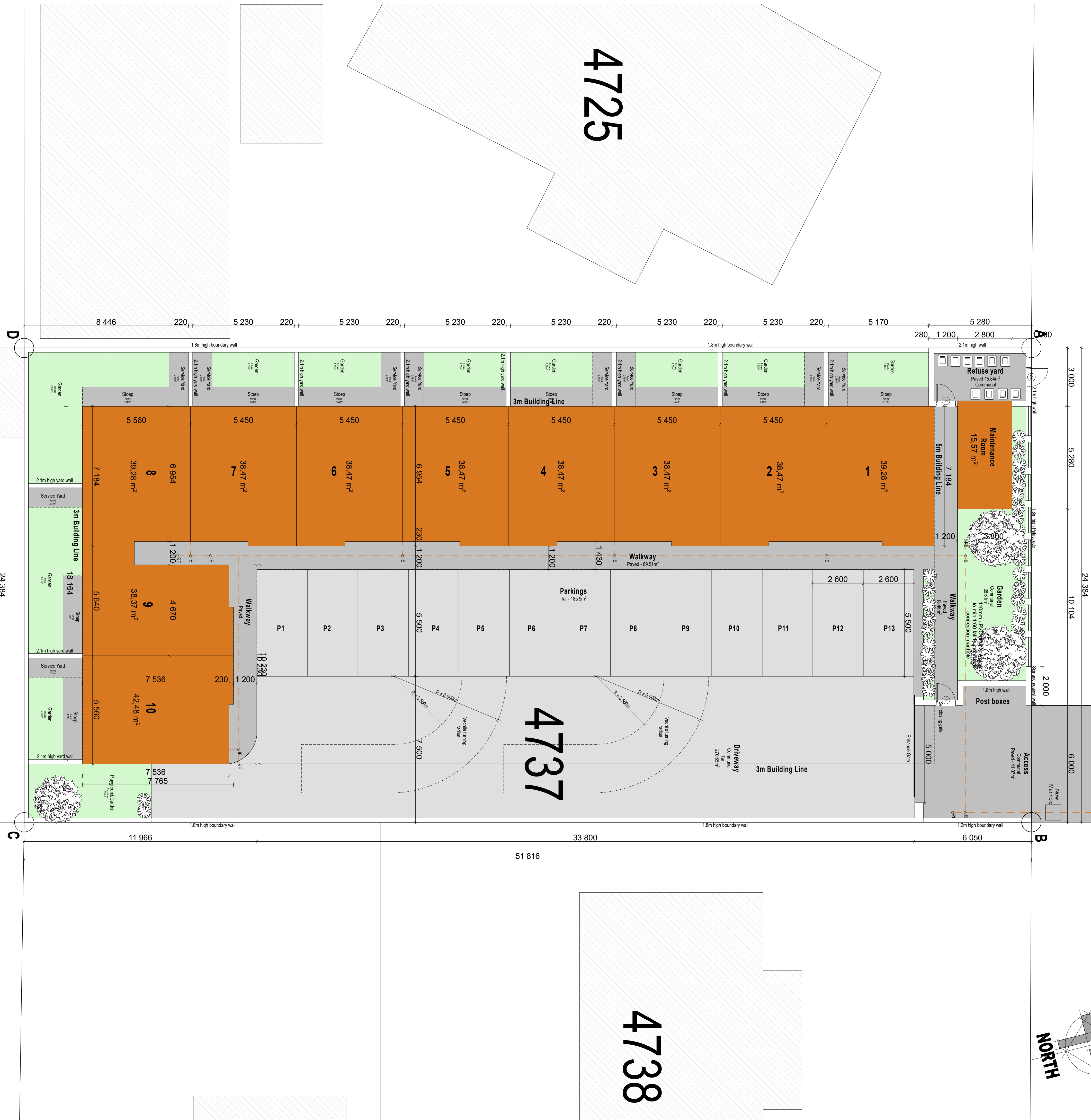
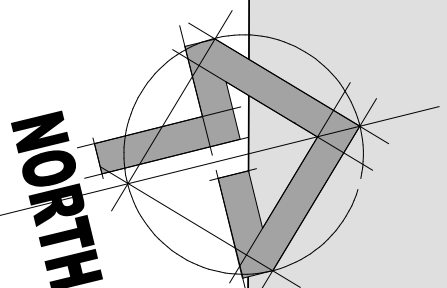


SITE DEVELOPMENT PLAN

1:500



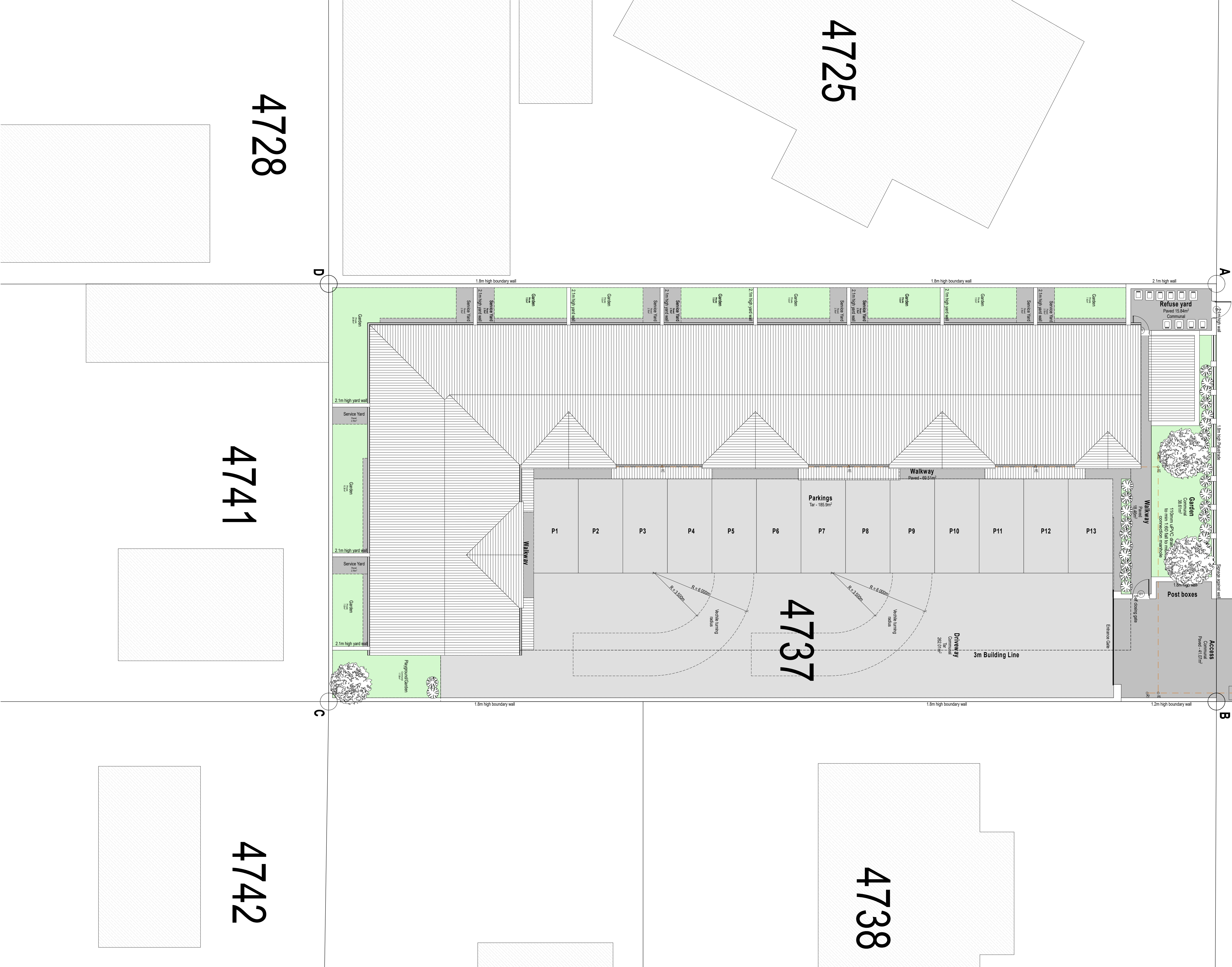
**AKASIA STREET**



## SITE DEVELOPMENT PLAN

1:100







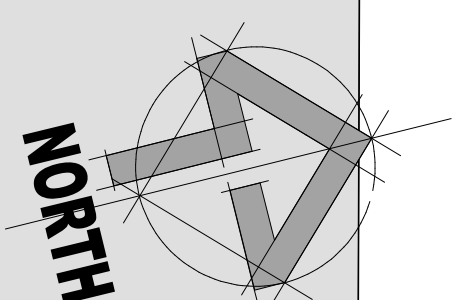


4728

4741

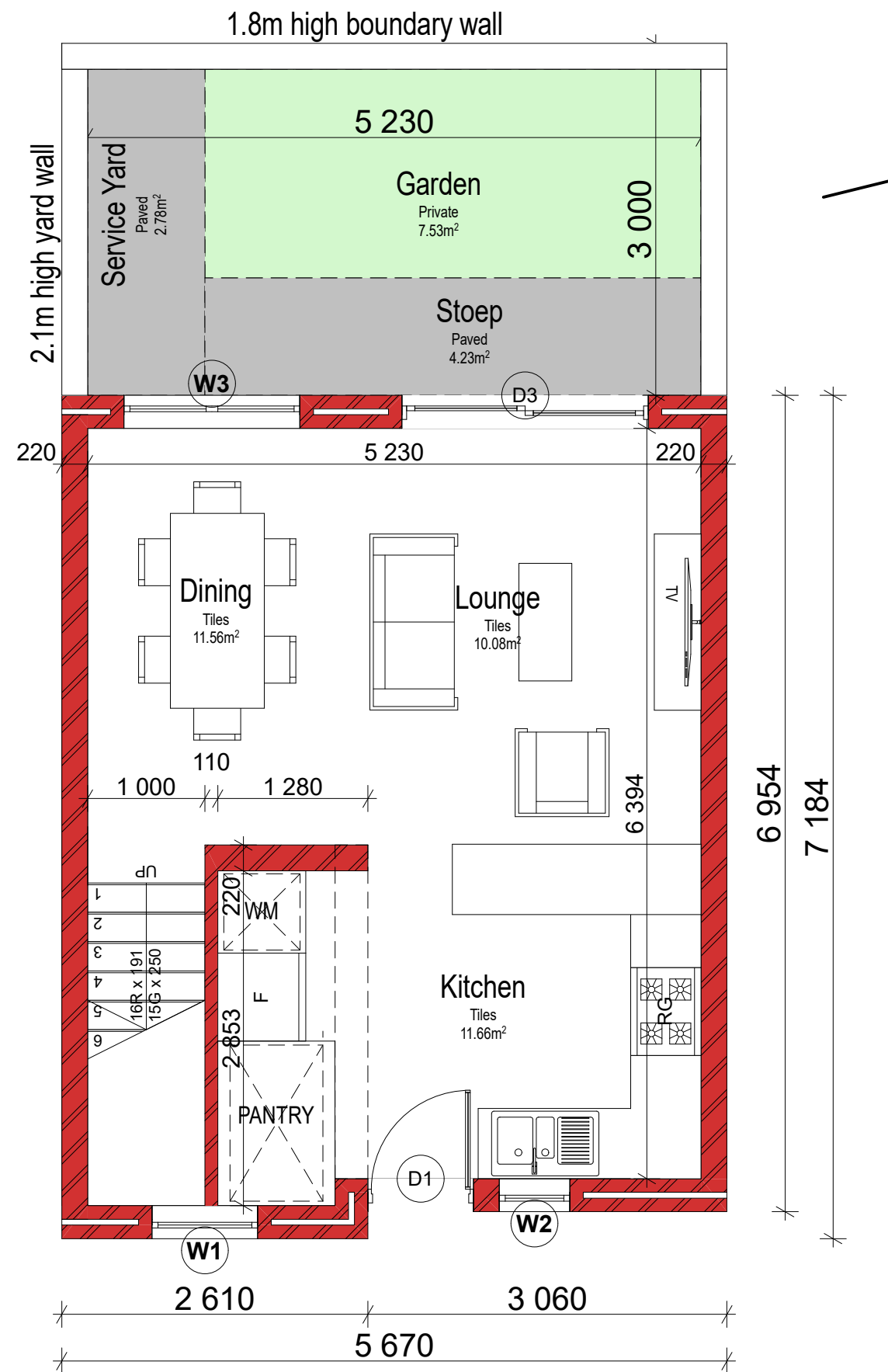
4742





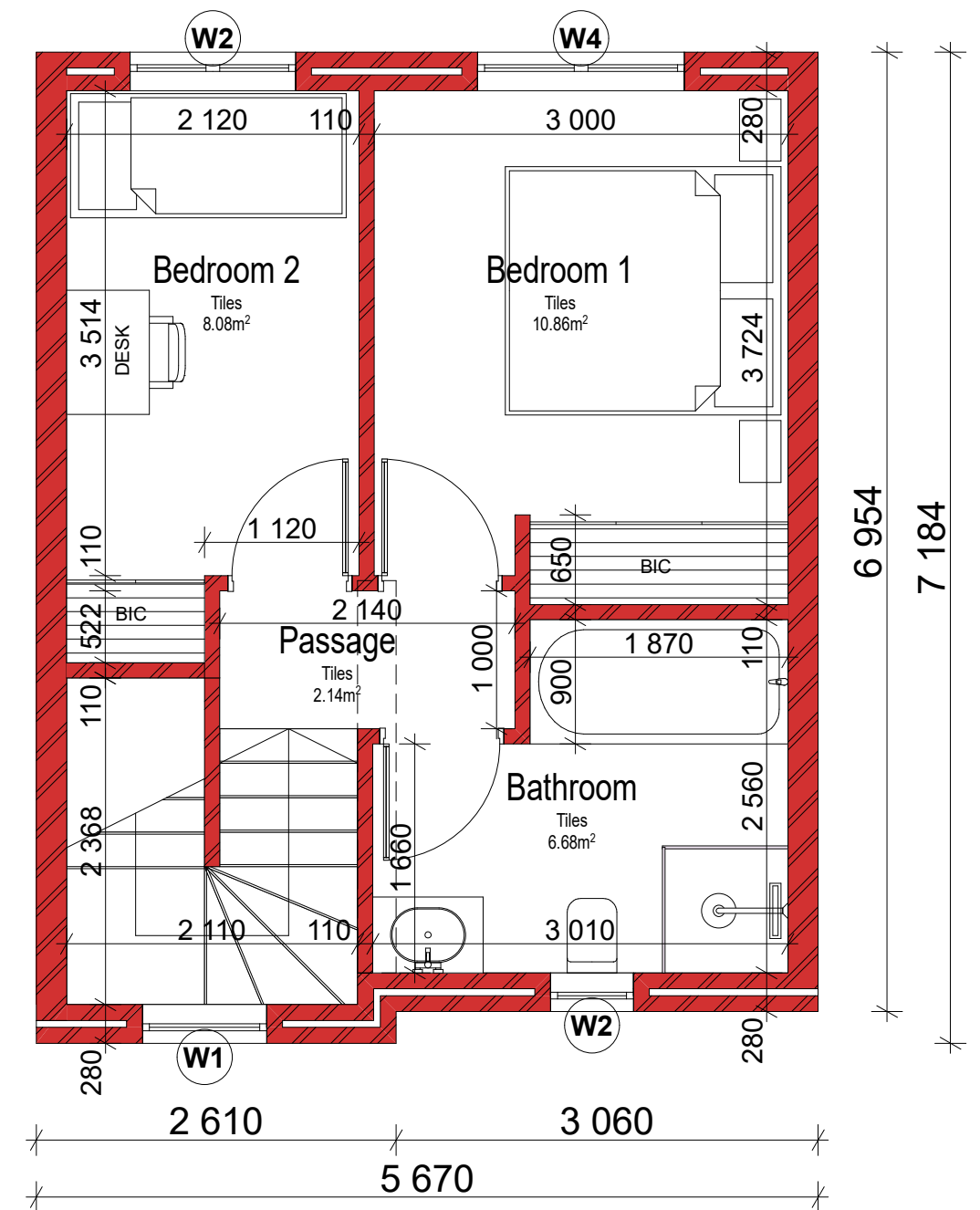
AKASIA STREET





GROUND FLOOR PLAN

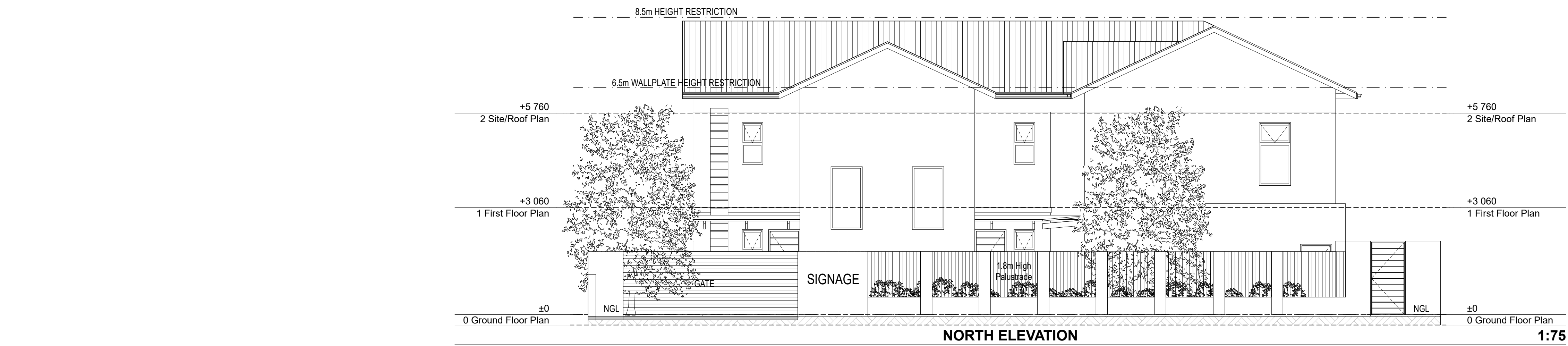
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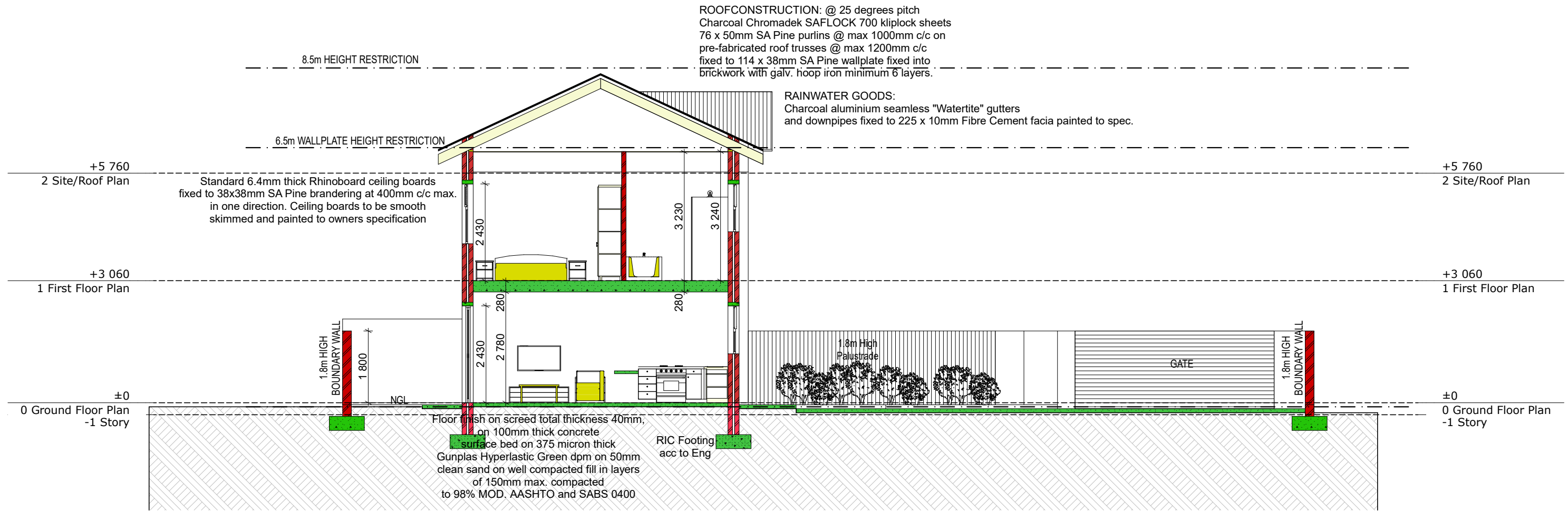


FIRST FLOOR PLAN

1:50







SECTION AA

1:100

# **ANNEXURE 10**





















# **ANNEXURE 11**



HEAD OFFICE:  
24 Bland St  
P O Box 281  
Hartenbos  
6520

Tel (044) 6912074  
Fax (044)6912075

BRANCE OFFICE:  
4A Bellville Business  
Park  
DJ Wood Street  
Bellville, 7530

Tel (021) 9454501  
Fax (021) 9454502

**Attention:** Mr. D Greeff

12 August 2022

George Municipality  
71 York Street  
George  
6530

Revision 0

Dear Sir

**APPLICATION FOR NEW ELECTRICAL SUPPLY: 10 X APARTMENTS ON ERF 4737, AKASIA STREET, GEORGE**

CVW Electrical was requested to investigate and to give a cost estimate for the new of electrical supply to Erf 4737, George. Existing capacity, 13.8 kVA (60 Amp) single phase – Single Residential. The George Municipality will only provide a low voltage Bulk Supply Point. The Municipality will not take-over any of the internal low voltage electrical reticulation services. A low voltage bulk metering kiosk with SL 7000 meter (Tariff – 2B – TOU16) will be installed at the entrance of the development.

The low voltage supply (80 A 3-Phase, BDMD) will be supplied from the existing kiosk (C1- Akasia Street) fed from SS Fifth Street (300 kVA), the existing 120 mm<sup>2</sup> 4- core Cu cable + BCC will be able to supply the extra demand required by the 10 x apartments, each unit will be fitted with a 40 Amp circuit breaker. Refer to annexure B & C showing the Retic-master simulation on the low voltage network, the existing low voltage network can handle the new/added ADMD capacity of 26.67 kVA.

The Developer must install solar and other energy efficient systems (geysers that incorporate solar/heat pump/gas water heating and LPG gas cooking), this will minimize the demand on the existing LV network.

The Developer will be responsible for all electrical upgrade costs as well as deposits and contributions paid to the Municipality at the ruling rate.

**ERF 4737 – ELECTRICAL SUPPLY CALCULATIONS**

Development Charges will be charged at the ruling rate – Municipal DC Calculator (Annexure A)

DC Charge: R 146 636.51 incl. VAT

**Existing Supply:**

Existing Supply – Domestic	①	13.8 kVA BDMD
----------------------------	---	---------------

**New Supply:**

1 x TOU Bulk Supply (3x80 Amp)	②	55.42 kVA BDMD
--------------------------------	---	----------------

or

1 x TOU Bulk Supply (3x80 Amp)	21.67 kVA ADMD
--------------------------------	----------------

Supply Circuit Breaker Size: 100 Amp

**MUNICIPAL CONTRIBUTIONS:**

DC's will be triggered by the following types of applications:

- Rezoning of land from one zone to another in order to change the permitted land uses on the site.

Consent use applications (in terms of the Zoning Scheme) where the change in land use is deemed by the municipality to result in additional utilisation of infrastructure.

**COST ESTIMATE:**

1)	DEVELOPMENT CONTRIBUTION/CHARGE (@R5300/kVA)	:	R 146 636.51
2)	PROPORTIONAL CONTRIBUTION (55.48 kVA* R 1 112.74)	:	R 61 734.82
3)	LOW VOLTAGE UPGRADING		
a)	40 m x 35 mm <sup>2</sup> 600/1000V PVC SWA 4Cr Cu Cable	:	R 17 600.00
b)	40 m x Trenching & Backfilling	:	R 4 800.00
c)	4 x 35 mm <sup>2</sup> PVC SWA Terminations	:	R 3 000.00
c)	AMR TOU Bulk Meter – SL7000 (inside 6Way D/D Kiosk)	:	R 28 000.00
d)	Metering Kiosk	:	R 6 000.00
e)	Supply kiosk on erf boundary	:	R 6 500.00
f)	125 A CB at Kiosk	:	R 5 000.00
g)	100 A CB Supply Kiosk	:	R 5 000.00
g)	P & G	:	R 8 000.00
	SUBTOTAL	:	<u>R 83 900.00</u>
	10 % CONTINGENCIES	:	R 8 390.00
	12.5% PROFESSIONAL FEES	:	<u>R 18 000.00</u>
	SUBTOTAL	:	R 110 290.00
	15 % VAT	:	<u>R 16 543.50</u>
	Grand Total	:	<u><b>R 126 833.50</b></u>

We hereby require an approval letter from the Municipality to proceed with the above-mentioned electrical connection.

Please contact me if you have any queries.

Yours faithfully



A handwritten signature in black ink, consisting of a stylized 'J' or 'B' followed by a long horizontal stroke.

CVW ELECTRICAL

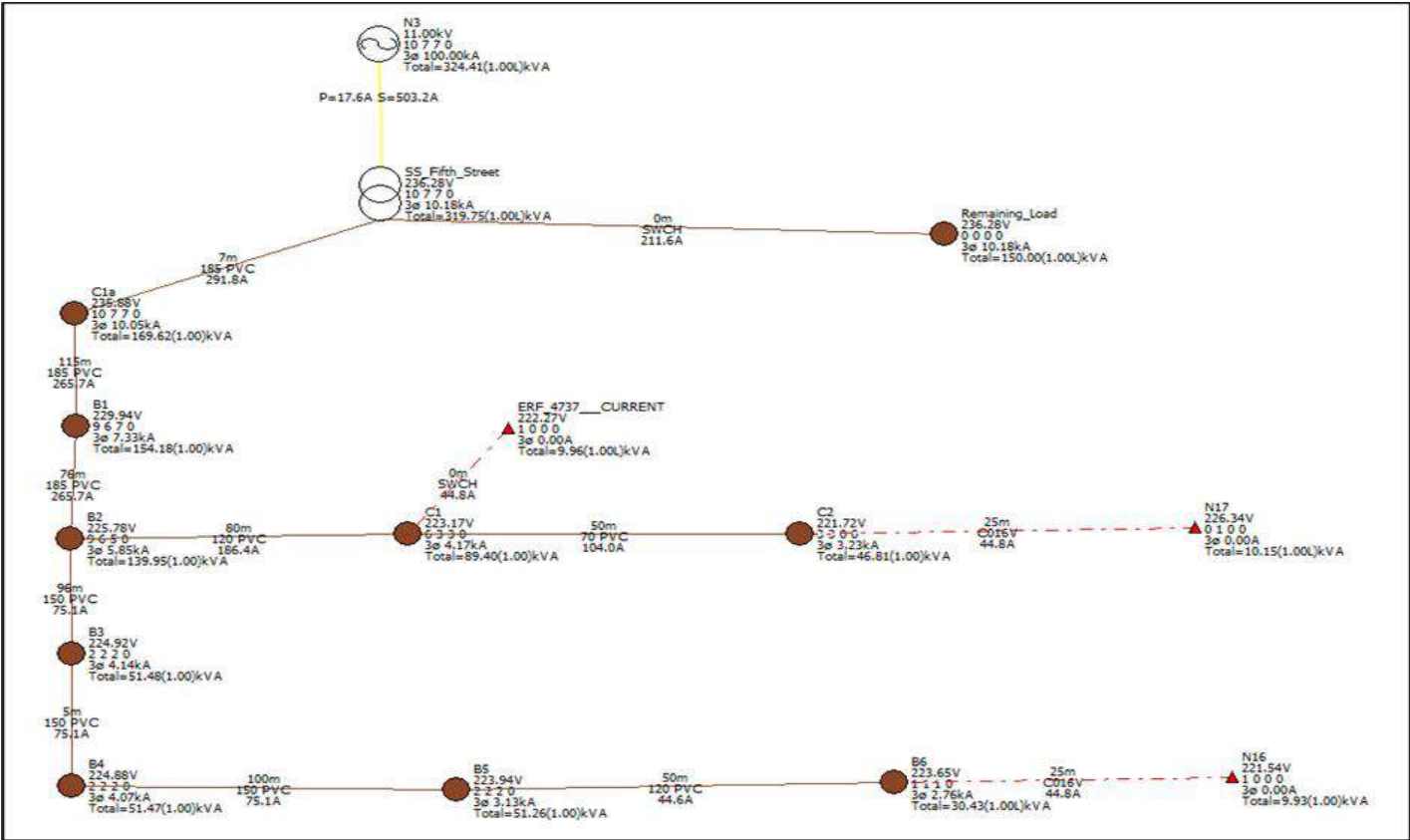
JB SNYMAN Pr Tech Eng

Y:\CVW Projects\ME - PRIVATE DEVELOPMENTS\ME 1904 - Erf 4737 Loerie Park George ~ Bianca Mangiarottie\Power Application\Power Application\_Erf 4737\_Loerie Park.docx

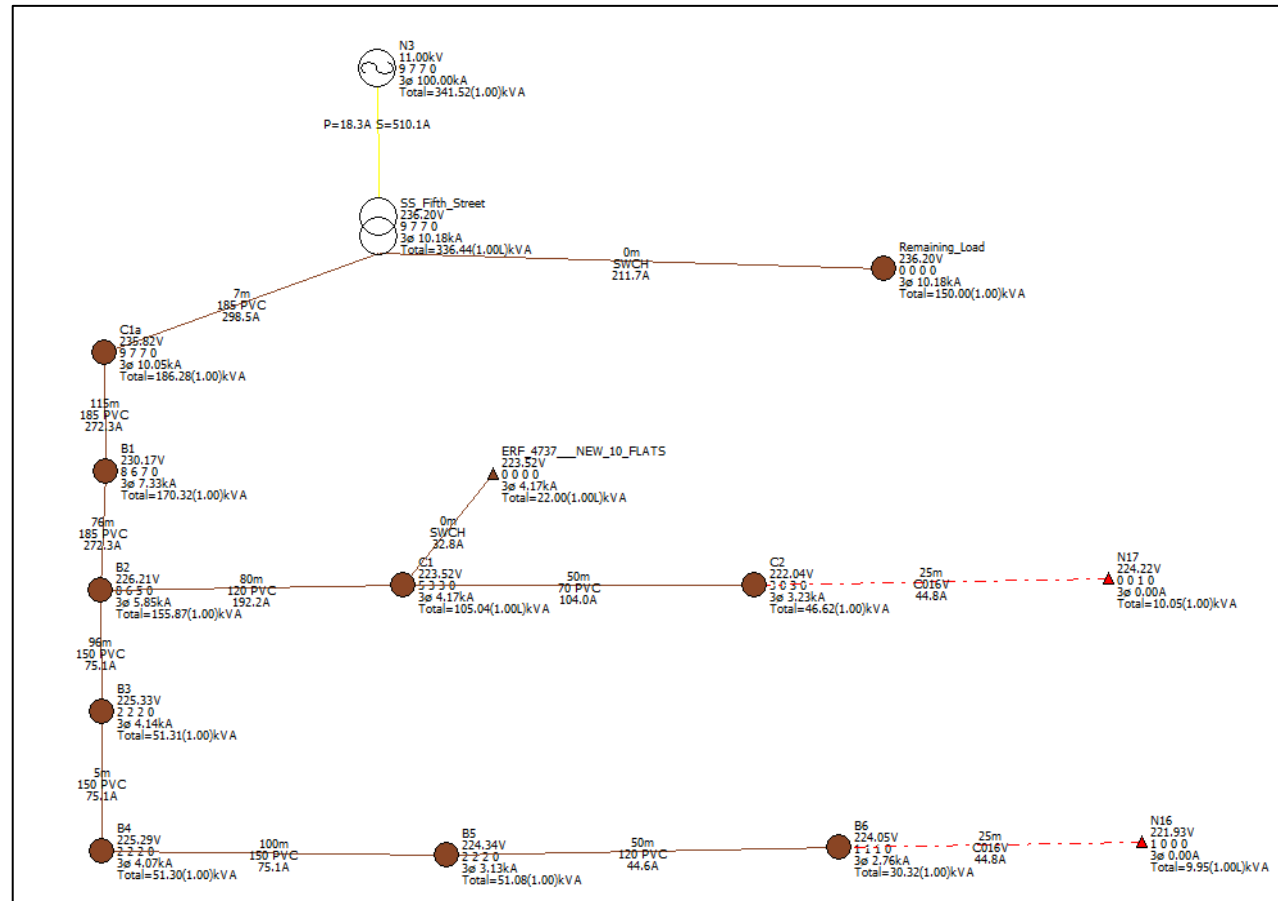
# Annexure A: DC Charges

Development Charges Calculator				Version 1.00		2022/07/01	
				Erf Number	4737		
				Allotment area	George		
				Elec DCs Area/Region	George Network		
				Elec Link Network	LV		
				Elec Development Type	Normal		
				Developer/Owner	B Buitendacht		
				Erf Size (ha)	1347,76		
				Date (YYYY/MM/DD)	2022-07-25		
Current Financial Year				2022/2023			
Collaborator Application Reference				0			
Code	Land Use		Unit	Total Existing Right		Total New Right	
RESIDENTIAL				Units	Units	Units	
	Single Res > 1000m² Erf (Upmarket)		unit		1		
	Flat <100m²		unit			10	
OTHERS					kVA	kVA	
Is the development located within Public Transport (PT1) zone?				Please select <input checked="" type="button" value="Yes"/>			
Calculation of bulk engineering services component of Development Charge							
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricity	kVA	5,78	21,67	R 8 022,58	R 127 510,01	R 19 126,50	R 146 636,51
Total bulk engineering services component of Development Charge payable					R 127 510,01	R 19 126,50	R 146 636,51
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George Calculated (ETS):  Signature : _____ Date : July 25, 2022							
NOTE : In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month							
Notes: For estimate purposes only							
Departmental Notes:							



## Annexure B: Existing LV Network (As Built)



### Annexure C: Existing LV Network (New supply)



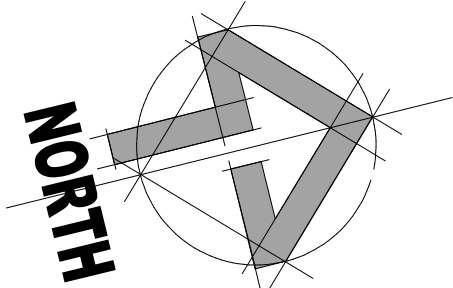


Development Charges Calculator				Version 1.00		2022/07/01	
				Erf Number	4737		
				Allotment area	George		
				Elec DCs Area/Region	George Network		
				Elec Link Network	LV		
				Elec Development Type	Normal		
				Developer/Owner	B Buitendacht		
				Erf Size (ha)	1347,76		
				Date (YYYY/MM/DD)	2022-07-25		
				Current Financial Year	2022/2023		
				Collaborator Application Reference	0		
Code	Land Use		Unit	Total Existing Right		Total New Right	
<b>RESIDENTIAL</b>				Units	Units	Units	
	Single Res > 1000m² Erf (Upmarket)		unit		1		
	Flat <100m²		unit				10
<b>OTHERS</b>					kVA		kVA
Is the development located within Public Transport (PT1) zone?				Please select			
				Yes			
<b>Calculation of bulk engineering services component of Development Charge</b>							
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricity	kVA	5,78	21,67	R 8 022,58	R 127 510,01	R 19 126,50	R 146 636,51
Total bulk engineering services component of Development Charge payable					R 127 510,01	R 19 126,50	R 146 636,51
<b>Link engineering services component of Development Charge</b>							
<b>Total Development Charge Payable</b>							
City of George							
Calculated (ETS): 							
Signature : _____							
Date : July 25, 2022							
NOTE : In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month							
Notes: For estimate purposes only							
Departmental Notes:							

For the internal use of Finance only

Service	Financial codeUKey number	Total
Electricity	20160623 021336	R 146 636,51
		R 146 636,51





SITE DEVELOPMENT PLAN

1-500

# **ANNEXURE 12**

**LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM**

**PLEASE NOTE:**

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

**PART A: PARTICULARS**

Reference number: **Collab No. 2344696**

Purpose of consultation: **To consult a Municipal town planner on their opinion on the said development**

Brief proposal: **Proposed Rezoning and Departure**

Property description: **Erf 4737, George**

Date: **04 July 2022**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Municipality	044 801 9477	<a href="mailto:ihuyser@george.gov.za">ihuyser@george.gov.za</a>
Official	Robert Janse van Rensburg	George Municipality	044 801 9555	<a href="mailto:rhjansevanrensburg@george.gov.za">rhjansevanrensburg@george.gov.za</a>
Pre-applicant	Delarey Viljoen	DELplan Consulting	044 873 4566	<a href="mailto:planning@delplan.co.za">planning@delplan.co.za</a>

**Documentation provided for discussion:**

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



1. Title deed
2. Locality Map (in text and attached)
3. SG Diagram
4. Plan (no plan yet)

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

*(If so, please provide a copy of the minutes)*

### Comprehensive overview of proposal:

YES	NO
-----	----

The property is located at 5 Akasia Street, Eastern Ext., and measures 1348m<sup>2</sup> in extent.

Akasia Street has been earmarked as 'n area focused on providing higher density housing opportunities. The zoning viewer also confirms the latter as multiple properties located along this this street, are zoned as General Residential Zone III, General Residential Zone II and General Residential Zone IV respectively.

The prospective owner wants to rezone the property to General Residential Zone IV for flats. *(Later changed to Town housing – General Residential Zone III- in following pre-app.* A “possible” departure will also be needed from the parking requirements. The property is, however, close to a bus route in this regard.



The zoning viewer does, however, show that the property is zoned as General Residential II, but according to the owner they are not aware of that and will have to be checked formally.

The application would entail the following:



1. Rezoning to General Residential Zone IV
2. Departure from the parking requirements

## PART C: QUESTIONNAIRES

### SECTION A:

#### DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

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

<b>Y</b>	<b>N</b>	Serving of notices (i.e. registered letters etc.)	R
<b>Y</b>	<b>N</b>	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
<b>Y</b>	<b>N</b>	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
<b>Y</b>	<b>N</b>	Placing of final notice (i.e. Provincial Gazette etc.)	R
<b>TOTAL APPLICATION FEE* (VAT excluded):</b>			To be Confirmed

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

### **SECTION B:**

#### **PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES**

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

<b>Yes – Departure in terms Development Parameter a) 60 Units per Hectare Density</b> <b>Departure in terms of parking to PT1 requirements.</b>	
--	--

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

**SECTION C:**

**CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE**

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		X		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) ( <del>strikethrough irrelevant</del> )		X		National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		X		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		X		SANParks / CapeNature
Will the proposal require comments from DEFF?		X		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? ( <del>strikethrough irrelevant</del> )		X		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

#### **SECTION D:**

#### **SERVICE REQUIREMENTS**

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

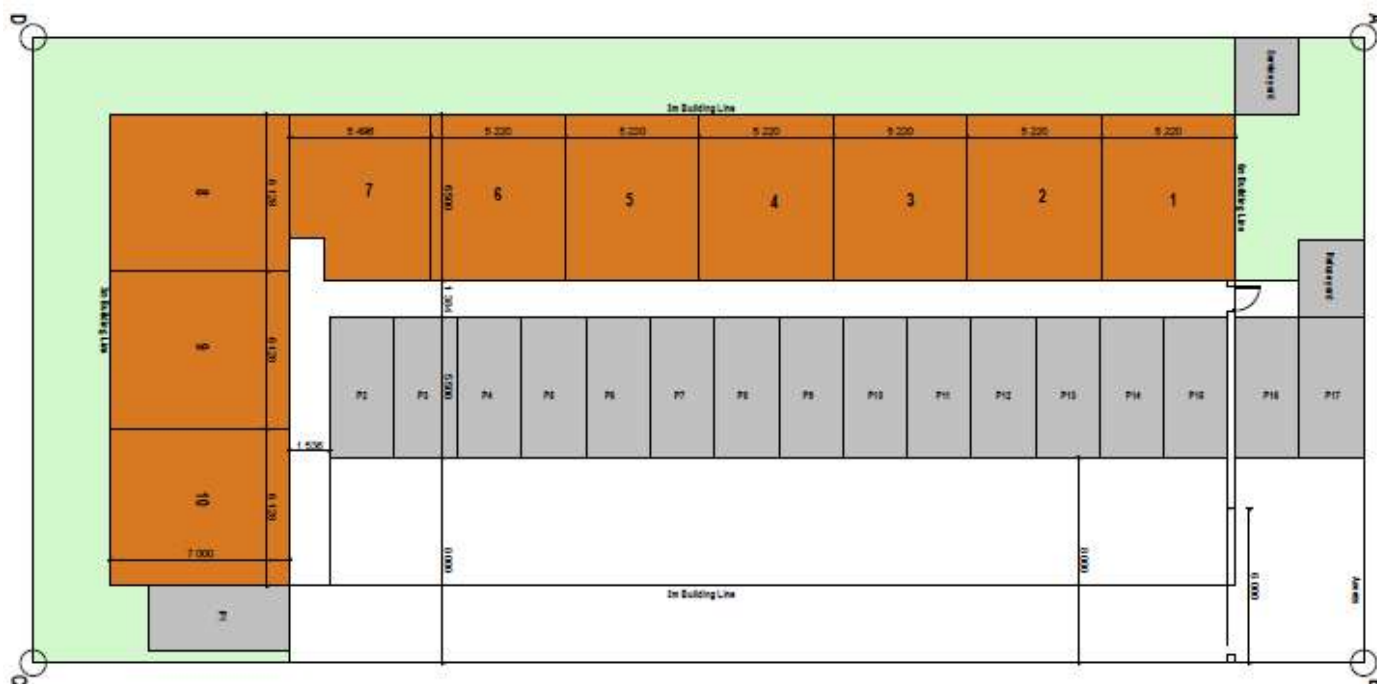
**PART D: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION**

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

		(strikethrough irrelevant)				
Y	N	Other (specify)		Y	N	Required number of documentation copies

## PART F: SUMMARY / WAY FORWARD

Pre-Application meeting dated 6 & 13 July 2022 refers (applicant present). Layout as presented at meeting below.



### Town Planning:

- Stacking distance of at least 6m and all other measurements to be indicated on the site layout plan (including access width, building lines, parking etc.)
- To provide parking and access as per the requirements set in Section 42 and 45 of the George Integrated Zoning Scheme.
- Application for PT1 parking provision may be considered.
- Consider removing excess manoeuvrability space to provide additional landscaping. Standard dimensions: Parking 5mx2.5m with 7.5m manoeuvrability.
- Consider General Residential Zone III zoning.
- Service yards to be incorporated in the layout.
- It is advised that the number of units not exceed 10 units, as it already deviates from the 60 units per Hectare development parameter under Town Housing and more units will compromise the open space on the property.
- Consider smaller units at 8, 9 & 10 to create additional space for landscaping/functional open space.



- The layout should be considered in terms of functional recreational open space within the development (to be shown on the site layout plan) viz. Play area for kids.
- Need to address compliance with MSDF, SPLUMA, Zoning Scheme etc.
- Engineering services reports may be requested.

#### **CES**

- PT1 may be supported. All parking must be on site with a minimum of 7.5meter stacking distance required.

#### **ETS**

- Electrical Engineer to be appointed

### **ART F: SUMMARY / WAY FORWARD**

Refer to the comments in part E.

OFFICIAL: **Robert Janse van Rensburg**

Town Planner



SIGNED: \_\_\_\_\_

DATE: 20/07/2022

PRE-APPLICANT: **Delarey Viljoen**

(FULL NAME)



SIGNED: \_\_\_\_\_

DATE: 04/07/2022

OFFICIAL: **Ilané Huyser**

(Senior Town Planner)



SIGNED: \_\_\_\_\_

DATE: 25.07.2022

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

# **ANNEXURE 13**



## 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	<a href="mailto:planning@delplan.co.za">planning@delplan.co.za</a>		
Tel	044 873 4566	Fax	
		Cell	082 808 9624

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

Registered owner	Afrikaine (Pty) Ltd		
Address	n/a		
	n/a	Postal code	n/a
E-mail	<a href="mailto:biancabb1993@gmail.com">biancabb1993@gmail.com</a>		
Tel		Fax	
		Cell	076 288 9595

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 4737, George					
Physical Address	5 Akasia Street, George					
GPS Coordinates	Lat: -33.965520   Lon: 22.485545		Town/City		George	
Current Zoning	Single Residential Zone I	Extent		Are there existing buildings?	Y	N
Current Land Use	Dwelling house					
Title Deed number & date	38223/22					
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.
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Official's name	Ilané Huyser	Reference number	2344696	Date of consultation	20 July 2022
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**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 4737, George

**PART F: DETAILS OF PROPOSAL**

**Brief description of proposed development / intent of application:**

The application for .... entails the following:

**1. Rezoning** in terms of Section 15(2) (a) of the George Municipality: Land Use Planning By-Law, 2015 of Erf 4737, George from Single Residential Zone I to General Residential Zone III to allow for 10 town housing units.

**2. Departure** in terms of Section 15(2) (b) of the George Municipality: Land Use Planning By-Law, 2015 on Erf 4737, George from:

- the 5m northern street building line to 1m for a maintenance room.
- the parking requirements from "Normal Area" to "PT1" to allow 13 parking bays in lieu of 23.
- departure from the maximum density of 60 units per hectare to allow a gross density of 74 units per hectare.

**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	
Minimum and additional requirements:			
Y	N	N/A	Conveyancer's Certificate
Y	N	N/A	Proposed Subdivision Plan (including street names and numbers)
Y	N	N/A	Consolidation Plan
Y	N	N/A	Site Development Plan
Y	N	N/A	Abutting owner's consent
Y	N	N/A	<del>Copy of Environmental Impact Assessment (EIA) /</del> <del>Heritage Impact Assessment (HIA) /</del> <del>Traffic Impact Assessment (TIA) /</del> <del>Traffic Impact Statement (TIS) /</del> <del>Major Hazard Impact Assessment (MHIA) /</del> <del>Environmental Authorisation (EA) /</del> <del>Record of Decision (ROD)</del> <del>(strikethrough irrelevant)</del>
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes

Y	N	Site layout plan	
Y	N	N/A	Land Use Plan / Zoning plan
Y	N	N/A	Phasing Plan
Y	N	N/A	Copy of original approval letter (if applicable)
Y	N	N/A	Landscaping / Tree Plan
Y	N	N/A	Home Owners' Association consent
Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Required number of documentation copies <b>2 copies</b>
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 Installations Regulations			National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)



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. <b>N/A</b>				
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:

**19/08/2022**

Full name:

**DELAREY VILJOEN**

Professional capacity:

**PROFESSIONAL PLANNER**

SACPLAN Reg. Nr:

**A/1021/1998**