

COPYRIGHT: This drawing is the copyright of DELplan Urban & Regional Planning. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a Professional Land Surveyor. Any discrepancies should please be reported to DELPlan immediately.

KOPIEREG: Die kopiereg van hierdie tekening behoort aan DELplan Stads- & Streekbeplanning. 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.

PROJECT: Proposed subdivision & rezoning for GHDEVCO (Pty) Ltd

PROJEK:

DESCRIPTION: Erven 194, 208, 209, 914, 915 & 1764, Blanco, George

BESKRYWING:

TITLE: Consolidation plan

TITEL:

NOTES:

1. Consolidation in terms of Section 15(2)(e) of the George Municipality: Land Use Planning By-Law (2015) of Remainder Erf 194, Remainder Erf 208, Remainder of Erf 209, Erf 1764, Erf 914 & Erf 915, Blanco (±16,257.46m²).

NOTAS:

A3 Scale:  1:750

Tel: 044 873 4566 • Email: planning@delplan.co.za
www.delplan.co.za



DELPLAN
CONSULTING

URBAN & REGIONAL PLANNERS

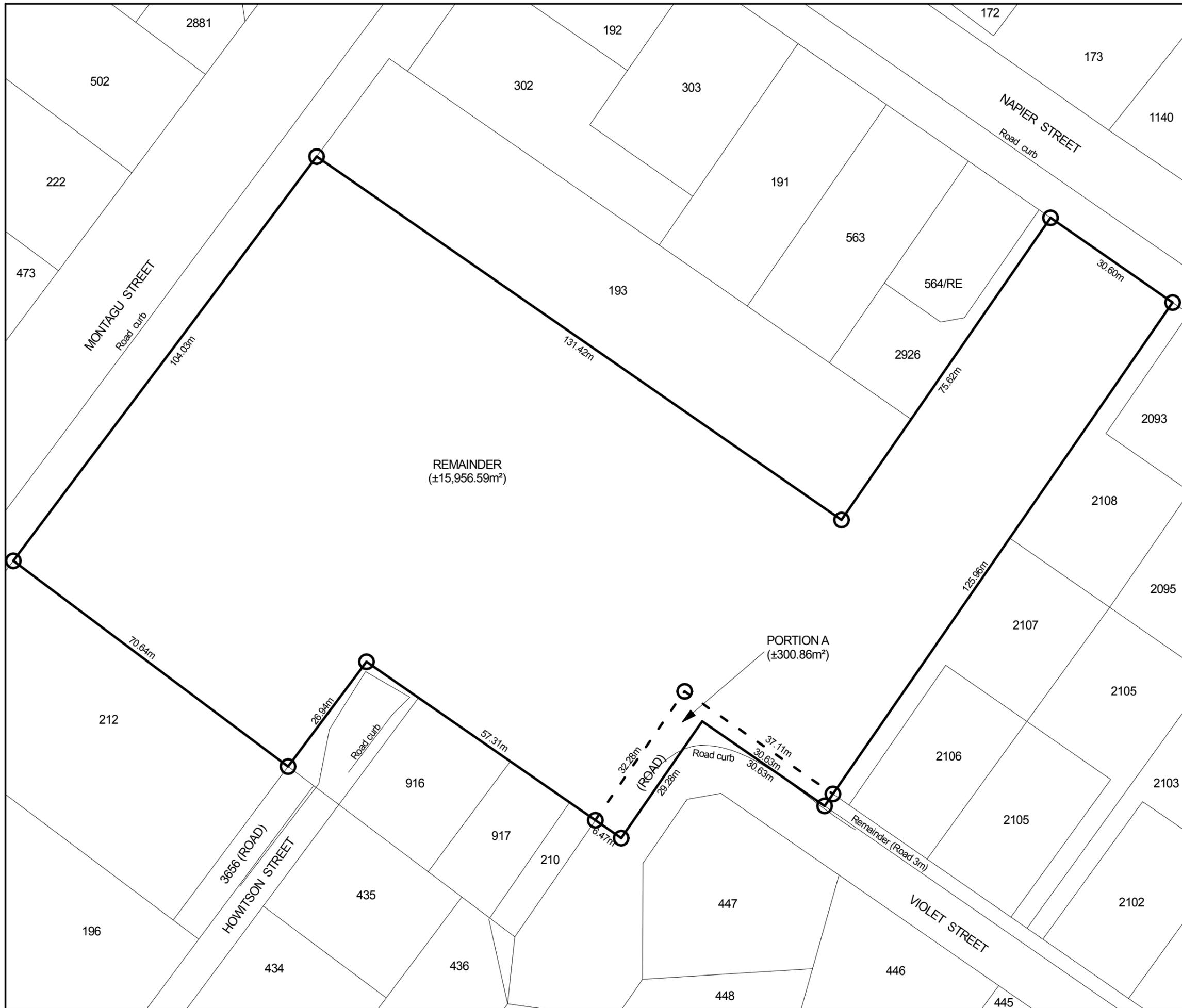
DESIGNED: DV
DESIGNED: DV

DRAWN: MV
GETEKEN: MV

FILE PATH: 1124/GEO/20/Tek/SKF
PLAN NO: CONSOL1

DATE: JUNE 2021
DATUM: JUNE 2021

PLAN NAME: ANNEXURE
PLAN NAAM: ANNEXURE



COPYRIGHT: This drawing is the copyright of DELplan Urban & Regional Planning. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a Professional Land Surveyor. Any discrepancies should please be reported to DELPlan immediately.

KOPIEREG: Die kopiereg van hierdie tekening behoort aan DELplan Stads- & Streekebeplanning. 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.

PROJECT: Proposed subdivision & rezoning for GHDEVCO (Pty) Ltd

PROJEK: Proposed subdivision & rezoning for GHDEVCO (Pty) Ltd

DESCRIPTION: Erven 194, 208, 209, 914, 915 & 1764, Blanco, George

BESKRYWING: Erven 194, 208, 209, 914, 915 & 1764, Blanco, George

TITLE: Subdivision plan

TITEL: Subdivision plan

NOTES: 1. Subdivision in terms of Section 15(2) (d) of the George Municipality: Land Use Planning By-Law (2015) of consolidated erven (±16,257.47m²), Blanco into Portion A (±300.86m²) and Remainder (±15,956.59m²), Blanco.

NOTAS: 1. Subdivisie in terme van Afdeling 15(2) (d) van die George Munisipaliteit: Land Use Planning By-Law (2015) van gekonsolideerde erven (±16,257.47m²), Blanco in Portion A (±300.86m²) en Residu (±15,956.59m²), Blanco.

A3 Scale:  1:750

Tel: 044 873 4566 • Email: planning@delplan.co.za
www.delplan.co.za



DELPLAN
CONSULTING

URBAN & REGIONAL PLANNERS

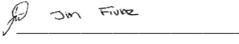
DESIGNED: DV
DESIGNED: DV

DRAWN: MV
DRAWN: MV

FILE PATH: 1124/GEO/20/Tek/SKF
PLAN NO: SUB1

DATE: JUNE 2021
DATUM: JUNE 2021

PLAN NAME: ANNEXURE
PLAN NAAM: ANNEXURE

CES Development Charges Calculator		Version 3.00		June 2020		
		Erf Number	194, 208, 209, 914, 915 & 1764			
		Allotment area	Blanco			
		Water & Sewer System	George System			
		Road network	Blanco			
		Developer/Owner	Cape Estates Properties Outeniqua PTY LTD			
		Erf Size (ha)	0,0346			
		Date (YYYY/MM/DD)	2021-09-26			
Current Financial Year	2021/2022					
Collaborator Application Reference	1920234					
Code	Land Use	Unit	Total Existing Right		Total New Right	
RESIDENTIAL			Units		Units	
	Single Res > 1000m² Erf (Upmarket)	unit	6			
GENERAL BUSINESS			m² Erf	FAR	m² GLA	
	Business Centre (Park)	m² GLA		1	5 496,00	
Is the development located within Public Transport (PT1) zone?			Please select		Yes	
Calculation of bulk engineering services component of Development Charge						
Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
Roads	trips/day	525,60	R 1 936,97	R 1 018 071,05	R 152 710,66	R 1 170 781,71
Sewerage	kl/day	35,36	R 43 481,05	R 1 537 559,51	R 230 633,93	R 1 768 193,43
Water	kl/day	37,97	R 36 320,84	R 1 379 029,56	R 206 854,43	R 1 585 884,00
Transfer	application		R 350,00	R 0,00	R 0,00	R 0,00
Total bulk engineering services component of Development Charge payable				R 3 934 660,12	R 590 199,02	R 4 524 859,14
Link engineering services component of Development Charge						
Total Development Charge Payable						
City of George			Developer/Owner			
Calculated (CES):		JM Fivaz				
Signature :						
Date :		September 26, 2021				
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:						
Departmental Notes:						

For the internal use of Finance only

Service	Financial code/Key number	Total
Roads	20160623 020158	R 1 170 781,71
Sewerage	20160623 018776	R 1 768 193,43
Water	20160623 021593	R 1 585 884,00
Electricity	20160623 021336	R 0,00
Transfers	20160623 019267	R 0,00
		R 4 524 859,14

Development Charges Calculator				Version 1.00		2021/12/03	
				Erf Number	194/208/209/914/915		
				Allotment area	Blanco		
				Elec DCs Area/Region	George Network		
				Elec Link Network	MV		
				Elec Development Type	Normal		
				Developer/Owner	0		
				Erf Size (ha)	0		
				Date (YYYY/MM/DD)	2022-02-05		
				Current Financial Year	2021/2022		
				Collaborator Application Reference	0		
Code	Land Use		Unit	Total Existing Right		Total New Right	
RESIDENTIAL				Units	Units	Units	
	Single Res > 1000m² Erf (Upmarket)		unit		5		
OTHERS				kVA		kVA	
	Others. No further diversity applied. (as applied by consultant)		Actual kVA				643,4166
Is the development located within Public Transport (PT1) zone?				Please select			
				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	28,90	643,42	R 3 972,56	R 2 441 214,35	R 366 182,15	R 2 807 396,50
Total bulk engineering services component of Development Charge payable					R 2 441 214,35	R 366 182,15	R 2 807 396,50
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS):							
Signature :		_____					
Date :		February 5, 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:							
Departmental Notes:							

For the internal use of Finance only

Service	Financial code	Key number	Total
Electricity	20160623	021336	R 2 807 396,50
			R 2 807 396,50



☎ 044 873 4566

📠 086 616 3079

✉ PO Box 9956 George 6530

📍 79 Victoria Street George 6529

@ planning@delplan.co.za

🌐 delplan.co.za

URBAN & REGIONAL PLANNERS



Our Ref.: 1124/GEO/20

Your Ref.: 1906219

23 June 2022

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

ATTENTION: MR. CLINTON PETERSEN

Dear Mr. Petersen,

PROPOSED DEVELOPMENT: ERVEN 194, 208, REM. 209/ 914, 915 & 1764, BLANCO, GEORGE MUNICIPALITY AND DIVISION

1. Our application dated June 2021 has reference.
2. We refer to the meeting held on 3 June 2022 with a few officials of your department, including yourself.

Your department's concerns regarding certain aspects of the current application were raised and as discussed we herewith give our feedback and additional motivation as requested:

- 2.1 It was felt that the applicable zoning should rather be Business Zone II than Business Zone III. It was felt that due to the size of the centre it cannot be seen as a neighbourhood shop, and it must rather be a shop with consent uses for a Liquor shop, Restaurant and Supermarket.

The definition of shop already includes inter alia flats above ground floor, service trade and a clinic. The latter includes medical consulting rooms. No further consent uses are therefore needed.

The development parameters will be the same. We therefore request that the application as set out in paragraph 1.2 of our original application be amended as follows:

1. **Subdivision** in terms of Section 15(2) (d) of the George Municipality: Land Use Planning By-Law (2015) of the Subdivisional Area to accommodate the following zonings:
 - Portion 1 ($\pm 300.86\text{m}^2$) - Transport Zone II – Public Street -
 - Remainder ($\pm 15,956.59\text{m}^2$) - Business Zone II – Shop
2. **Consent Use** in terms of Section 15(2)(o) of the George Municipality: Land Use Planning By-Law (2015) to allow for the following consent uses on the remainder:
 - Supermarket
 - Liquor store
 - Restaurant

2.2 A further concern was the two loading zones on smaller neighbourhood streets and the anticipated heavy traffic. The streets we referred to are Howitson Street to the south-west and Napier Street north-east.

In the case of Howitson Street, it is a very short street with only 6 affected landowners. Refer to the insert below. This street will only be used for deliveries to the chemist and second smaller grocery anchor. The chemist group use only smaller trucks and bakkies for deliveries, whilst the grocer only has one large truck per day.

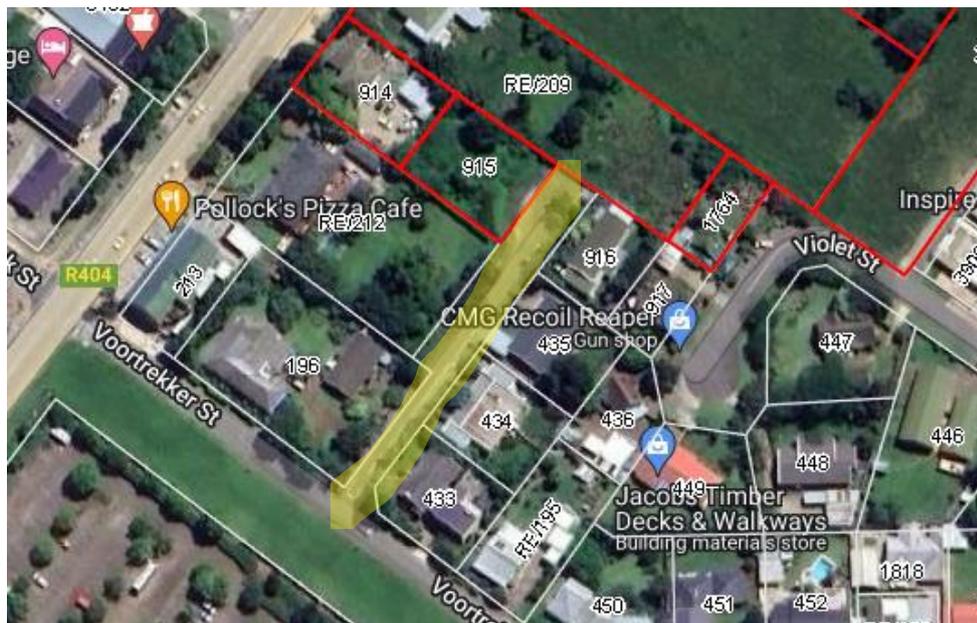


Figure 1: Howitson Street owners.

After the round of public participation and the meeting held with the owners on Howitson Street, 3 of them withdraw their objections. One of them the owner of Erf 212 also has access from Montagu Street and their property has had business rights in the past, but it has lapsed.

One of the co-owners of Erf 196 (J Meyer) has objected, but the property was at that stage going through an estate process, and the person is one of 5 co-owners. He did not have the consent of the other owners to object on their behalf and the objection should

therefore not be valid. The estate has now been finalised, and the property is on the market.

At the mentioned meeting which we also refer to in our comments on the objections, it was made clear to the concerned owners that the deliveries will be done in an orderly fashion. There will also be no pedestrian or other vehicle access as the delivery area will be closed off during and after the deliveries for the day were done. There will be no access to the shopping centre for the public from that side of Howitson Street and it will be fenced off.

In the traffic impact assessment done by SMEC they propose that Howitson Street be upgraded and widened to better accommodate service vehicles. This would mean the expropriation of a portion of Erf 196. The rest of the street already has an adequate road reserve width. The latter process will be driven by the municipality and the developer will be responsible for the cost. This was done similarly for erven 212 & 915 when they were developed in the past. The upgrade of the road will be to the benefit of all the residents in Howitson Street which currently does not comply with the George Municipality's minimum standards for a Class 5 road and has no pedestrian sidewalk. With the proposed upgrade the service vehicles would use the road in an orderly and safe manner.

The second loading zone and service area will be for the main grocery anchor off Napier Street. During the PPP only one objection was received from the owner of Erf 2926.



Figure 2: Napier Street owners

As mentioned in our comments to the objections, we met with this landowner and explained to her the site specifics and the operation of the service area. We have dealt with her concerns in the comments submitted.

Again, the findings in the TIA were that Napier Street has adequate road reserve width and that an upgrade and widening of Napier Street only westwards towards Montagu Street is proposed. This will be sufficient for the delivery and service trucks. They will enter and exit only from the Montagu Street side and would not enter or exit the other way.

Traffic calming measures could be imposed on the rest of Napier Street, but it must still be accessible for furniture removal and building material deliveries as well as refuse removal to the owners along the street, so a height restriction cannot be imposed.

As stated clearly in the TIA both the upgrades of Howitson Street and Napier Street partially will provide adequate and safe access and egress for the service and delivery vehicles.

Note that this proposed upgrade does not affect the existing street trees in this street.

- 2.3 The third issue raised was the bulk and height of the especially the main grocery anchor so deep into and close to the residential area.

During the PPP only two comments were received from owners next to the proposed large grocery anchor. The first one (Erf 2926) we dealt with partially above. The other one (Erf 3096) did not object but proposed certain mitigation measures to which our client agreed to. Her property is next to the southern entrance from Violet Street. What is of importance is that none of the other 5 landowners that is next to the larger grocery building or the service area has objected. This clearly indicated that the surrounding neighbourhood is not against the proposal.

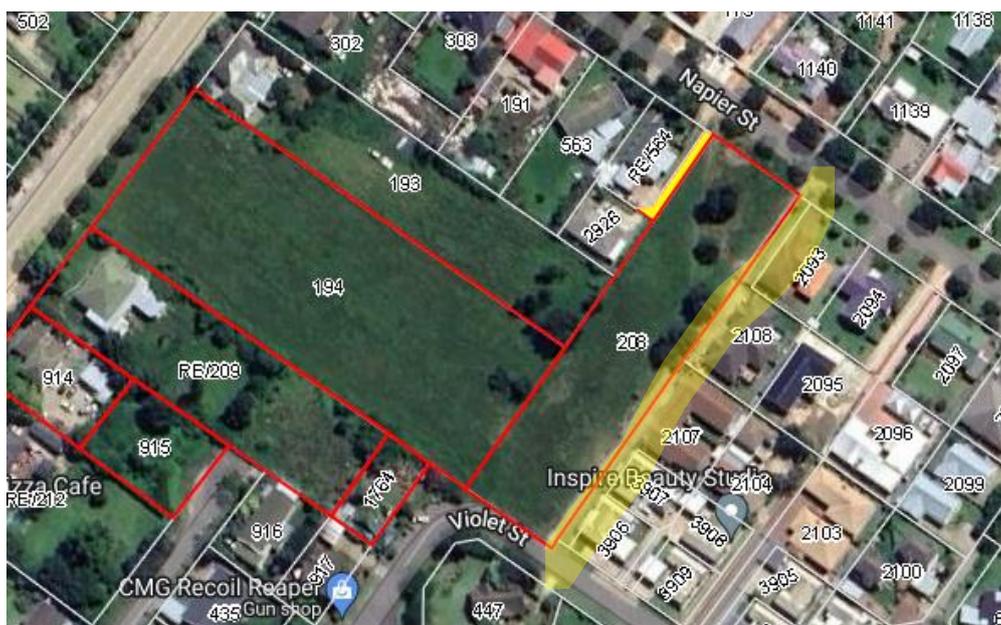


Figure 2: Violet street owner

To deal with the issue of the large and bulky building the architects have illustrated it on the sketch below that due to the fall of the properties towards the south the building will be partially sunken in and will be much lower than the level of Napier Street.

This will help to ensure that the visual impact of the large building will also be far less.

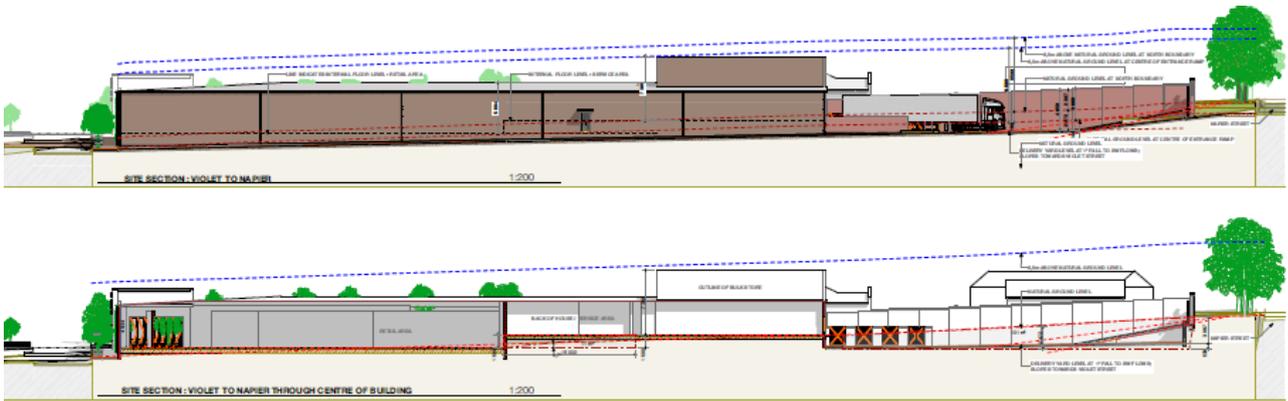


Figure 4: Sections through the larger grocery anchor

The highest part of the building will be lower than 8, 5-m from the natural ground level. Thus, lower than the height of a single dwelling house which can be 8, 5-m and far lower than flats (12-m) for instance. A height restriction of 8, 5-m can therefore be imposed on the larger grocery anchor building.



Figure 5: 3D image showing the bulk of the building and how much lower the building in the forefront will be. See how much the site falls from the buildings on Montagu Street in the background.

The building will also be set back 10-m from the erven to the south-east of it. The house of the person that commented is also more than 4-m away from the boundary as there is a 4-m wide panhandle to Erf 2107, between her and the boundary. This is clearly indicated on the figure below. A 10-m setback line can therefore be imposed along the row of erven on the south-eastern side of the site.



Figure 6: indicating the 10-m buffer as well as the setback of the houses.

The developer will erect a 2.1-m perimeter wall along the boundary with these properties as requested by the owner. This will not only screen the building it will also limit visual impact and noise pollution to an extent. The area inside the wall can also be landscaped with large trees to further break down the building's visual impact. The photo below indicates the distance the houses are away from the building. The red line is the boundary on which the 2.1-m wall will be erected. Trees can also be planted on the left side of the wall.



Figure 7: This photograph taken from Violet Street indicates the 14-m distance in total that the larger grocery anchor will be away from the houses to the right.

- 2.4 The last concern to be addressed was the deviation from the BLSDf and the forming of a new node. These matters were addressed in our motivation on p. 5 paragraph 1. 4 (Site Specific circumstances); p.15 -20 (GSDF & BLSDf). We have also dealt with some of these issues in our comments on one of the objections. It is also inside the urban edge, which discourage further greenfield developments on the edge of town.

The establishment of an adequate neighbourhood shopping centre was well researched and documented in the study by *Fernridge Solutions*. The establishment of such a centre and the attraction of multinational anchor tenants is based on various locational factors. This includes inter alia threshold population, accessibility, parking, visibility and safety and security. The anchor tenants and line shops have a mutual relationship and therefore the correct placement of these anchors is very important and strategic. In this case the placement of the larger grocery anchor the furthest away from Montagu Street is the only way to make the centre work.

In terms of the LSDF new buildings along Montagu Street must be placed close to the street to maintain the historical pattern and furthermore no large parking areas could be placed on Montagu Street. This was achieved by placing two new buildings with an interface onto Montagu Street. The proposed land uses of these two building are a coffee shop and smaller grocery anchor and the medical centre. These buildings will be attractive and restore the historical interface. It will also be inviting to pedestrians along Montagu Street. All street trees will be kept.

The design of the building located on the Northern section of Montagu Street that forms the primary portion of new construction is inspired by historical precedent that has developed in the built fabric of the surrounding townscape. This is reflected in the scale, retention of the street edge, building proportion, materiality, degree of visual interest and articulation, and the establishment of an active edge towards the street, as well as creating amenity value and an attractive, well-usable and functioning, quality environment

The larger anchor must be placed so that the central parking area can be utilised optimally. This anchor will draw shoppers into the centre where there are convenient and safe parking. It will also ensure the viability of the line shops that can only work if the anchors are placed on the right places.

Larger tenants typically create blank, internalised spaces with a minimum of active and visually interesting exteriors. These tenants have all been moved away from the street edge and the scale reduced by the surrounding placement of tenants of smaller sizes to minimise this impact on the overall scale.

Some of these tenants also have active and attractive public spaces immediately adjacent to the pedestrian areas on Montagu Street, supported by the placement of entrance doors. This will enhance the environment at a pedestrian scale and support the sustainment of this active edge. Likewise, service areas are completely obscured from public view.

These much-needed anchors in Blanco as the study showed, will not be viable as standalone shops and must be situated in a certain pattern to make the whole centre viable. The larger anchor can therefore not be situated closer to Montagu Street. Although it penetrates to a certain extent into the residential area, it is the only way this centre could work and be viable. The number of line shops and two restaurants also provide opportunities for local entrepreneurs and residents to have business. These businesses will however be only successful if the anchors thrive.

As they found the size of land that is required to develop a centre of this size was not easily available in Blanco. Two sites were evaluated and this one was found to be the best for

various reasons in the report. Mainly due to its location on a main road, size and good accessibility.

As discussed, the centre will in effect create a new node away from the focal point at the intersection of George and Montagu Streets and road to the Outeniqua Pass. In studying the BLSDF we could not find any evidence that the mentioned intersection is a commercial node, but it is rather identified as a focal point. The creation of new commercial node with strong presence along Montagu Street will in effect create a town square environment with a strong historical character. This will lead to hopefully the creation of a larger mixed-use precinct in the corner between the centre and Montagu and Napier Streets. We are certain that this development will be the catalyst to spark further commercial and residential development close by. If commercial opportunities and convenience shopping is created, it will also attract residential densification. The proposed centre will still be within 1-km walking distance for most of the residences in Blanco and would emphasise its convenience. They currently must go to George CBD or Heatherpark for these functions.

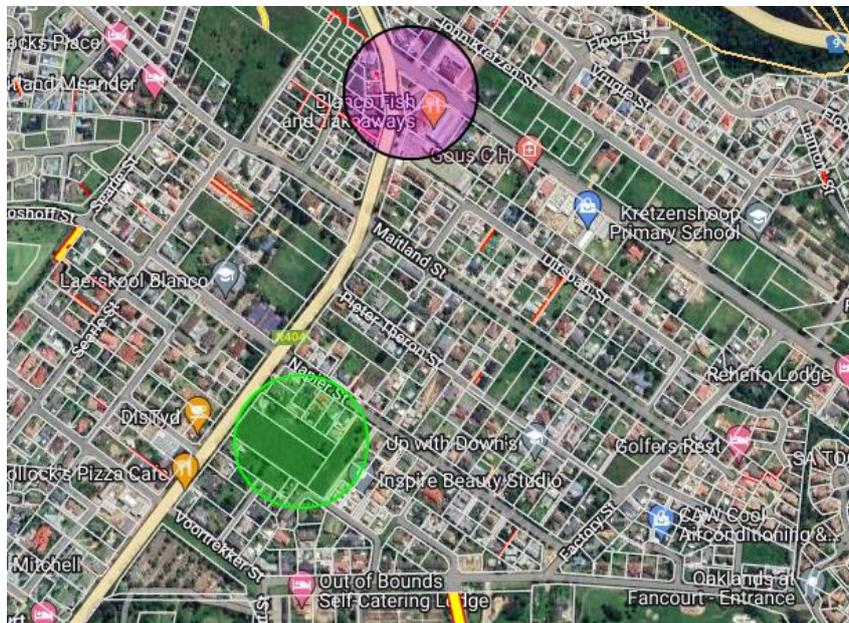


Figure 8: The purple circle indicates the focal point and the green circle the anticipated node.

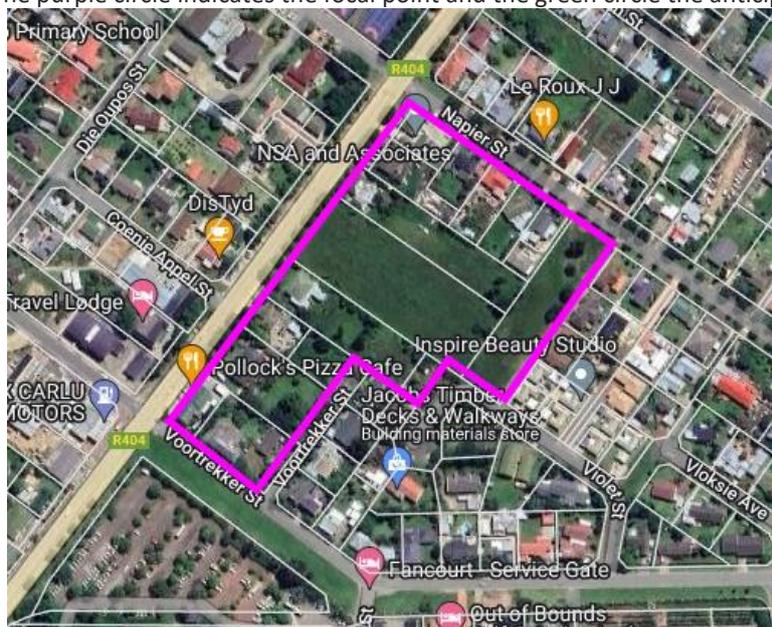


Figure 9: Potential commercial and mixed-use node

The focal point at the intersection as stipulated in the BLSDF would and should not be neglected, but due to accessibility constraints and small erven surrounding it, it could never be a strong centre. Smaller commercial and residential developments around the focal point is achievable. This will be driven by the development of the proposed bus terminus earmarked in the area. Special care should however be made to ensure pedestrian safety.

These higher order roads that forms the focal point also break it up as access to these properties surrounding it will not be possible if further development is needed. As mentioned, the properties are small and could not be used for the size centre that was approved. Table E in the document also emphasise the creation of local convenience businesses in the precinct. This is exactly what is proposed.

2.5 In conclusion we are of the opinion that we have proved the acceptance of the location of the shopping centre and especially the creation of a potential commercial node. Site specific circumstances have been proved as well.

2.5.1 The placement of especially the larger grocery anchor is crucial to the overall success of the centre and the line shops. If it cannot be placed there the development is not possible at all.

2.5.2 The developer has achieved the placement of two focus buildings close to Montagu Street as specified in the LSDF and therefore maintaining the historical character along Montagu Street. These buildings will also together with the proposed landscaping screen of the large parking area at the back.

2.5.3 The GSDF and BLSDF emphasise the importance of Blanco as a secondary business node in the larger city. This development will strengthen it furthermore.

2.5.4 It identifies precinct D, in which the development falls, as a revitalisation area. The large vacant piece of land has been lying empty and neglected for many years now. No viable development options were explored the past decade by developers. Fortunately for our client the largest portion of this land belonged to one owner except for one small piece. This makes it easier to put together a project such as this. The land was only available in one package and therefore difficult for smaller developers to buy pieces.

2.5.5 The issue about the height and bulk of the larger grocery anchor was addressed by showing that the building will be much lower as anticipated and that a height restriction of 8, 5-m can be imposed. This will be the same height as potential houses or much lower than flats. The building will also be sunken lower than the Napier Street level. This will also be much lower than the two houses north-west of the building and service area. a 2, 1-m perimeter wall will also screen of the building and service area.

2.5.6 Furthermore a 10-m setback line can be imposed away from the residences to the south-east. This would effectively be a 14-m setback as there are 4-m wide panhandles along the boundary. A 2, 1-m perimeter wall will also be erected and if possible, also trees planted to screen the building and service area. These ample setback lines will ensure that no sunlight and views of the owners along the south-eastern side is affected. Only staff will be allowed to park at the back of the main grocery anchor. There will also be a vehicle height imposed to ensure that no delivery vehicles exit towards Violet Street.

2.5.7 The issue of potential noise pollution from air-conditioning and refrigeration units would be mitigated by placing the units in the back of house areas as far as possible away from surrounding residences. The area would be made soundproof via bund walls and sound attenuation panels. The noise levels will be within the allowable range as prescribed by the applicable municipal By-laws and legislation.

2.5.8 The issue of the use of Howitson and Napier (partially) Streets for the deliveries to the anchor tenants was addressed in the TIA and Engineering Services Report. The roads will be upgraded accordingly to handle these deliveries in a safe and sufficient way. The upgrades will also be to the benefit of especially the Howitson Street residents as the road there currently does not comply to the George Municipality's minimum standards for a Class 5 road. As explained to these residents during the public participation process these service areas will be well managed and closed off to the public and employees of the centre. They will be properly screened off and enclosed and will also provide a safety barrier for the surrounding residences which is currently not the case. Deliveries will be made in an orderly fashion and will be managed by the centre management which is not the case when only individual businesses exist.

Several the objections were withdrawn after our meeting with the concerned landowners. The fact that there was general acceptance from most of the surrounding landowners should also be a determining factor. It is clear indication that the proposed land uses are well accepted and needed in the area.

2.5.9 The off-street parking next to the restaurant at the Violet Street entrance has been removed on the attached revised SDP. With the new zoning proposal of Business Zone II, the allocation of parking as confirmed by the TIA is still achievable on site. There are in fact 4 parking bays extra.

2.5.10 The acceptance of both Heritage Western Cape and the Western Cape Province Department of Transport of the proposal with strict conditions and mitigation is also a clear indication that the development can be accepted.

2.5.11 The proposed zoning also does allow for flats above ground floor. If the developer in future want to develop flats, it could be achieved barring the parking requirements could be achieved.

We herewith request that these further motivation and documents will serve to provide sufficient reasoning to allow the centre as proposed. The development at large will be to the benefit and convenience of the whole Blanco community. It will hopefully spark much needed urban renewal close by and contribute to an integrated and well-functioning residential and commercial hub for Blanco.

The market study emphasised the importance of the centre for the community as well as the potential local employment opportunities.

Please feel free to contact or engage with us or the team if there are any uncertainties or unclear issues.

Yours faithfully
DELPLAN Consulting



DELAREY VILJOEN Pr. Pln

<https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2020/1124-GEO-20/Korrespondensie/2022/adendum/Amendment20.06.2022.doc>

Cc: GHDEVCO (PTY) LTD

**PROPOSED DEVELOPMENT ON ERVEN 194, 208, Rem. 209, 914, 915 & 1764,
BLANCO, MONTAGU STREET, GEORGE MUNICIPALITY AND DIVISION**



FOR: GHDEVCO (PTY) LTD



DELPLAN
CONSULTING

URBAN & REGIONAL PLANNERS

CONTENTS

1.	INTRODUCTION	3
1.1	TITLE DEEDS.....	3
1.2	APPLICATION	4
1.4	SITE-SPECIFIC CIRCUMSTANCES.....	5
1.5	PRE-APPLICATION	5
2	DEVELOPMENT PROPOSAL	7
2.1	PROPOSED DEVELOPMENT	7
2.2	PARKING AND ACCESSIBILITY	8
2.3	ENGINEERING SERVICES.....	9
3	CONTEXTUAL INFORMATION	10
3.2	LOCALITY	10
3.3	EXISTING LAND USES	11
3.4	ZONING	13
3.5	SITE CHARACTERISTICS.....	14
4	RELEVANT SPATIAL PLANNING POLICIES	15
4.1	EXISTING POLICY FRAMEWORKS.....	15
4.1.1	George Municipal Spatial Development Framework – GSDF (2019)	15
4.1.2	Blanco Local Spatial Development Framework (2015)	17
5	MOTIVATION	19
5.1	CONSISTENCY WITH STATUTORY FRAMEWORKS.....	19
5.1.1	SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013) (SPLUMA)	20
5.1.2	Land Use Planning Act (LUPA)	23
5.1.3	George Integrated Zoning Scheme By-Law (2015).....	24
5.1.4	Compliance / consistence with spatial policy directives	24
5.1.5	Desirability	24
5.2	SOCIAL IMPACT OF THE PROPOSED DEVELOPMENT.....	25
5.2.1	Creation of employment and business opportunities	25
5.2.2	Impact on the community	25
6	CONCLUSION	25

ANNEXURES

1. MARKET ANALYSIS REPORT
2. POWER OF ATTORNEY
3. TITLE DEEDS AND SG DIAGRAMMS
4. CONVEYANCER CERTIFICATE
5. FNB CONSENT
6. BONDHOLDER'S CONSENT
7. SUBDIVISION
8. CONSOLIDATION PLAN
9. PRE-APPLICATION
10. SITE DEVELOPMENT PLAN
11. ENGINEERING SERVICE REPORTS
12. LOCALITY MAP
13. LAND USE PLAN
14. HIA
15. APPLICATION FORM

**PROPOSED DEVELOPMENT ON ERVEN 194, 208 Rem., 209, 914, 915 & 1764,
BLANCO, GEORGE MUNICIPALITY AND DIVISION OF GEORGE**

1. INTRODUCTION

DELplan Consulting was appointed by the registered owners of Erven 194, 208 Rem., 209, 914, 915 & 1764, Blanco to apply for a neighbourhood convenience centre consisting of two grocer anchors a pharmacy, other line shops, two restaurants and some medical consulting rooms.

Blanco has for many years been under traded with a large grocer and pharmacy. There have always been a few smaller shops and a grocer that burned down a few years ago. Although supported by the residents, it could not cater to all their needs due to the size of the establishments and access and parking problems.

The growing population in the area has been identified in the economic market analysis as an area of growth and where there is a need for a neighbourhood size shopping centre. It is therefore that national grocers have signed letters of intent as potential tenants. These companies will only do so if there is a demand and a certain population threshold. This will be seen in the market analysis report by *Fernridge Solutions* which we attach as **Annexure 1**.

Apart from the upmarket estates of Fancourt, Soeteweide, Cherry Creek and Mont Fleur nearby, there are also mid income residential infill taking place in the area as well as GAP (Mountain View) and low-income state funded housing. This led to a greater need for a suitable shopping centre that caters for the whole of the population and is easily accessible.

Due to the size of the anchor tenants and the parking needed, it was decided on this site as the most suitable. This is due to its form, accessibility and size. There were a few other available sites, but none of them were of a suitable size and form. In the *Fernridge* report they give reasons why this site is the preferred one.

Copies of the Power of Attorneys to submit this land use application is attached as **Annexure 2**.

1.1 TITLE DEEDS

Copies of the Title Deeds and SG Diagrams, which includes all the information outlined below, is contained in **Annexure 3**. A Conveyancer Certificate is also attached as **Annexure 4**.

Property	Title deed	Property owner	Measuring	Bond	Restrictive conditions
Erf 915, Blanco	T34377/2006	Superstrike Investments 84 (Pty) Ltd	894m ²	Yes	No, contain consent from FNB.
Remainder Erf 209, Blanco	T34377/2006	Superstrike Investments 84 (Pty) Ltd	3299m ²	Yes	No, contain consent from FNB.
Erf 208, Blanco	T39898/2007	Superstrike Investments 84 (Pty) Ltd	3854m ²	No	No, contain consent from FNB.
Erf 1764, Blanco	T82972/2002	Petrus Samuel du Preez and Mariana du Preez	623m ²	Yes	No
Erf 194, Blanco	T23324/2007	Superstrike Investments 84 (Pty) Ltd	6672 m ²	Yes	No
Erf 914, Blanco	T34377/2006	Superstrike Investments 84 (Pty) Ltd	915m ²	Yes	No, contain consent from FNB.

Erven 915, Remainder 209, 208 & 914 & 915, Blanco were notarially tied in 2010. According to all the title deeds as well as the notarial agreement, none of these properties may be subdivided or consolidated without the consent of First National Bank. This consent is attached as **Annexure 5**. Erf 1764, Blanco is subject to a bond, this bondholder's consent is attached as **Annexure 6**.

1.2 APPLICATION

1. **Consolidation** in terms of Section 15(2)(e) of the George Municipality: Land Use Planning By-Law (2015) of Remainder Erf 194, Erf 208, Remainder of Erf 209, Erf 914 & Erf 915 & Erf 1764, Blanco into one Portion (± 16,257.46m²).
2. **Rezoning** in terms of Section 15(2) (a) of the George Municipality: Land Use Planning By-Law (2015) of the consolidated Portion from Single Residential Zone I to Subdivisional Area.
3. **Subdivision** in terms of Section 15(2) (d) of the George Municipality: Land Use Planning By-Law (2015) of the Subdivisional Area to accommodate the following zonings:
 - Portion 1 (± 300.86m²) - Transport Zone II – Public Street -
 - Remainder (± 15,956.59m²) - Business Zone III – Neighbourhood Shop
4. **Consent Use** in terms of Section 15(2)(o) of the George Municipality: Land Use Planning By-Law (2015) to allow for the following consent uses on the remainder:
 - Supermarket
 - Liquor store

- Restaurant
- Service trade

A draft Subdivision and Consolidation plan and Site Development Plan are attached as **Annexures 7** and **Annexure 8** respectively.

1.4 SITE-SPECIFIC CIRCUMSTANCES

A thorough market study was undertaken to identify the ideal location for the proposed development. Blanco was identified as being in need of such a development. Two sites were identified in Blanco for the proposed development namely the subject site as well as a site in George Street. Upon thorough research it was decided that the subject site, situated in Montagu Street is ideally located for the proposed development.

The research yielded the following results: The Montagu Street site could easily intercept throughflow from George airport to Klein Karoo for tourism. Complementary facilities are located near the site including bed and breakfast places, coffee shop, restaurants, a filling station, a church and a school. The subject site further has good visibility and accessibility from Montagu Street.

Blanco does not currently have a proper supermarket, the closest one being in Heather Park, which is always overcrowded and has traffic and parking problems. Blanco is rapidly expanding with housing and estate developments such as like Mont Fleur, Cherry Creek and Mountain View. As mentioned above, the identified site offers good visibility and accessibility from Montagu Street which is well travelled. The identified site is centrally situated and easily accessible for all. Refer to Annexure 1.

1.5 PRE-APPLICATION

A Pre-Application meeting was conducted on 20 January 2021 and the following comments were made:

- **A traffic impact assessment will be required. Traffic movement, accesses, loading zones, possible road upgrades, manoeuvring space etc to be discussed with CES before the application being submitted.**

A TIA was conducted as per request. It will be circulated to the Municipal and Provincial Roads Authorities for comments. A meeting with both parties was recently held. The main findings are that with the necessary road upgrades, the roads can handle the expected traffic.

-
- **The proposed development is not in line with the LSDF. The area is predominantly residential and earmarked for residential development and minor business developments. Deviation needs to be motivated and substantiated. The application will be referred to the Tribunal for a decision. Mitigations to be imposed with regards to the delivery vehicles/loading area close to the residential area.**

Noted, the LSDF and GSDF were thoroughly addressed under headings 4.1 and 4.2.

- **The development needs to be sensitive to the streetscape along Montagu Street, character and heritage area.**

Noted. A HIA was undertaken and as well as street scape studies.

- **It is proposed that the height of the building not be in contrast with the height (potential height) of the surrounding residential area.**

Noted. Although the two grocers and pharmacy will entail larger buildings, special care will be taken to ensure that they do not over shadow the surrounding mostly single residential area. The area is however earmarked for mostly higher density residential developments which could potentially also consist of higher buildings.

- **Consider a setback of at least 3-m where the development abuts on a residential zone.**

A 3-m setback was imposed as per request on two sides from Erven 212, 193 & 2926 and a 10-m setback line from Erven 2107 & 2108.

- **Landscaping within the development should be considered (walkways, trees, etc.).**

Noted. This is envisaged throughout the development. The idea is to create a village feeling with the placement of the buildings, architecture, walkways and landscaping.

- **Consider incorporating Erf 193, Blanco into the development.**

The developer met with the property owner of Erf 193, Blanco but they are however not willing to sell the property at the moment. The south eastern part of Erf 193, which is vacant can easily also in future be incorporated and could be accessed through the development's parking area.

- **Heritage study will be required. Comments from Heritage Western Cape will be required.**

An HIA was done and comments from Heritage Western Cape was also obtained. We await the outcome of the HIA. We attach a copy.

- **Reconsideration to the layout with regards to accesses, loading zones, and consideration to abutting residential erven.** Noted. This is addressed in the TIA.

It should be noted that a Pre-Application consultation was also done during 2017 for a previous similar kind of proposal. This consultation was also favourable and said parking must be behind the buildings which we did.

The pre-application is attached as **Annexure 9**.

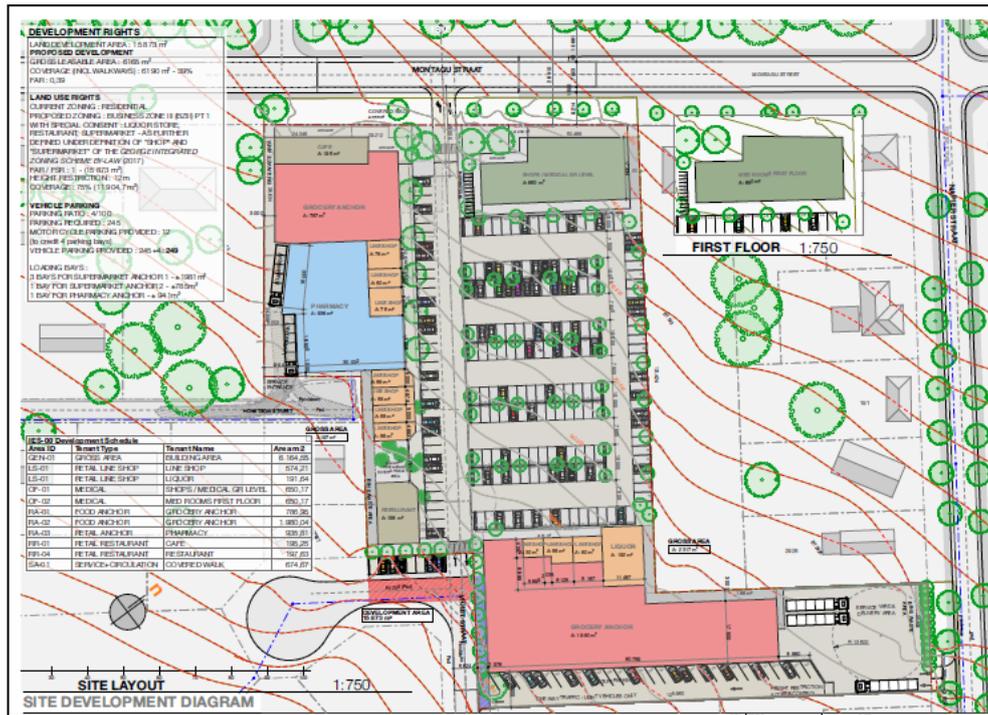
2 DEVELOPMENT PROPOSAL

2.1 PROPOSED DEVELOPMENT

The developers wish to consolidate the subject properties in order to develop a much-needed neighbourhood convenience centre. The proposed development includes the following: two supermarkets, medical rooms, smaller line shops, two restaurants, a liquor store and a pharmacy.

The development aims to address the need of a local convenient shopping experience where both passers-by / transient from the George Airport towards the Karoo and inland via Montagu Street and mostly local residents can be catered for. The need for a convenience centre has arisen in the last few years with more people moving to the area and a few new residential developments. Currently the closest supermarket of this size is in Heather Park, which is, more than 2, 3km away, mostly overcrowded and has traffic and parking problems.

With the rapid development of housing and estates like Mont Fleur, Cherry Creek and Mountain View and other state funded housing developments the need is more urgent than ever. The centre will also serve the large farming community north and west of Blanco. The site also offers good visibility and accessibility from Montagu Street which is well travelled and one of the two main roads in Blanco.



Draft Site Development Plan.

The main entrance is proposed in Montagu Street with an exit on the southern side running through the property which will extend into Violet Street. This will allow traffic to be diverted into Montagu Street as well as Voortrekker Street via Violet Street. A small portion of Erf 194, 208 and 209, Blanco will be subdivided and rezoned to Transport Zone II as it will form part of the public road reserve. This is in line with other portions of road widening that has taken place in Violet Street.

Staff parking is proposed south of the larger grocer and a height restriction will be placed so that trucks delivering from Napier Street cannot drive through to Violet Street. Deliveries for the smaller grocer and pharmacy is proposed from Howitson Street via Voortrekker Street. They have smaller trucks and deliver only weekly. A TIA was done to finalise the layout and street upgrades. Consultation will also take place with the Provincial Roads Department.

The proposed Site Development Plan is attached as **Annexure 10**.

2.2 PARKING AND ACCESSIBILITY

Parking bays were allowed as per the parking ratio required in "Normal Areas" in the George Integrated Zoning Scheme By-law, 2017. A case could be made that as Montagu and Voortrekker Streets are both bus routes and are serviced by the Go-George bus service, we could have requested that the parking ratio as in PT1 Areas could have been acceptable, the developers felt

that they will provide a few more parking bays. They also provide for motorcycles and disabled persons. This is also a condition of the retailers.

2.3 ENGINEERING SERVICES

BDE Consulting Engineers were appointed to compile an electrical engineering service report and *SMEC* were appointed to supply a civil engineering service report. *SMEC* were also appointed by the owner to a conduct an access evaluation and traffic impact assessment report. The engineering service reports are attached to this report as **Annexure 11**. The following results were found by the above-mentioned reports.

i. Access roads

Montagu Street is classified as a distributor road and runs along the north western side of the proposed development, the road is considered to be in a good condition. The TIA has now however identified Montagu Street as a collector and therefore an access to the centre could be allowed.

Napier Street is classified as an access road running through the north eastern side of the proposed development. The overall condition of the road is poor.

Violet Street is classified as an access road and runs along the southern side of the proposed development. The overall condition is also poor.

ii. Electricity

Energy saving measure such as LPG gas, heat pumps and LED lightning should be implemented and solar is strongly advised by *BDE Consulting Engineers*. It was confirmed that the development will not have a substantial impact on the existing electrical network and that capacity is available in the area on Medium voltage level.

iii. Storm water management

There are several existing stormwater infrastructure systems in close proximity to the subject properties. There is no information available regarding the spare capacity for the existing stormwater systems within close proximity to the proposed development.

iv. Sewer

There is an existing sewer gravity main that runs through the proposed development area. There are sufficient infrastructure and capacity to accommodate the proposed development.

v. Water

There is existing water infrastructure in Montagu Street, Napier Street and Violet Street.

3 CONTEXTUAL INFORMATION

3.2 LOCALITY

The properties are located in Blanco, which once was a completely separate village but has grown to be part of George, situated on the north-western periphery of George. It has a rich history of its own. It is separated from George by the Malgas River. There is only one access into George via George Road and the Malgas River Bridge. Blanco has undergone rapid expansion and transformation of the past few years.

Three of the properties are situated in Montagu Street, which connects the Outeniqua Pass and George Airport. The consolidated properties also border Napier Street, Howitson Street and Violet Street. Figure 1 below indicates the subject properties, in relation to Blanco, George, the N2, N12 and N9. Figure 2 supply a closer look at the subject property and surrounding area. A Locality map is attached as **Annexure 12**.

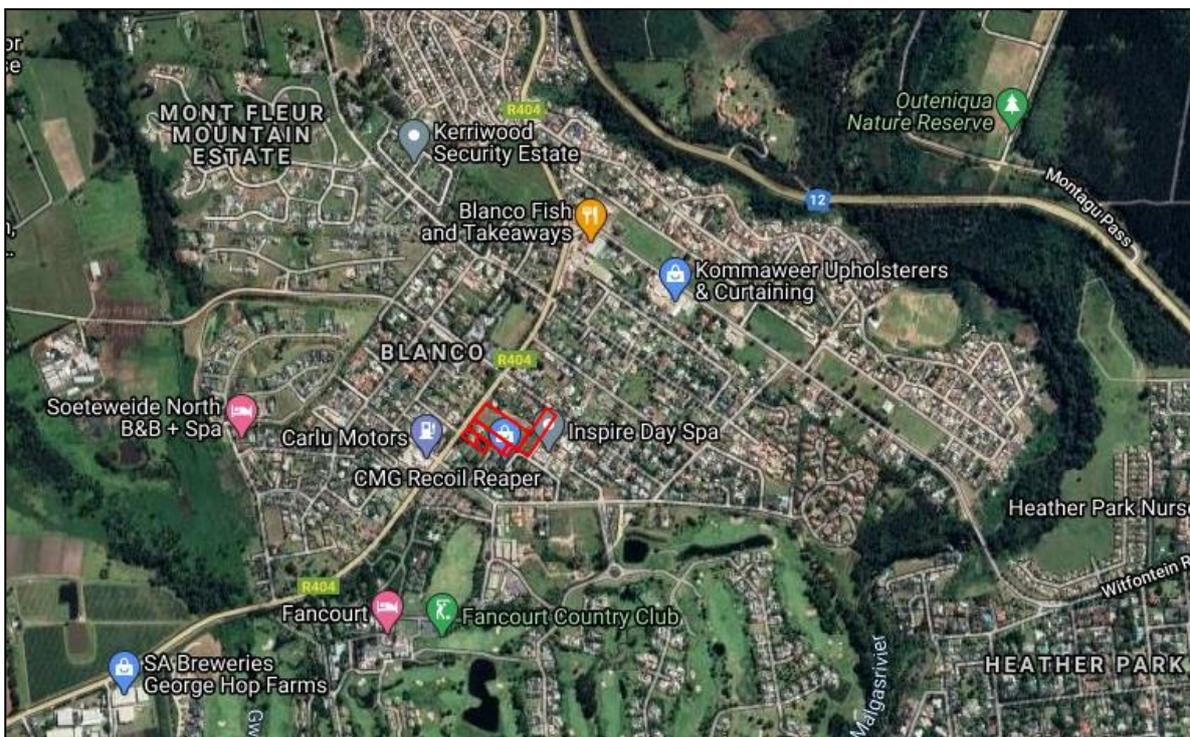


Figure 1: The location of the subject property in relation with George and major roads such as the N12 (Source: Cape Farm Mapper, 2018).



Figure 2: An extract of satellite imagery (Source: Cape Farm Mapper, 2018) of the subject properties (indicated in red) together with the immediate surrounding land uses.

3.3 EXISTING LAND USES

Erven 208, 194 & 915, are all vacant. Erven 209, 914 & 1764, are developed with a dwelling house on each of the properties. This is evident in the image below.



The surrounding land uses are shown on the attached plan as **Annexure 13**.



Photos of businesses near the site at the Montagu & Voortrekker Street intersection



Photos of businesses opposite the site of Montagu Street



Photographs of land uses on the intersection of Montagu & Napier Street consisting of a school and offices.

3.4 ZONING

The zoning of the subject properties according to the George Integrated Zoning Scheme By-Law is currently “Single Residential Zone I” which is indicated in the figure below. As discussed in subsection 1.2 the proposal entails the rezoning of the properties to allow for the proposed business uses.



Figure 3.3: An illustration of the zoning for the subject properties demarcated with red (Source: Cape Farm Mapper, 2018).

3.5 SITE CHARACTERISTICS

The erven earmarked for the proposed development measures 5477m² in total. The site is fairly sloping approximately 1.5% from north to south. The site is currently covered with grass and a few large trees. The site is surrounded by residential uses.

The two existing houses on erven 209 and 914 are rented out, whilst the owners of 1764, still live in their house.



Photographs 1 & 2 showing views from Montagu Street where the main access will be.



Photos 3 & 4 taken from Violet street showing erven 194, 208 & 1764, with the green roofed house on the latter.



Photos 5 & 6 taken of Erf 208 form Napier Street.

4 RELEVANT SPATIAL PLANNING POLICIES

4.1 EXISTING POLICY FRAMEWORKS

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

4.1.1 George Municipal Spatial Development Framework – GSDF (2019)

The site itself is not addressed specifically in the GSDF, but Blanco is mentioned in general. The GSDF furthermore mentions that although new residential estates has developed in the area, is still has maintained a mostly village character. This is due to mostly historic buildings close to and along Montagu Street and the trees lining the streets.

Two of the major issues that should be addressed in Blanco, according to the GSDF, to maintain the rural and settlement character are the following:

- *Apply land use management guidelines to protect the human scale and pastoral character of the village (including of buildings close to street boundaries).*

The architects involved has gone to great lengths to maintain especially the Montagu Streetscape, by placing the two buildings on either side of the main entrance as close as possible to the street boundary. The trees along the street will be kept and new ones will be planted.



Photo collage of current Montagu Street streetscape.



Architectural impression of the proposed streetscapes of Montagu, Napier and Violet Streets.

- *Permit sensitive mixed-use development and densification along major routes (George Street & Montagu Street), including tourism-related facilities.*

This development will lead to a compact and densified commercial development in the heart of Blanco accessible to all its residents. It will be accessible from the major route through Blanco.

Care will be taken to provide a sensitive development in terms of placement of buildings and the attention to the street scape.

As line shops and service trades will be provided there will be opportunities for local entrepreneurs in the retail and tourism fields to exhibit and sell their goods.

It will also integrate the community as they will all mostly convene and shop at one centre providing convenience and good accessibility. Bus stops are closely situated to provide easy access to people using that mode of transport.

Another policy namely Policy C says – *Maintain a compact settlement form to achieve better efficiency in service delivery and resource use, and to facilitate inclusion and integration.*

This can be achieved by this centre. It is an infill development that use a large tract of mostly vacant land. It will provide a centre that will be inclusive for all of the residents. It will provide

facilities that is currently not available in the area. Furthermore, it will provide a number of employment opportunities for residents of Blanco and surrounds.

The GSDP on p.36 see Blanco along with the George CBD, Themba lethu and Pacaltsdorp as a regional settlement (services centre) type. This means it must provide in a wide variety of services to its inhabitants. It is also seen as a secondary node in the greater George. Both Themba lethu and Pacaltsdorp has larger sized shopping centres.

4.1.2 Blanco Local Spatial Development Framework (2015)

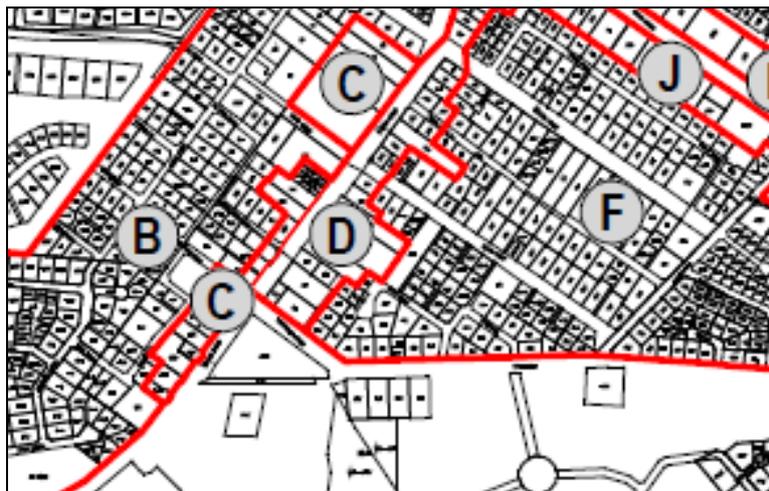
On p. 29 of the document, it was stated as follows:

“George currently fulfils the role as the main employment centre of the wider area with its vast number of employment opportunities. The result being that the residents of Blanco have to travel to George for major shopping or to visit the higher order business activities”.

This mean there is a need for a local shopping centre as proposed. There is also a need for more employment opportunities. Most people must take public transport or private vehicles to George or the closest shopping centre in Heather Park.

Plan 5 of the LSDF also indicate the site as one of the large vacant and developable properties in Blanco.

In the LSDF the area in which the site is located was marked as Precinct D.



Extract from BLSDP, 2015

The following land use proposals and densities was identified for specifically this precinct:

- *Land use mix of low and medium residential only.*

This is not applicable to the current proposal as it contain no residential development. There are currently a number of residential developments being undertaken in Blanco. The developer does not foresee further demand.

- *Maximum density of 30 units / ha or 40% coverage in the case of flats.*

This is not applicable to the current proposal as it contain no residential development

- *Encourage tourist related uses such as guest houses, B & B establishments, accommodation facilities, restaurants and curio shops, etc.*

This development will include two restaurants and will have opportunities in the line shops and service for local arts and craftsmen and curios.

- *Retail / commercial activities to be limited to tourist retail business such as restaurants and curio shops as well as retail addressing local convenience.*

It is very difficult to only limit retail and commercial activities to tourism related shops etc. Since the global pandemic tourism development has totally changed. Tourists and especially the residents of Blanco also need convenience stores as proposed. There is also no medical centre in Blanco. The market demands what retail are needed.

Tourism and other related retail will naturally follow as the area will be enhanced by the new centre and will lead to the upgrade of the surrounding area.

- *Encourage consolidation of erven and redevelopment thereof instead of small and ad hoc redevelopments.*

This development will in fact do exactly that. Six erven will be consolidated and an integrated development will be done. This will also address the issue of providing separate accesses to all these erven if they were to be developed individually.

- *Retain single residential dwellings with historical value along Montagu Street.*

Unfortunately, this cannot be achieved in this development. The two houses on erven 209 and 914 will have to be demolished. This is part of the heritage study undertaken and we trust that a demolition permit will be obtained. The two houses were graded as 3C and 4 (or not conservation worthy) respectively, meaning that they have been altered significantly in the past. The new buildings will be sensitive to the surrounding buildings and streetscape.

- *Consider relaxation of land use restriction if the design contributes to the enhancement of the traditional historic streetscape along Montagu Street.*

This will be considered in the final design.

- *Densification at rear of properties only.*

We assume this was meant for residential densification. We do not propose residential development.

- *Apply incentives for the enhancing of streetscape.*

Any initiatives and incentives from the municipality will be welcomed.

- *Restrict height of redevelopments to a maximum of two storeys.*

This will be achieved.

- *Apply landscaping policy / guidelines along Montagu Street.*

This will be done in co-operation with the Parks Department.

- *Second dwelling units on erven of 600 m² and larger.*

Not applicable

- *Encourage the optimum utilization of land surrounding existing public transport pick up points.*

This will be achieved as there are bus stops in both Montagu and Voortrekker Streets very close by. These stops are within easy walking distance and would encourage people from the rest of Blanco to use the public transport.

Although the current proposal is not a mixed used development in the sense that it provide residential opportunities as well, it can be seen as mixed use in the sense that it will have retail, supermarkets and medical facilities with two restaurants. These facilities like supermarkets and medical facilities are currently not available in Blanco. In a sense it would concentrate and integrate a number of services and facilities into one area. This will be convenient for all the residents of Blanco.

5 MOTIVATION

5.1 CONSISTENCY WITH 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 set of principles and ethical conventions related to this application.

5.1.1 SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013) (SPLUMA)

Section 7 of SPLUMA lists the five development principles that apply to spatial planning, land use development and land use management namely (each of which to be elaborated on);

- 1) Spatial justice refers to the need for improved access and use of land in order 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 proposed will be accessible to all the residents of George specifically the residents of Blanco given its location situated within Blanco. The proposed development will have two grocery anchor shops. These shops will promote integration as well as diversification given that it will supply to the needs of the lower as well as higher income groups.

- 2) Spatial sustainability 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 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.

Prime and unique agricultural land will not be affected by the proposed development. The property is situated within the urban edge therefore the approval of the property will not lead to urban sprawl. The proposed development is situated within the built-up area and it will not have a negative impact on the environment. It can be seen as an acceptable infill development and re-development.

It is not anticipated that the proposed development will have a negative impact on the surrounding rural community. The proposed development will create much needed employment opportunities both during the construction as well as the operational phases.

-
- 3) Efficiency relates to the need for optimal use of existing resources and infrastructure, decision-making that minimizes negative financial, social, economic or environmental impacts and development application procedures that are efficient and streamlined.

The proposed development will optimise the use of the existing resources and infrastructure available and contribute to specialised skills development within the municipality. The developer will be responsible for the capital contributions payable. It is not anticipated that the proposal will not have a negative financial, social, economic or environmental impact. It will constitute infill development that would not put pressure on services and infrastructure outside the Urban Edge. The developer will pay capital contributions for the maintenance and upgrade of bulk services. He will also upgrade certain roads and pedestrian walk ways.

- 4) Spatial resilience 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 proposed rezoning constitutes a change in use from residential or vacant land to business which constitute a change in need and new economic opportunities. The proposed development will also supply employment opportunities.

- 5) Good administration refers to the obligation on all spheres of government to ensure implementation of the above efficiently, responsibly and transparently.

Public participation must be transparent with policies and legislation. Procedures should be clear to inform and empower members of the public.

Furthermore, Section 42 of SPLUMA refers to the factors that must be considered by a municipal tribunal when adjudicating a land use planning application, which includes (but are not limited to):

- Five SPLUMA development principles as listed above;
- Public interest;
- Constitutional transformation;
- Respective rights and obligations of all those affected;
- State and impact of engineering services, social infrastructure, and open space requirements;
- Compliance with environmental legislation.

Public Interest

The proposed application will be to the benefit of the surrounding Blanco residents as well as the larger rural community surrounding Blanco. As already mentioned, Blanco does not have a large supermarket at the moment, therefore the proposed development will satisfy a current gap in the market. It will therefore be to the benefit of the surrounding community.

The proposed development will also supply employment opportunities both during the construction phase as well as the operational phase.

The property owners situated adjacent the proposed development will be given the opportunity to raise their concerns, if there are any, during the public participation process. The development will be designed in such a way that is respectful to the surrounding property owners as well as the character of Blanco. A 3-m and 10-m setback is proposed between the development and the residential erven. Conditions can also be implemented that restrict deliveries to certain time zones that will have less of an impact on the surrounding neighbours with regards to noise of the delivery vehicles.

Municipal Engineering Services

As discussed under heading 2.3, two consulting engineers were appointed by the developer to compile both a civil and electric engineering services report. Both these reports concur that the development as proposed can be considered for approval and that there is no reason why the development should not be considered. The development will not be a financial liability to the municipality.

Environmental legislation

No activities are triggered in terms of environmental legislation that we are aware of.

Heritage

An Integrated Heritage Impact Assessment was conducted by *Perception Planning*. The proposal entails the redevelopment of six cadastral land units, three of which are remnant of former market gardens once prevalent throughout the village. The proposal would provide much needed higher order urban facilities within the village, establish permeability by ways of physical connectivity between the various public streets, which presently do not exist.

Two structures older than 60 years would be demolished as part of the proposal. Neither of the structures are considered of high local significance.

The proposal would create a substantial number of permanent work opportunities and is likely to improve feasibility thresholds for associated urban development such as more affordable housing

opportunities within the village. From a broader sustainable perspective, it is therefore considered that the development may proceed, subject to the conditions identified below, which must be met to the satisfaction of Heritage Western Cape prior to the implementation and commencement of the development.

Recommended conditions:

- Historic fabric remaining as part of the existing structure situated on Erf 209, including but not limited to e.g., the front door and surrounding timber framing/ stained glass, interior architraves and doors must be carefully removed, reused.
- Detailed architectural and urban design proposals necessarily showing potential impact of the proposal along Montagu, Napier and Howitson Streets must be submitted to Heritage Western Cape for approval prior to the implementation of the development.
- Detailed design proposals to clarify design strategies aimed at managing pedestrian and vehicular movement throughout the site as well as interface between individual buildings and outdoor spaces must be submitted to Heritage Western Cape for approval prior to the implementation of the development.
- A comprehensive landscaping plan, undertaken by a suitably-qualified landscape architect must be submitted to Heritage Western Cape for approval prior to the implementation of the development.
- Management strategies aimed at avoiding potential physical damage of yellowwood trees along Napier Street by larger delivery vehicles, compiled by a suitably qualified professional, must be provided prior to the commencement of the development.

The HIA is attached as **Annexure 14**.

5.1.2 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);
- 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) is in essence the expansion of the five development principles of SPLUMA listed above. Again, only the relevant aspects are addressed in this report.

5.1.3 George Integrated Zoning Scheme By-Law (2015)

As discussed under heading 3.4, the zoning of the subject property, according to the George Integrated Zoning Scheme By-Law is “Single Residential Zone I”. This application entails the rezoning of the properties to Business Zone III to allow for the proposed business uses and consent uses. The proposed uses will comply with the GIZS.

5.1.4 Compliance / consistence 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 is 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 structure plan.”

As addressed under heading 4 it is clear that the application is not really considered to be compliant with the spatial policies, but rather considered to be consistent. The application is not in conflict with any of the spatial policies and can be approved on site specific circumstances.

5.1.5 Desirability

The concept “*desirability*” in the land use planning context may be defined as the degree of acceptability of this proposed land use development. This section expresses the desirability of the consolidation, subdivision and consent use application on the subject property. 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. The desirability of the proposed change in land use in terms of the impact on heritage, surrounding area and character of the area is discussed below.

Neighbourhood convenience shopping centres are commonly found in residential suburbs. A good example is the close by Heather Park Shopping Centre. It is therefore desirable to place a centre as proposed in the area to serve the surrounding suburb and passers-by.

5.2 SOCIAL IMPACT OF THE PROPOSED DEVELOPMENT

5.2.1 Creation of employment and business opportunities

The proposed development will supply employment opportunities both during the construction as well as the operational phase.

There will be opportunities for local people to open shops and trade from the premises. The anchor retailers will draw people into the centre and that will help with the viability of the line shops.

5.2.2 Impact on the community

It is argued that the proposed development holds several opportunities for the community of Blanco. As already mentioned, Blanco does not have a proper convenience centre, the closest one being in Heather Park. The centre will reduce travel time and costs for the residents. It is also conveniently situated within close proximity of the bus stops and a walkable distance from a large area of Blanco.

6 CONCLUSION

We are of the opinion that the proposed development would be a great asset to the community of Blanco where everyone can shop and visit medical facilities together.

It can be a hub for local entrepreneurs and craftspeople to exhibit and sell their goods.

The community need such a facility and would encourage them to spend their money locally.



DELAREY VILJOEN Pr. Pln

JUNE 2021

GEORGE MUNICIPALITY



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: **1124/GEO/20**

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

Brief proposal: **Proposed subdivision, consolidation, rezoning and consent use**

Properties description: **Erven 194, 208, 209, 914 & 915, Blanco**

Date: **2021/01/20**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	IlaneHuyser	George Municipality	044 801 9477	ihuyser@george.gov.za
Pre-applicant	Delarey Viljoen	DELplan Consulting	044 873 4566	planning@delplan.co.za
Pre-applicant	Brendie Fick	DELplan Consulting	044 873 4566	planning@delplan.co.za

Documentation provided for discussion:

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

1. **Locality map**
2. **Draft SDP**
3. **Title deeds and conveyancer's certificates**

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)

YES	NO
-----	----

Comprehensive overview of proposal:

- **Subdivision** in terms of Section 15(2) (d) of the George Municipality: Land Use Planning By-Law (2015) of **Erf 208, Blanco** into **Portion A** and **Remainder Erf 208, Blanco**.
- **Subdivision** in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law (2015) of **Erf 194, Blanco** into **Portion B** and **Remainder Erf 194, Blanco**.
- **Rezoning** in terms of Section 15(2) (a) of the George Municipality: Land Use Planning By-Law (2015) of **Portion A & Portion B** to **Transport Zone II**.
- **Consolidation** in terms of Section 15(2)(e) of the George Municipality: Land Use Planning By-Law (2015) of **Remainder Erf 208, Remainder Erf 194, Erf 209, Erf 1764, Erf 914 & Erf 915, Blanco** into **Portion C**.
- **Rezoning** in terms of Section 15(2) (a) of the George Municipality: Land Use Planning By-Law (2015) of **Portion C** to **Business Zone III**.
- **Consent Use** in terms of Section 15(2)(o) of the George Municipality: Land Use Planning By-Law (2015) to allow for the following:
 - Supermarket
 - Liquor store
 - Restaurant

There will possibly be some departures too.

The developers wish to consolidate the subject properties in order to develop a neighbourhood convenience centre. The proposed development includes the following: two supermarkets, medical rooms, eight small line shops, a restaurant, a liquor store and a pharmacy.

The development aims to address the need of a local convenient shopping experience where both passers-by / transient from the George Airport towards the Karoo via Montagu Street and local

residents can be catered for. The the need for a convenience centre arises. The closest supermarket is in Heatherpark, which is always overcrowded and has traffic and parking problems. With the rapid development of housing and estates like Mont Fleur, Cherry Creek and Mountain View. The site also offers good visibility and accessibility from Montagu Street which is well travelled.

A traffic circle is proposed in Montagu Street with three exits, one towards the west of Montagu Street, one towards the east and a new exit on the southern side running through the property which will extend Violet Street. This will allow traffic to be diverted into Montagu Street as well as Voortrekker Street via Violet Street. A small portion of Erf 194 and 208, Blanco will be subdivided and rezoned to Transport Zone II as it will form part of the public road. Staff parking is proposed south of the larger grocer and a height restriction will be placed so that trucks delivering form Napier Street cannot drive through to Violet Street. Deliveries for the smaller grocer and pharmacy is proposed from Howitson Street. They usually has smaller trucks. A TIA will be done to finalise the layout and street upgrades. Consultation will also take place with the Provincial Roads Department.

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 rezoning to subdivisinal area;	R
	2(c) a temporary departure to use land for a purpose not provided for in the zoning scheme granted on a temporary basis;	R
	2(d) a permanent departure from the development parameters of the zoning scheme;	R
√	2(e) a subdivision of land that is not exempted in terms of section 25, including the registration of a servitude or lease agreement;	R
	2(f) an amendment, suspension or removal of restrictive conditions in respect of a land unit;	R
	2(g) an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(h) an extension of the validity period of an approval;	R
√	2(i) a consent use in terms of the relevant zoning scheme regulations;	R
	2(j) Amendment / cancellation of a general plan;	R

	2(k)	a phasing, amendment or cancellation of a plan of subdivision or a part thereof;	R
	2(l)	a contravention levy;	R
	2(m)	A determination of a zoning;	R
	2(n)	A closure of a public place or part thereof;	R
	2(o)	an occasional use of land;	R
Tick if relevant		What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N	Serving of notices (i.e. registered letters etc.)	R
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE*:			To be determined

PLEASE NOTE: * Application fees are estimated on the information discussed and are subject to change with submission of the formal application. **Application fees to be obtained prior to submission of application**

SECTION B:

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

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?			X	
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			X	Conveyance Certificate to confirm
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X		
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? George Integrated Zoning Scheme Regulations What is the current zoning of the property?				

<p>Single Residential Zone I & General Residential Zone IV</p> <p>What is the proposed zoning of the property?</p> <p>Business Zone III (with consent for a “Super Market, Liquor Store, and Restaurant”)</p> <p>Does the proposal fall within the provisions/parameters of the zoning scheme?</p> <p>To be determined</p> <p>Are additional applications required to deviate from the zoning scheme? (if yes, specify)</p> <p>To be determined</p>	
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

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, Forestry and Fisheries (DAFF)
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		X		National Department of Environmental Affairs (DEA) & DEA&DP

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT/ COMMENT FROM:
Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)				
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?			X	South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of 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
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? (strikethrough irrelevant)		X		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development,

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT/ COMMENT FROM:
				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
Storm water:			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

MINIMUM AND ADDITIONAL REQUIREMENTS:

Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y	N	Land Use Plan	Y	N	Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Home Owners' Association consent
Y	N	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment	Y	N	1 : 50 / 1:100 Flood line determination (plan / report)

		(MHA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)			
Y	N	Other (specify)	Y	N	Required number of documentation copies 2 copies

PART F: SUMMARY / WAY FORWARD

CES:

- Traffic Impact Assessment will be required. Traffic movement, accesses, loading zones, possible road upgrades, manoeuvring spaces etc. to be discussed with CES prior to application being submitted.

Town Planning:

- Proposed development is not in line with the LSDF. The area is predominately residential and earmarked for residential development and minor business developments. Deviation needs to be motivated and substantiated. The application will be referred to the Tribunal for a decision.
- Mitigations to be imposed with regards to the delivery vehicles/loading area in close proximity to the residential area.
- Development need to be sensitive to the Street Scape along Montague Street, character and heritage of the area.
- It is proposed that the height of the building not be in contrast with the height (potential height) of the surrounding residential area.
- Consider setback of at least 3m where the development abuts on a residential zone.
- Landscaping within the development should be considered (walkways, trees, etc.).
- Consider incorporating Erf 193, Blanco into the development.
- Heritage Study will be required. Comments from Heritage Western Cape will be required.
- Reconsideration to the layout with regards to accesses, loading zones, and consideration to abutting residential erven.

OFFICIAL: Ilane Huyser

PRE-APPLICANT: DELAREY VILJOEN



SIGNED: _____

SIGNED: _____



DATE: 2021.01.20

DATE: 18/01/2021

**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.*

1522²²

Eléne Groenewald

Kruger Haycock and Associates Inc
7 Cathedral Square
Cathedral Street
Box 879
George
6530

(021) 434 8875

SEELREG
DUTY R.....

FOOI
FEE R.....

800,00

Prepared by me

CONVEYANCER
KRUGER HW

VERBIND		MORTGAGED	
VIR FOR R		30 000 000,00	
T000046706 - 2006			
19 MAY 2006			
REGISTRAR/REGISTRAR			

T000034377 / 2006

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT VIR ENDOSSEMENTE KYK BLADSY...
FOR ENDORSEMENTS SEE PAGE.....ET SEQ

RENÉ-LYNNE BARRY

appeared before me, REGISTRAR OF DEEDS, at CAPE TOWN, the said
appearer being duly authorised thereto by a Power of Attorney which said Power
of Attorney was signed at GEORGE on 10 MARCH 2006
granted to him by

ERF 209 BLANCO CC
No. 1996/017106/23

DATA / CAPTURE
30 MAY 2006
COMBRINK A

By virtue of Notarial Tie Agreement K000001142/2010 dated 19 October 2010 the within mentioned properties and Erf 208 Blanco measuring 3854 m2 held by T 39898/2007 are hereby tied together for all intents and purposes and shall not be subdivided , consolidated or transferred without the written consent of FIRSTRAND BANK first being obtained.

As will more fully appear from said Notarial Deed.

Deeds Office

Cape Town


Registrar of Deeds

And the appearer declared that his said principal had, on 21 April 2005, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

SUPERSTRIKE INVESTMENTS 84 (PROPRIETARY) LIMITED
No. 2002/017595/07

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

1. ERF 914 BLANCO
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 915 (NINE HUNDRED AND FIFTEEN) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No. T6855/1984 with Diagram No. SG 3115/1981 relating thereto and held by Deed of Transfer No. T43713/2003

- A. SUBJECT to the conditions referred to in Deed of Transfer No. T19475/1968.
- B. SUBJECT FURTHER to the following conditions referred to in the endorsement dated 7 February 1984 on Deed of Transfer No. T26060/1981, namely:

By Deed of Transfer No. 6854/1984 the remainder held hereunder is subject to the following conditions imposed by the Administrator in terms of Section 9 of Ordinance No. 33 of 1934, namely:

1. The owner of this erf shall without compensation, be obliged to allow gas mains, electricity, telephone and television 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, and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon 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 the 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.



2. ERF 915 BLANCO
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE;

IN EXTENT 894 (EIGHT HUNDRED AND NINETY FOUR) SQUARE
METRES

FIRST TRANSFERRED by Deed of Transfer No. T6854/1984 with
Diagram No. 3116/81 relating thereto and held by Deed of Transfer No.
T85996/2001.

- A. SUBJECT to the conditions referred to in Deed of Transfer No.
T19475/1968.
- B. SUBJECT FURTHER to the following conditions, reference where to was
endorsed on Deed of Transfer No. T26060/1981, on 9 August 1985,
namely:

"REMAINDER ERF

By Deed of Transfer No. 6853/1984 the remainder held hereunder is
subject to the following conditions imposed by the Administrator in terms
of Section 9 of Ordinance No. 33 of 1934, namely:

1. The owner of this erf shall without compensation, be obliged to allow gas mains, electricity, telephone and television 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, and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon 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 the 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.



3. REMAINDER ERF 209 BLANCO
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE;

IN EXTENT 3299 (THREE THOUSAND TWO HUNDRED AND NINETY
NINE) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No. T531/55 with Diagram
No. 1268/33 relating thereto and held by Deed of Transfer No.
T94555/1996.

SUBJECT to the conditions referred to in Deed of Transfer No. T5080/1922
(paragraph 28).



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

ERF 209 BLANCO CC
No. 1996/017106/23

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

SUPERSTRIKE INVESTMENTS 84 (PROPRIETARY) LIMITED
No. 2002/017595/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R3 500 000,00 (THREE MILLION FIVE 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 19 May 2006

AB
J. q.

In my presence

Chelley
REGISTRAR OF DEEDS

[Signature]

1522

Eléne Groenewald

ASHERSONS
(021) 434 8875
Attorneys, Notaries and Conveyancers

Prepared by me
[Signature]
CONVEYANCER
~~J-D Asherson~~
J. T. Harris

FEE

R500.00

DATA / VERVAL
05 JUL 2007
GROENEWALD

T 000039898 / 2007

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN

JACOBUS PETRUS VAN ZYL

THAT ~~Jonathan Dudley Asherson~~ appeared before me, Registrar of Deeds, at Cape Town, the said appearer, being duly authorised thereto by a power of attorney granted to him dated the 9th day of MARCH 2007 and signed at CAPE TOWN by:-

OLD APOSTOLIC CHURCH OF AFRICA

AND the said appearer declared that his said principal had truly and legally sold the hereinafter described property on 18th February 2007 to the undermentioned transferee and that he, in his capacity aforesaid, did, by these presents, cede and transfer in full and free property to and on behalf of -

SUPERSTRIKE INVESTMENTS 84 (PROPRIETARY) LIMITED
No. 2002/017595/07

or its assigns

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE.....ET SEQ

DATA / CAPTURE
29 JUN 2007
GONCALVES B.

4 -
By virtue of Notarial Tie Agreement K 000001142 / 2010 dated 19 October 2010 the within mentioned property and Erf 914 Blanco measuring 915 m2, Erf 915 Blanco measuring 894 m2 and Remainder Erf 209 Blanco measuring 3299 m2 all held by T 34377/2006 is hereby tied together for all intents and purposes and shall not be subdivided , consolidated or transferred without the written consent of FIRSTRAND BANK first being obtained.

As will more fully appear from said Notarial Deed.

Deeds Office

13 DEC 2010

Cape Town

Registrar of Deeds

ERF 208 BLANCO in the Municipality of George, Division of George, Western Cape Province

MEASURING: 3854 (three thousand eight hundred and fifty four) square metres

FIRST TRANSFERRED by Deed of Transfer No 19313/1951 with Diagram No 12176/48 annexed thereto and held by Deed of Transfer No T488/1974.

SUBJECT TO the conditions referred to in Deed of Transfer No. 6347 dated 16th August, 1917.

JK

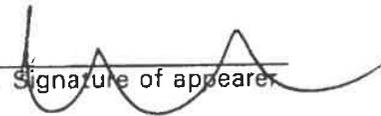
WHEREFORE the Appearer q.q. renouncing all the Right and Title which his said principal heretofore had to the premises, on behalf as aforesaid, did in consequence, also acknowledge his said principal to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said -

TRANSFEE

or its assigns, now are and henceforth shall be entitled thereto conformably to Local Custom; State, however reserving its Right, and finally acknowledging his said principal to have been satisfactorily paid the whole of the Purchase Money, amounting to a sum of **R1500000.00 (One million Five hundred thousand Rand)**

IN WITNESS WHEREOF, I, the said Registrar, together with the Appearer q.q. 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 this day of **28 MAY 2007** in the year Two Thousand and Seven (2007).

q.q.  Signature of appearer

In my presence,



Registrar of Deeds.

MILLERS ING
BEACONHUIS
MEADESTRAAT 123
GEORGE
6530

Opgestel deur my

M Goldie
TRANSPORTBESORGER
GOLDIE M

FEE
R. 800,00

VERBIND		MORTGAGED	
VIR FOR R. 5 000 000,00			
B 00028442 / 2007			
2007 -03- 28		REGISTRATEUR/REGISTRAR	

T 000023324 / 2007

TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

MARIAM SOLOMON

DATA / VERLENING
02 MAY 2007

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

DIE NEDERDUITSE GEREFORMEERDE GEMEENTE TE BLANCO

geteken te GEORGE 8 FEBRUARIE 2007

REKENAAR DATAVASLEGGING/COMPUTER DATA CAPTURE		
OPERUSMANT/OPERATOR	DATA/DATUM	OPERATOR
	19/04	Zuh
SEM. N. N. N. N. N.		

En genoemde Komparant het verklaar dat sy prinsipaal, op 29 November 2006, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy, in sy voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

**SUPERSTRIKE INVESTMENTS 84 (EIENDOMS) BEPERK
Nr. 2002/017595/07**

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

ERF 194 BLANCO
IN DIE MUNISIPALITEIT EN AFDELING GEORGE
PROVINSIE WES-KAAP;

GROOT 6672 (SES DUISEND SES HONDERD TWEE EN SEWENTIG)
Vierkante Meter

AANVANKLIK oorgedra kragtens Transportakte Nr. T8954/1916 met Kaart daarby
aangeheg en gehou kragtens Transportakte Nr. T21210/1953.

A. ONDERHEWIG aan die voorwaardes waarna verwys in Transportakte Nr
T8954/1916.

MG

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

DIE NEDERDUITSE GEREFORMEERDE GEMEENTE TE BLANCO

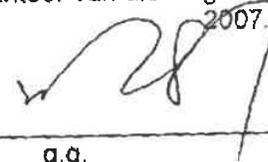
voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat dit geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

**SUPERSTRIKE INVESTMENTS 84 (EIENDOMS) BEPERK
Nr. 2002/017595/07**

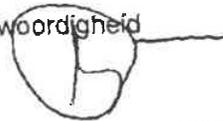
diese Opvolgers in titel of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken dit dat die verkoopprijs die bedrag van **R4 000 000,00 (Vier Miljoen Rand)** beloop.

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

Onderteken, verly en met die ampseël bekragtig op die kantoor van die Registrateur van Aktes te op **28 MAART**


q.q.

In my teenwoordigheid



REGISTRATEUR VAN AKTES



258
63

VS BEROEMINGE KWK NABEY
VS BEROEMINGE SE NABEY 4

Prepared by me,

Jordan
CONVEYANCER
JORDAN L C

SEÉLREG DUTY	R.....
FOOI FEE	R. 340.00.

805586000000

VERBIND		MORTGAGED	
VIR FOR R 96 000,00.			
B 057733 / 2002		<i>Jordan</i>	
2002-10-02		REGISTRAR OF DEEDS	

REGISTRAR OF DEEDS
 DATA CAPTURE
 OPERATOR
[Signature]

BRAAM SWART & PARTNERS (2)
SUITE 12 (FIRST FLOOR)
VAN KERVEL HOUSE
117 YORK STREET
6530

T 082972 / 2002

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN

THAT ~~LINDA CAROL JORDAN~~ RICHARD JAMES SOMERSET MOFFAT *[Signature]*

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 Michael Kosloff duly authorised thereto by General Power of Attorney signed at George 15 January 1999 and granted to him by:

STEPHEN MICHAEL KOSLOFF

Identity Number 681207 5246 084

Unmarried

which said Power of Attorney is dated 2nd SEPTEMBER 2002
and signed at GEORGE

AND the said Appearer declared that his/her principal the said STEPHEN MICHAEL KOSLOFF had on 13 June 2002 truly and legally sold and that he/she, the said Appearer in his/her capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

PETRUS SAMUEL DU PREEZ
Identity Number 570811 5113 08 9

and

MARIANA DU PREEZ
Identity Number 610314 0111 08 5

Married in community of property to each other

their heirs, executors, administrators or assigns in full and free property:

ERF 1764 BLANCO, IN THE MUNICIPALITY AND
DIVISION OF GEORGE, WESTERN CAPE PROVINCE

IN EXTENT: 623 (SIX HUNDRED AND TWENTY THREE)

FIRST TRANSFERRED AND STILL HELD BY DEED OF TRANSFER NO T94554/1996
WITH DIAGRAM SG NO 7120/1996 RELATING THERETO.

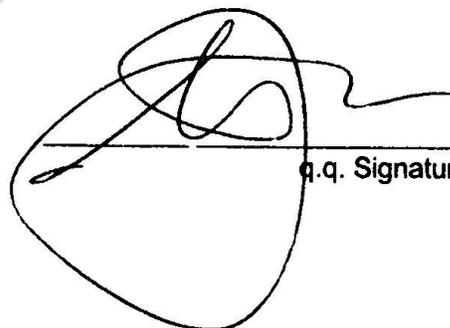
SUBJECT to the conditions referred to in Deed of Transfer No.T5080/1992 (paragraph 28).



WHEREFORE the said Appearer, renouncing all the right and title which the said **STEPHEN MICHAEL KOSLOFF** 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 **PETRUS SAMUEL DU PREEZ** and **MARIANA DU PREEZ**, 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 of the property hereby transferred to be the sum of **R310 000.00 (THREE HUNDRED AND TEN THOUSAND RANDS)**.

IN WITNESS WHEREOF I, the said Registrar of Deeds 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 *2 October 2002*



a.q. Signature of Appearer

In my presence:


REGISTRAR OF DEEDS



A

VERBIND MORTGAGED	
VIR FOR R <u>44 000 00</u>	
B 000004140 / 2004	<i>[Signature]</i>
26 JAN 2004	REGISTRATEUR/REGISTRAR

VERBIND MORTGAGED	
VIR FOR R <u>30 000, 00</u>	
B 000100185 / 2004	<i>[Signature]</i>
30 NOV 2004	REGISTRATEUR/REGISTRAR

VIR ENDOSSEMENTE KYK BLADSY 5
 FOR ENDORSEMENTS SEE PAGE.....FT 50

VA 000759/08

5

Certified a true copy of the duplicate original.
 Gesertifiseer 'n ware afskrif van die duplikaat-
 filed of record in this Registry, issued to serve in
 oorspronklike in bewaring gegee op hierdie Regi-
 place of the original thereof under the provisions
 strasiekantoor, uitgereik om te diens die plek van
 of Deeds Registrasies Regulation No. 68 (N)
 die oorspronklike daarvan onder die bepalings van
 die Registrasiekantore Registrasie No. 68 (N)

Deeds Registry / Registrasiekantoor
 Cape Town / Kaapstad

[Signature]
 Asst. Registrar of Deeds
 Asst. Registrasie van Aktes

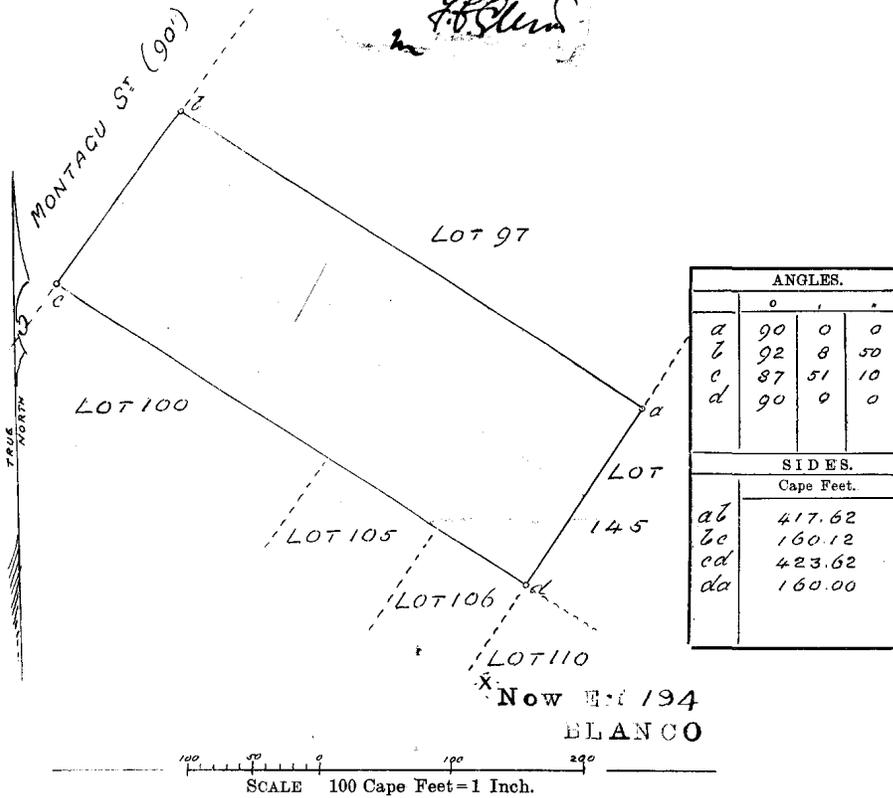
04 FEB 2008

VERBIND MORTGAGED	
VIR FOR R 300 000,00	
B 7413/08.	<i>[Signature]</i> REGISTRATEUR/REGISTRAR
4/2/08. 0007 FEB 2008	

VERBIND MORTGAGED	
VIR FOR R 105 000,00	
B 027384/09	<i>[Signature]</i> REGISTRATEUR/REGISTRAR
12 OCT 2009	

2757 Surveyor General

H. S. Clerk



The above Diagram lettered *a b c d* represents 0 Morgen 467 Sq. Rds 51 Sq. Ft. of land being LOTS Nos 98 & 99 situated in the Village of **BLANCO** (Whites) Fieldcornetcy of OUTENIQUALAND Division of GEORGE and is a part of that portion of the farm "MODDER RIVIER" transferred to C. Searle & Co. on the H. F. White on the 26th July 1849

Bounded:—

- N.W. by Montagu Street (90')
- N.E. " LOT 97
- S.E. " LOT 145
- S.W. " LOTS 100, 105 & 106

Surveyed and beaconed by me according to regulations.

I. Dumba Woodie
Govt. Land Surveyor.

20 Nov 1916
A. H. Ferreira

2
B
C

194

NTU. BL-7DD/V.23

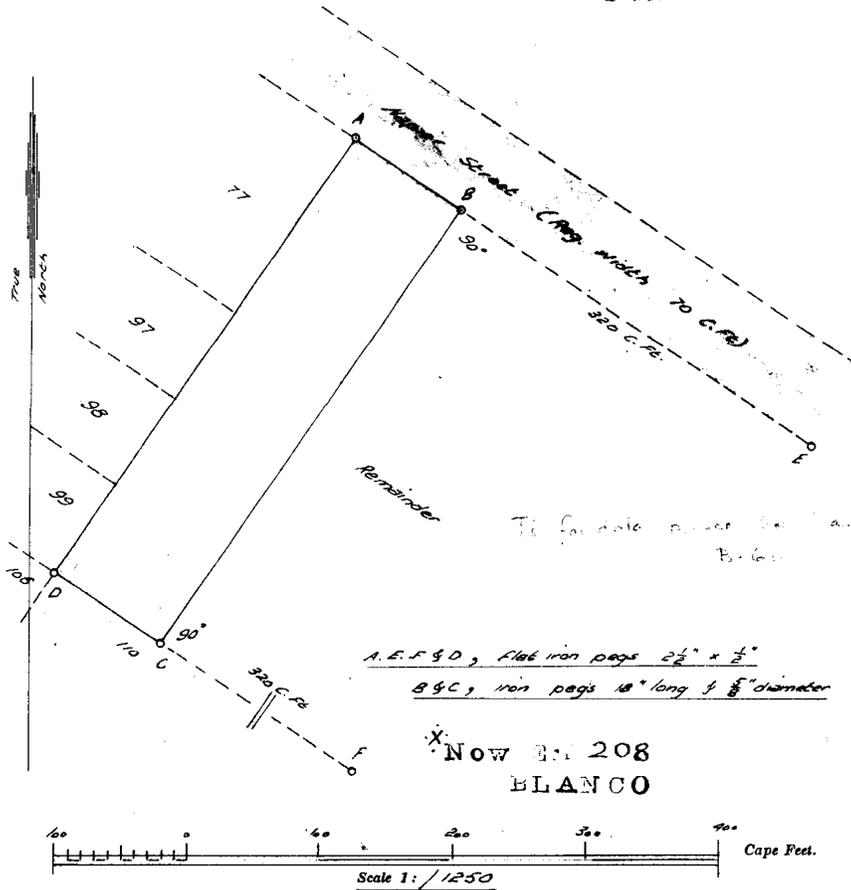
SIDES Cape Feet		ANGLES ✓	
AB	97.20	A	90°
BC	400.00	B	90°
CD	97.20	C	90°
DA	400.00	D	90°

No. 19313/48

Approved

Emanuel Smith
Surveyor-General.

2 JUN 1949



The figure ABCD represents 38880 Square Feet of land being Lot No 145 of Lots Nos 73, 74, 75, 76, & 145 situate in the Local Board Area of Blanco and Division of George Province of Cape of Good Hope. Surveyed in May 1948 by me *E. Emanuel* Land Surveyor.

This diagram is annexed to DT No 19313 dtd. 7.11.51 Registrar of Deeds.

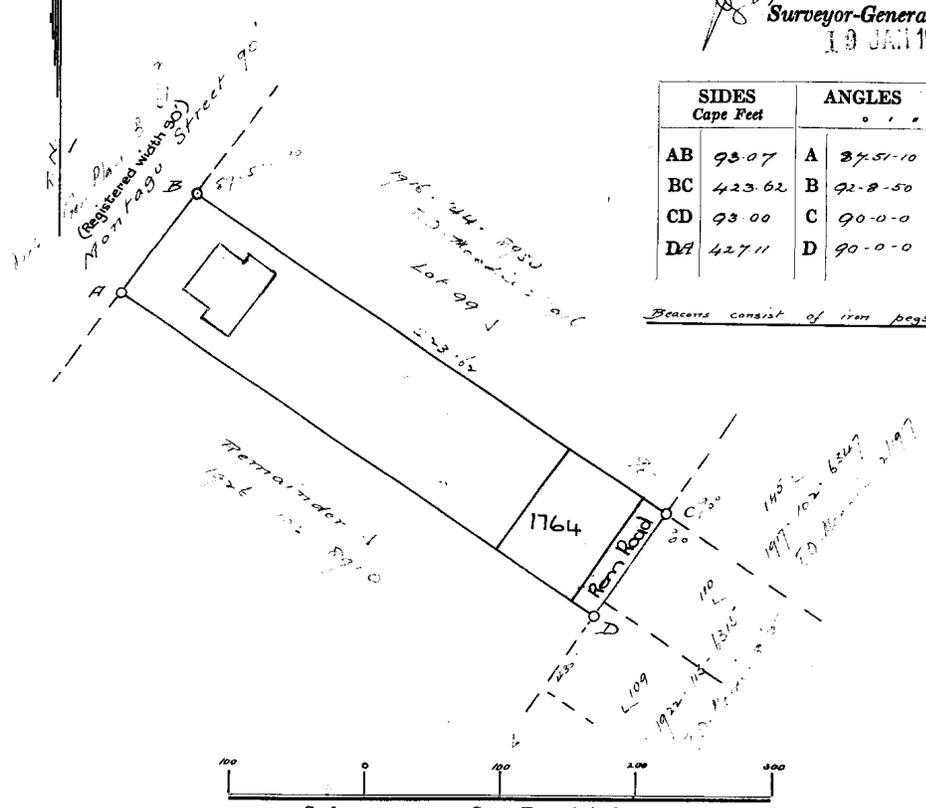
The original diagram is No. 1147, 1917 annexed to d/t 1917. 102 . 6347.

File No. S. 7767 S.R. No. E. 3284/48 Gen. Plan. B. 61. Ref. " 280AKK W.T.G. BL 7DD V.23 B.S.P.C.T. 208 ✓

1208/733

Approved

A. J. S. Smit
Surveyor-General
19 JAN 1935



SIDES Cape Feet		ANGLES ° ' "	
AB	93.07	A	37.51-10
BC	423.62	B	92.8-50
CD	93.00	C	90-0-0
DA	427.11	D	90-0-0

Beacons consist of iron pegs

Scale: 1 in 1250 Cape Ft. = 1 inch

Now Erf 209
BLANCO

The figure ABCD represents 39559 Sq. Feet of land, called Lot S portion of Lots Nos 100, 101, 105 & 106 situate at Village of Blanco Division of George PROVINCE of CAPE of GOOD HOPE.

Surveyed in May 1933 by me

T. Dunbar Woodie
Land Surveyor. **S**

This diagram is annexed to the Transfer Deed No. 531 dated 30.1.36 in favour of F.P. Stennet
Vol 10

The original diagram is No. AM00/1926 annexed to Deed No. 8910 dated 8th September 1926 in favour of J. L. Theron

E 304/AB
CB
NTU BLT 100
(1733)

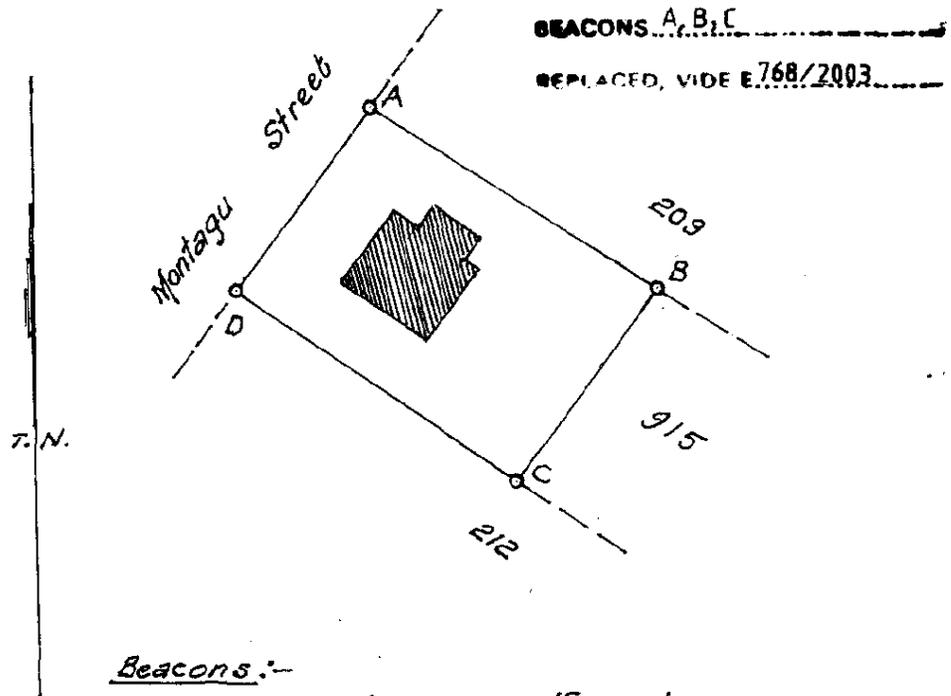
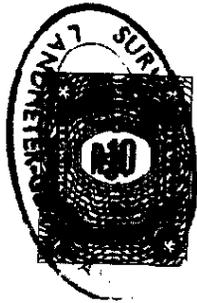
FORM D.

Registrar of Deeds

FOR ENDORSEMENTS
SEE MAP OF DGM.

209

	SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES		S.G. No.
			Y	X	
AB	36.66	304.0.0			3115/81 Approved <i>[Signature]</i> Surveyor-General 1981-07-16
BC	25.66	36.8.50			
CD	36.64	126.8.50			
DA	24.30	216.8.50			



Beacons:-

A, iron peg 16m.m. dia.
B, C & D do 12m.m. dia.

Scale: 1/750

The figure ABCD represents 915 Sq. metres of land, being

Erf 914 portion of Erf 210 Blanco situate in the Municipality and

Administrative District of George, Province of Cape of Good Hope.

Surveyed in May 1981 by me,

T. Pascual
Land Surveyor

This diagram is annexed to Deed of Transfer No. T.6855/1984 dated 1984 i.f.o.

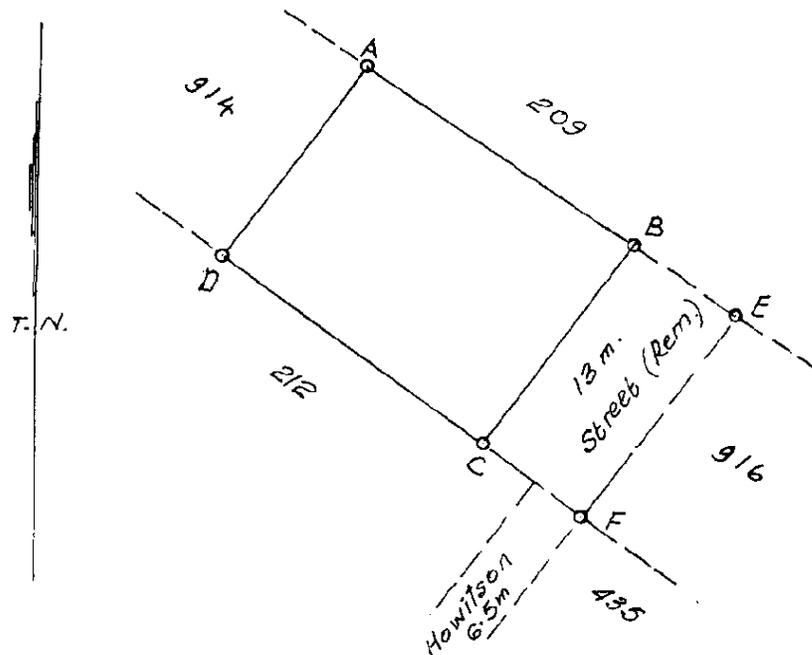
The original diagram is No. 4481/1936 annexed to Transfer/Grant No. 1936-226-12106

File No. S/7767/17
S.R. No. E 1052/81
Comp. BL-700 (1733)
V23

Registrar of Deeds

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES System		S.G. No.
			Y	X	
AB	34.02	304° 0' 0"			3116/81
BC	26.94	36° 8' 50"			Approved
CD	34.00	126° 8' 50"			<i>[Signature]</i>
DA	25.66	216° 8' 50"			Surveyor-General
BE	13.01	304° 0' 0"			1981-07-16
CF	13.00	306° 8' 50"			

BEACONS... A, B, C
 REPLACED. VIDE E. 768/2003



Beacons:-

A, B, C, D, E & F, iron peg 12 m. m. dia.

Scale 1: 1/750

The figure ABCD represents 894 Sq. metres of land, being Erf 915 portion of Erf 210 Blanco situate in the Municipality and Administrative District of George, Province of Cape of Good Hope. Surveyed in May 1981 by me, T. J. Pascual Land Surveyor

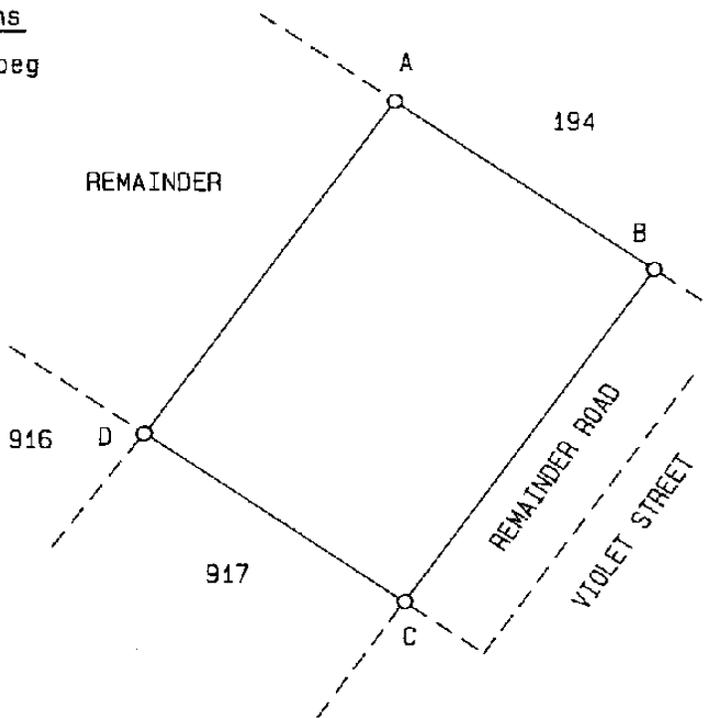
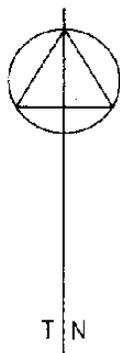
This diagram is annexed to Deed of transfer No. <u>T.6854/1984</u> dated i.f.o.	The original diagram is No. <u>4481/1936</u> annexed to Transfer/ Grant No. <u>1936-226-12106</u>	File No. <u>S/7767/17</u> S.R. No. <u>E 1052/81</u> Comp. <u>BL-700 (1733)</u> <u>V23.</u>
	Registrar of Deeds	

S.C.S.

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES System Lo 23° X			S.G. No.	
		Constant:	±	Y X		
AB	21, 27	304 39 30	A	+ 54 453, 51	+ 57 813, 25	7120/1996 Approved <i>G. Savage</i> to Surveyor-General 1996-10-14
BC	29, 28	34 45 40	B	+ 54 436, 02	+ 57 825, 34	
CD	21, 27	124 41 30	C	+ 54 452, 71	+ 57 849, 40	
DA	29, 27	214 45 40	D	+ 54 470, 20	+ 57 837, 29	
		13CD19	⊕	+ 54 468, 68	+ 57 636, 41	
		15CD19	⊕	+ 54 091, 72	+ 57 957, 54	

Description of Beacons

A B C D : 12mm iron peg



Scale 1:500

The figure A B C D represents 623 square metres of land, being ERF 1764 a portion of Erf 209 BLANCO

situate in the Municipality and Administrative District of George Province of the Western Cape Surveyed in September 1996 by me

G. Savage
Professional Land Surveyor
G S Savage PLS 0543

This diagram is annexed to
No. T94554/96
Dated
i.f.o.
Registrar of Deeds

The original diagram is
No. 1268/1933
annexed to Transfer
No. 4936-44-534
1935. 10. 531

File No. S.7767/17
S.R. No. E 2786/1996
Comp. BL-70D/V23 (1733)

Erf 209 Blanco
1996-06-28
S. SAVAGE & ASSOCIATES

B
S



**meyer
van der walt**

attorneys notaries conveyancers

THE PROPERTY AND CONVEYANCING ATTORNEYS

POTCHEFSTROOM

66 Retief Street
Tel: 018 293 2901 • Fax: 018 293 2908

KLERKSDORP

Corpus Novem Office park No. 29
35 Dr. Yusuf Dadoo Avenue
Tel: 018 468 5404 • Fax: 018 468 6535

BETHLEHEM

24 Muller Street
Tel: 058 303 1045 • Fax: 058 303 1442

info@mvdw.co.za • www.meyervanderwalt.co.za

CONVEYANCER CERTIFICATE

I, the undersigned

LIESL MELANIE FOURIE in my capacity as practising conveyancer under LPC 31316 at Meyer van der Walt Inc., Potchefstroom do hereby certify as follows:

Property	ERF 194 BLANCO, IN THE MUNICIPALITY AND DIVISION OF GEORGE; PROVINCE OF THE WESTERN CAPE
Name of Owner/s	SUPERSTRIKE INVESTMENTS 84 PROPRIETARY LIMITED REGISTRATION NUMBER 2002/017595/07
Current title deed:	Deed of Transfer Number T23324/2007
Diagram:	S.G. No unknown

1. TITLE CONDITIONS

The title conditions of Deed of Transfer No. T23324/2007 reads:

A. *ONDERHEWIG aan die voorwaardes waarna verwys in Transportakte Nr T8954/1916.*

2. FUTHER TITLE CONDITIONS

2.1 Condition A in Deed of Transfer Number T23324/2007 refers to the conditions referred to in Deed of Transfer No. T8954/1916. The title conditions of Deed of Transfer No. T8954/1916 reads:

*Subject however to such conditions as are mentioned or referred to in the Deed of Transfer passed in favour of appearer's...**...trading as aforesaid, on 12th April 1901.*

2.2 We could not allocate the Deed of Transfer, dated 12th April 1901.

3. CONCLUSION

The property is endorsed with a bond of R5 000 000.00 in favour of FIRSTRAND BANK LTD as more fully described under Bond Deed No. B28442/2007.

FIRSTRAND BANK LTD will need to provide consent to the rezoning of the property use rights for business use

According to the title conditions available, there is no restriction against the rezoning of the property use rights for business use.

POTCHEFSTROOM AND KLERKSDORP: Registration number: 2013/084462/21
DIRECTORS: Jason Edward Meyer • Francois van der Walt • Liesl Melanie Fourie
PROFESSIONAL ASSISTANT: Anelda Viljoen • Johan Basson
CANDIDATE ATTORNEYS: Excelda Brink • Esté Strydom • Stealer Steenkamp • Ané Möller
BETHLEHEM: Registration number: 2016/375006/21
DIRECTORS: Jason Edward Meyer • Francois van der Walt
ASSOCIATE: Cathrin Nel
MEYER VAN DER WALT INC. is a service driven firm
 Contact our monitor with any service related matters at: monitor@meyervanderwalt.co.za

SIGNED AT POTCHEFSTROOM on 26 NOVEMBER 2020



**LIESL MELANIE FOURIE
CONVEYANCER**

***word not readable*



meyer
van der walt

attorneys notaries conveyancers

THE PROPERTY AND CONVEYANCING ATTORNEYS

POTCHEFSTROOM

66 Retief Street
Tel: 018 293 2901 • Fax: 018 293 2908

KLERKSDORP

Corpus Novem Office park No. 29
35 Dr. Yusuf Dadoo Avenue
Tel: 018 468 5404 • Fax: 018 468 6535

BETHLEHEM

24 Muller Street
Tel: 058 303 1045 • Fax: 058 303 1442

info@mvdw.co.za • www.meyervanderwalt.co.za

CONVEYANCER CERTIFICATE

I, the undersigned

LIESL MELANIE FOURIE in my capacity as practising conveyancer under LPC 31316 at Meyer van der Walt Inc., Potchefstroom do hereby certify as follows:

Property **ERF 208 BLANCO, IN THE MUNICIPALITY AND DIVISION OF GEORGE; PROVINCE OF THE WESTERN CAPE**

Name of Owner/s **SUPERSTRIKE INVESTMENTS 84 PROPRIETARY LIMITED
REGISTRATION NUMBER 2002/017595/07**

Current title deed: Deed of Transfer Number T39898/2007

Diagram: S.G. No 12176/1948

1. TITLE CONDITIONS

The title conditions of Deed of Transfer No. T39898/2007 reads:

- A. *SUBJECT TO the conditions referred to in Deed of transfer No. 6347 dated 16th August 1917.*
- B. *By virtue of Notarial Tie Agreement K1142/2010S dated 19 October 2010 the within mentioned property, Erf 208 Blanco and Erf 914 Blanco measuring 915m², Erf 915 Blanco measuring 894m² and Remainder Erf 209 Blanco measuring 3299m² all held by T34377/2006 are hereby tied together for all intents and purposes and shall not be subdivided, consolidated or transferred without the written consent of FIRSTRAND BANK first being obtained.*

2. FUTHER TITLE CONDITIONS

- 2.1 Condition A in Deed of Transfer Number T39898/2007 refers to the conditions referred to in *Deed of transfer No. 6347 dated 16th August 1917*. The title conditions of *Deed of transfer No. 6347 dated 16th August 1917* reads:

Subject however to such conditions as are mentioned or referred to in the Deed of Transfer passed in favour of C. Sealre & Company Limited on 30th June 1917.

- 2.2 We could not allocate the Deed of Transfer, dated *30th June 1917*.

3. CONCLUSION

POTCHEFSTROOM AND KLERKSDORP: Registration number: 2013/084462/21
DIRECTORS: Jason Edward Meyer • Francois van der Walt • Liesl Melanie Fourie
PROFESSIONAL ASSISTANT: Anelda Viljoen • Johan Basson
CANDIDATE ATTORNEYS: Excelda Brink • Esté Strydom • Stealer Steenkamp • Ané Möller
BETHLEHEM: Registration number: 2016/375006/21
DIRECTORS: Jason Edward Meyer • Francois van der Walt
ASSOCIATE: Cathrin Nel
MEYER VAN DER WALT INC. is a service driven firm
Contact our monitor with any service related matters at: monitor@meyervanderwalt.co.za

According to the title conditions available, if FIRSTRAND BANK by virtue of Notarial Tie Agreement K1142/2010S gives consent for the rezoning of the property use rights for business use, then there is no further restriction against the rezoning of the property use rights for business use.

SIGNED AT POTCHEFSTROOM on 26 NOVEMBER 2020



LIESL MELANIE FOURIE
CONVEYANCER



meyer
van der walt

attorneys notaries conveyancers

THE PROPERTY AND CONVEYANCING ATTORNEYS

POTCHEFSTROOM

66 Retief Street
Tel: 018 293 2901 • Fax: 018 293 2908

KLERKSDORP

Corpus Novem Office park No. 29
35 Dr. Yusuf Dadoo Avenue
Tel: 018 468 5404 • Fax: 018 468 6535

BETHLEHEM

24 Muller Street
Tel: 058 303 1045 • Fax: 058 303 1442

info@mvdw.co.za • www.meyervanderwalt.co.za

CONVEYANCER CERTIFICATE

I, the undersigned

LIESL MELANIE FOURIE in my capacity as practising conveyancer under LPC 31316 at Meyer van der Walt Inc., Potchefstroom do hereby certify as follows:

Property	REMAINDER ERF 209 BLANCO, IN THE MUNICIPALITY AND DIVISION OF GEORGE; PROVINCE OF THE WESTERN CAPE
Name of Owner/s	SUPERSTRIKE INVESTMENTS 84 PROPRIETARY LIMITED REGISTRATION NUMBER 2002/017595/07
Current title deed:	Deed of Transfer Number T34377/2006
Diagram:	S.G. No 1268/1933

1. TITLE CONDITIONS

The title conditions of Deed of Transfer No. T34377/2006 reads:

- A. *SUBJECT TO the conditions referred to in Deed of Transfer No. T5080/1922 (paragraph 28).*
- B. *By virtue of Notarial Tie Agreement K1142/2010S dated 19 October 2010 the within mentioned properties, Erf 914 Blanco, Erf 915 Blanco and Remainder Erf 209 Blanco and Erf 208 Blanco measuring 3854 m² held by T39898/2007 are hereby tied together for all intents and purposes and shall not be subdivided, consolidated or transferred without the written consent of FIRSTRAND BANK first being obtained.*

2. FUTHER TITLE CONDITIONS

- 2.1 Condition A in Deed of Transfer Number T34377/2006 refers to the conditions referred to in Deed of Transfer No. T5080/1922 (paragraph 28).
- 2.2 The condition under paragraph 28 of Deed of Transfer No. T5080/1922 is unreadable.

3. CONCLUSION

According to the title conditions available, if FIRSTRAND BANK by virtue of Notarial Tie Agreement K1142/2010S gives consent for the rezoning of the property use rights for business use, then there is no further restriction against the rezoning of the property use rights for business use.

POTCHEFSTROOM AND KLERKSDORP: Registration number: 2013/084462/21
DIRECTORS: Jason Edward Meyer • Francois van der Walt • Liesl Melanie Fourie
PROFESSIONAL ASSISTANT: Anelda Viljoen • Johan Basson
CANDIDATE ATTORNEYS: Excelda Brink • Esté Strydom • Stealer Steenkamp • Ané Möller
BETHLEHEM: Registration number: 2016/375006/21
DIRECTORS: Jason Edward Meyer • Francois van der Walt
ASSOCIATE: Cathrin Nel
MEYER VAN DER WALT INC. is a service driven firm
Contact our monitor with any service related matters at: monitor@meyervanderwalt.co.za

SIGNED AT POTCHEFSTROOM on 26 NOVEMBER 2020



**LIESL MELANIE FOURIE
CONVEYANCER**



meyer
van der walt

attorneys notaries conveyancers

THE PROPERTY AND CONVEYANCING ATTORNEYS

POTCHEFSTROOM

66 Relief Street
Tel: 018 293 2901 • Fax: 018 293 2908

KLERKSDORP

Corpus Novem Office park No. 29
35 Dr. Yusuf Dadoo Avenue
Tel: 018 468 5404 • Fax: 018 468 6535

BETHLEHEM

24 Muller Street
Tel: 058 303 1045 • Fax: 058 303 1442

info@mvdw.co.za • www.meyervanderwalt.co.za

CONVEYANCER CERTIFICATE

I, the undersigned

LIESL MELANIE FOURIE in my capacity as practising conveyancer under LPC 31316 at Meyer van der Walt Inc., Potchefstroom do hereby certify as follows:

Property **ERF 914 BLANCO, IN THE MUNICIPALITY AND DIVISION OF GEORGE; PROVINCE OF THE WESTERN CAPE**

Name of Owner/s **SUPERSTRIKE INVESTMENTS 84 PROPRIETARY LIMITED
REGISTRATION NUMBER 2002/017595/07**

Current title deed: Deed of Transfer Number T34377/2006

Diagram: S.G. No 3115/1981

1. TITLE CONDITIONS

The title conditions of Deed of Transfer No. T34377/2006 reads:

- A. *SUBJECT TO the conditions referred to in Deed of Transfer No. T19475/1968.*
- B. *SUBJECT further to the following conditions referred to in the endorsement dated 7 February 1984 in Deed of Transfer No. T26060/1981, namely:*

By Deed of Transfer No. 6854/1984, the remainder held hereunder is subject to the following conditions imposed by the Administrator in terms of Section 9 of Ordinance No. 33 of 1934, namely:

- 1. The owner of this erf shall without compensation, be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewerage and drainage including stormwater of any other erf or erven to be conveyed across this erf, and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon if deemed necessary by the Local Authority and in such a 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 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 the difference between 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.*

POTCHEFSTROOM AND KLERKSDORP: Registration number: 2013/084462/21
DIRECTORS: Jason Edward Meyer • Francois van der Walt • Liesl Melanie Fourie
PROFESSIONAL ASSISTANT: Anelda Viljoen • Johan Basson
CANDIDATE ATTORNEYS: Excelda Brink • Esté Strydom • Stealer Steenkamp • Ané Möller
BETHLEHEM: Registration number: 2016/375006/21
DIRECTORS: Jason Edward Meyer • Francois van der Walt
ASSOCIATE: Cathrin Nel
MEYER VAN DER WALT INC. is a service driven firm
Contact our monitor with any service related matters at: monitor@meyervanderwalt.co.za

- B. *By virtue of Notarial Tie Agreement K1142/2010S dated 19 October 2010 the within mentioned properties, Erf 914 Blanco, Erf 915 Blanco and Remainder Erf 209 Blanco and Erf 208 Blanco measuring 3854 m² held by T39898/2007 are hereby tied together for all intents and purposes and shall not be subdivided, consolidated or transferred without the written consent of FIRSTRAND BANK first being obtained.*

2. FUTHER TITLE CONDITIONS

- 2.1 Condition A in Deed of Transfer Number T34377/2006 refers to the conditions referred to in Deed of Transfer No. T19475/1968. The title conditions of Deed of Transfer No. T19475/1968 reads:

ONDERHEWIG aan sodanige voorwaardes soos na verwys in gemelde transportakte No 3254 gedateer 6 April 1937.

NIE ONDERHEWIG NIE aan die voorwaarde bevat in gemelde Transportakte No. 3254/1937, en gemerk No. 2 daarin wat betrekking het op die verval van sekere erfenisse vand ie ergename Coenraad Eduard Appel ingeval van hulle insolvensie, wat weens hierdie oordrag verval.

- 2.2 We could not allocate T3254/1937.

3. CONCLUSION

According to the title conditions available, if FIRSTRAND BANK by virtue of Notarial Tie Agreement K1142/2010S gives consent for the rezoning of the property use rights for business use, then there is no further restriction against the rezoning of the property use rights for business use.

SIGNED AT POTCHEFSTROOM on 26 NOVEMBER 2020



**LIESL MELANIE FOURIE
CONVEYANCER**



meyer
van der walt

attorneys notaries conveyancers

THE PROPERTY AND CONVEYANCING ATTORNEYS

POTCHEFSTROOM

66 Retief Street
Tel: 018 293 2901 • Fax: 018 293 2908

KLERKSDORP

Corpus Novem Office park No. 29
35 Dr. Yusuf Dadoo Avenue
Tel: 018 468 5404 • Fax: 018 468 6535

BETHLEHEM

24 Muller Street
Tel: 058 303 1045 • Fax: 058 303 1442

info@mvdw.co.za • www.meyervanderwalt.co.za

CONVEYANCER CERTIFICATE

I, the undersigned

LIESL MELANIE FOURIE in my capacity as practising conveyancer under LPC 31316 at Meyer van der Walt Inc., Potchefstroom do hereby certify as follows:

Property **ERF 915 BLANCO, IN THE MUNICIPALITY AND DIVISION OF GEORGE; PROVINCE OF THE WESTERN CAPE**

Name of Owner/s **SUPERSTRIKE INVESTMENTS 84 PROPRIETARY LIMITED
REGISTRATION NUMBER 2002/017595/07**

Current title deed: Deed of Transfer Number T34377/2006

Diagram: S.G. No 3116/1981

1. TITLE CONDITIONS

The title conditions of Deed of Transfer No. T34377/2006 reads:

- A. *SUBJECT TO the conditions referred to in Deed of Transfer No. T19475/1968.*
- B. *SUBJECT further to the following conditions reference whereto was endorsed on Deed of Transfer No. T26060/1981, on 9 August 1985, namely:*

"REMAINDER ERF

By Deed of Transfer No. 6854/1984, the remainder held hereunder is subject to the following conditions imposed by the Administrator in terms of Section 9 of Ordinance No. 33 of 1934, namely:

- 1. The owner of this erf shall without compensation, be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewerage and drainage including stormwater of any other erf or erven to be conveyed across this erf, and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon if deemed necessary by the Local Authority and in such a 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 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 the difference between levels of the street as finally constructed and the erf, unless he*

POTCHEFSTROOM AND KLERKSDORP: Registration number: 2013/084462/21

DIRECTORS: Jason Edward Meyer • Francois van der Walt • Liesl Melanie Fourie

PROFESSIONAL ASSISTANT: Anelda Viljoen • Johan Basson

CANDIDATE ATTORNEYS: Excelda Brink • Esté Strydom • Stealer Steenkamp • Ané Möller

BETHLEHEM: Registration number: 2016/375006/21

DIRECTORS: Jason Edward Meyer • Francois van der Walt

ASSOCIATE: Cathrin Nel

MEYER VAN DER WALT INC. is a service driven firm

Contact our monitor with any service related matters at: monitor@meyervanderwalt.co.za

elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.

- B. *By virtue of Notarial Tie Agreement K1142/2010S dated 19 October 2010 the within mentioned properties, Erf 914 Blanco, Erf 915 Blanco and Remainder Erf 209 Blanco and Erf 208 Blanco measuring 3854 m² held by T39898/2007 are hereby tied together for all intents and purposes and shall not be subdivided, consolidated or transferred without the written consent of FIRSTRAND BANK first being obtained.*

2. FUTHER TITLE CONDITIONS

- 2.1 Condition A in Deed of Transfer Number T34377/2006 refers to the conditions referred to in Deed of Transfer No. T19475/1968. The title conditions of Deed of Transfer No. T19475/1968 reads:

- A. *ONDERHEWIG aan die voorwaardes waarna verwys word in Akte van Transport Nr. 3254 gedateer 6 April 1937.*
- B. *NIE ONDERHEWIG NIE aan die voorwaarde bevat in gemelde Transportakte No. 3254/1937, en gemerk No. 2 daarin wat betrekking het op die verval van sekere erfenisse van die erfgename van Coenraad Eduard Appel ingeval van hulle insolvensie, wat weens hierdie oordrag verval.*

- 2.2 We could not allocate *Deed of Transfer No. 3254 dated 6 April 1937.*

3. CONCLUSION

According to the title conditions available, if FIRSTRAND BANK by virtue of Notarial Tie Agreement K1142/2010S gives consent for the rezoning of the property use rights for business use, then there is no further restriction against the rezoning of the property use rights for business use.

SIGNED AT POTCHEFSTROOM on 26 NOVEMBER 2020


LIESL MELANIE FOURIE
CONVEYANCER



**meyer
van der walt**

attorneys notaries conveyancers

THE PROPERTY AND CONVEYANCING ATTORNEYS

POTCHEFSTROOM

66 Retief Street
Tel: 018 293 2901 • Fax: 018 293 2908

KLERKSDORP

Corpus Novem Office park No. 29
35 Dr. Yusuf Dadoo Avenue
Tel: 018 468 5404 • Fax: 018 468 6535

BETHLEHEM

24 Muller Street
Tel: 058 303 1045 • Fax: 058 303 1442

info@mvdw.co.za • www.meyervanderwalt.co.za

CONVEYANCER CERTIFICATE

I, the undersigned

LIESL MELANIE FOURIE (LPC 31316) in my capacity as practising conveyancer at Meyer van der Walt Inc., Potchefstroom do hereby certify as follows:

Property	ERF 1764 BLANCO IN THE MUNICIPALITY AND DIVISION OF GEORGE, WESTERN CAPE PROVINCE Measuring 623 (six two three) Square Meters
Name of Owner/s	PETRUS SAMUEL DU PREEZ IDENTIFICATION NUMBER: 570811 5113 08 9 AND MARIANA DU PREEZ IDENTIFICATION NUMBER: 610314 0111 08 5 MARRIED IN COMMUNITY OF PROPERTY
Current title deed: Diagram:	Deed of Transfer Number T82972/2002 S.G. No 7120/1996

1. The property is subject to the following title conditions:
None
2. The following endorsements are endorsed over the property:
 1. B100185/2004 in favour of ABSA BANK LTD
 2. B27384/2009 in favour of ABSA BANK LTD
 3. B4140/2004 in favour of ABSA BANK LTD
 4. B57733/2002 in favour of ABSA BANK LTD
 5. B7413/2008 in favour of ABSA BANK LTD
3. There is no condition of title, as aforementioned that restricts the rezoning of the property, as long as the application is consented to by ABSA BANK LTD.

SIGNED AT POTCHEFSTROOM on 21 January 2021


**LIESL MELANIE FOURIE
LPC 31316**



**meyer
van der walt**

attorneys notaries conveyancers

THE PROPERTY AND CONVEYANCING ATTORNEYS

POTCHEFSTROOM

66 Retief Street
Tel: 018 293 2901 • Fax: 018 293 2908

KLERKSDORP

Corpus Novem Office park No. 29
35 Dr. Yusuf Dadoo Avenue
Tel: 018 468 5404 • Fax: 018 468 6535

BETHLEHEM

24 Muller Street
Tel: 058 303 1045 • Fax: 058 303 1442

info@mvdw.co.za • www.meyervanderwalt.co.za

CONVEYANCER CERTIFICATE

I, the undersigned

LIESL MELANIE FOURIE in my capacity as practising conveyancer under LPC 31316 at Meyer van der Walt Inc., Potchefstroom do hereby certify as follows:

Property **ERF 194 BLANCO, IN THE MUNICIPALITY AND DIVISION OF GEORGE; PROVINCE OF THE WESTERN CAPE**

Name of Owner/s **SUPERSTRIKE INVESTMENTS 84 PROPRIETARY LIMITED
REGISTRATION NUMBER 2002/017595/07**

Current title deed: Deed of Transfer Number T23324/2007

Diagram: S.G. No unknown

1. TITLE CONDITIONS

The title conditions of Deed of Transfer No. T23324/2007 reads:

A. *ONDERHEWIG aan die voorwaardes waarna verwys in Transportakte Nr T8954/1916.*

2. FUTHER TITLE CONDITIONS

2.1 Condition A in Deed of Transfer Number T23324/2007 refers to the conditions referred to in Deed of Transfer No. T8954/1916. The title conditions of Deed of Transfer No. T8954/1916 reads:

*Subject however to such conditions as are mentioned or referred to in the Deed of Transfer passed in favour of appearer's...**...trading as aforesaid, on 12th April 1901.*

2.2 We could not allocate the Deed of Transfer, dated 12th April 1901.

3. CONCLUSION

The property is endorsed with a bond of R5 000 000.00 in favour of FIRSTRAND BANK LTD as more fully described under Bond Deed No. B28442/2007.

FIRSTRAND BANK LTD will need to provide consent to the rezoning of the property use rights for business use

According to the title conditions available, there is no restriction against the rezoning of the property use rights for business use.

POTCHEFSTROOM AND KLERKSDORP: Registration number: 2013/084462/21
DIRECTORS: Jason Edward Meyer • Francois van der Walt • Liesl Melanie Fourie
PROFESSIONAL ASSISTANT: Anelda Viljoen • Johan Basson
CANDIDATE ATTORNEYS: Excelda Brink • Esté Strydom • Stealer Steenkamp • Ané Möller
BETHLEHEM: Registration number: 2016/375006/21
DIRECTORS: Jason Edward Meyer • Francois van der Walt
ASSOCIATE: Cathrin Nel
MEYER VAN DER WALT INC. is a service driven firm
Contact our monitor with any service related matters at: monitor@meyervanderwalt.co.za

SIGNED AT POTCHEFSTROOM on 26 NOVEMBER 2020



**LIESL MELANIE FOURIE
CONVEYANCER**

***word not readable*



meyer
van der walt

attorneys notaries conveyancers

THE PROPERTY AND CONVEYANCING ATTORNEYS

POTCHEFSTROOM

66 Retief Street
Tel: 018 293 2901 • Fax: 018 293 2908

KLERKSDORP

Corpus Novem Office park No. 29
35 Dr. Yusuf Dadoo Avenue
Tel: 018 468 5404 • Fax: 018 468 6535

BETHLEHEM

24 Muller Street
Tel: 058 303 1045 • Fax: 058 303 1442

info@mvdw.co.za • www.meyervanderwalt.co.za

CONVEYANCER CERTIFICATE

I, the undersigned

LIESL MELANIE FOURIE in my capacity as practising conveyancer under LPC 31316 at Meyer van der Walt Inc., Potchefstroom do hereby certify as follows:

Property **ERF 208 BLANCO, IN THE MUNICIPALITY AND DIVISION OF GEORGE; PROVINCE OF THE WESTERN CAPE**

Name of Owner/s **SUPERSTRIKE INVESTMENTS 84 PROPRIETARY LIMITED
REGISTRATION NUMBER 2002/017595/07**

Current title deed: Deed of Transfer Number T39898/2007

Diagram: S.G. No 12176/1948

1. TITLE CONDITIONS

The title conditions of Deed of Transfer No. T39898/2007 reads:

- A. *SUBJECT TO the conditions referred to in Deed of transfer No. 6347 dated 16th August 1917.*
- B. *By virtue of Notarial Tie Agreement K1142/2010S dated 19 October 2010 the within mentioned property, Erf 208 Blanco and Erf 914 Blanco measuring 915m², Erf 915 Blanco measuring 894m² and Remainder Erf 209 Blanco measuring 3299m² all held by T34377/2006 are hereby tied together for all intents and purposes and shall not be subdivided, consolidated or transferred without the written consent of FIRSTRAND BANK first being obtained.*

2. FUTHER TITLE CONDITIONS

- 2.1 Condition A in Deed of Transfer Number T39898/2007 refers to the conditions referred to in *Deed of transfer No. 6347 dated 16th August 1917*. The title conditions of *Deed of transfer No. 6347 dated 16th August 1917* reads:

Subject however to such conditions as are mentioned or referred to in the Deed of Transfer passed in favour of C. Sealre & Company Limited on 30th June 1917.

- 2.2 We could not allocate the Deed of Transfer, dated *30th June 1917*.

3. CONCLUSION

POTCHEFSTROOM AND KLERKSDORP: Registration number: 2013/084462/21
DIRECTORS: Jason Edward Meyer • Francois van der Walt • Liesl Melanie Fourie
PROFESSIONAL ASSISTANT: Anelda Viljoen • Johan Basson
CANDIDATE ATTORNEYS: Excelda Brink • Esté Strydom • Stealer Steenkamp • Ané Möller
BETHLEHEM: Registration number: 2016/375006/21
DIRECTORS: Jason Edward Meyer • Francois van der Walt
ASSOCIATE: Cathrin Nel
MEYER VAN DER WALT INC. is a service driven firm
Contact our monitor with any service related matters at: monitor@meyervanderwalt.co.za

According to the title conditions available, if FIRSTRAND BANK by virtue of Notarial Tie Agreement K1142/2010S gives consent for the rezoning of the property use rights for business use, then there is no further restriction against the rezoning of the property use rights for business use.

SIGNED AT POTCHEFSTROOM on 26 NOVEMBER 2020



LIESL MELANIE FOURIE
CONVEYANCER



meyer
van der walt

attorneys notaries conveyancers

THE PROPERTY AND CONVEYANCING ATTORNEYS

POTCHEFSTROOM

66 Retief Street
Tel: 018 293 2901 • Fax: 018 293 2908

KLERKSDORP

Corpus Novem Office park No. 29
35 Dr. Yusuf Dadoo Avenue
Tel: 018 468 5404 • Fax: 018 468 6535

BETHLEHEM

24 Muller Street
Tel: 058 303 1045 • Fax: 058 303 1442

info@mvdw.co.za • www.meyervanderwalt.co.za

CONVEYANCER CERTIFICATE

I, the undersigned

LIESL MELANIE FOURIE in my capacity as practising conveyancer under LPC 31316 at Meyer van der Walt Inc., Potchefstroom do hereby certify as follows:

Property	REMAINDER ERF 209 BLANCO, IN THE MUNICIPALITY AND DIVISION OF GEORGE; PROVINCE OF THE WESTERN CAPE
Name of Owner/s	SUPERSTRIKE INVESTMENTS 84 PROPRIETARY LIMITED REGISTRATION NUMBER 2002/017595/07
Current title deed:	Deed of Transfer Number T34377/2006
Diagram:	S.G. No 1268/1933

1. TITLE CONDITIONS

The title conditions of Deed of Transfer No. T34377/2006 reads:

- A. *SUBJECT TO the conditions referred to in Deed of Transfer No. T5080/1922 (paragraph 28).*
- B. *By virtue of Notarial Tie Agreement K1142/2010S dated 19 October 2010 the within mentioned properties, Erf 914 Blanco, Erf 915 Blanco and Remainder Erf 209 Blanco and Erf 208 Blanco measuring 3854 m² held by T39898/2007 are hereby tied together for all intents and purposes and shall not be subdivided, consolidated or transferred without the written consent of FIRSTRAND BANK first being obtained.*

2. FUTHER TITLE CONDITIONS

- 2.1 Condition A in Deed of Transfer Number T34377/2006 refers to the conditions referred to in Deed of Transfer No. T5080/1922 (paragraph 28).
- 2.2 The condition under paragraph 28 of Deed of Transfer No. T5080/1922 is unreadable.

3. CONCLUSION

According to the title conditions available, if FIRSTRAND BANK by virtue of Notarial Tie Agreement K1142/2010S gives consent for the rezoning of the property use rights for business use, then there is no further restriction against the rezoning of the property use rights for business use.

POTCHEFSTROOM AND KLERKSDORP: Registration number: 2013/084462/21
DIRECTORS: Jason Edward Meyer • Francois van der Walt • Liesl Melanie Fourie
PROFESSIONAL ASSISTANT: Anelda Viljoen • Johan Basson
CANDIDATE ATTORNEYS: Excelda Brink • Esté Strydom • Stealer Steenkamp • Ané Möller
BETHLEHEM: Registration number: 2016/375006/21
DIRECTORS: Jason Edward Meyer • Francois van der Walt
ASSOCIATE: Cathrin Nel
MEYER VAN DER WALT INC. is a service driven firm
Contact our monitor with any service related matters at: monitor@meyervanderwalt.co.za

SIGNED AT POTCHEFSTROOM on 26 NOVEMBER 2020



**LIESL MELANIE FOURIE
CONVEYANCER**



meyer
van der walt

attorneys notaries conveyancers

THE PROPERTY AND CONVEYANCING ATTORNEYS

POTCHEFSTROOM

66 Relief Street
Tel: 018 293 2901 • Fax: 018 293 2908

KLERKSDORP

Corpus Novem Office park No. 29
35 Dr. Yusuf Dadoo Avenue
Tel: 018 468 5404 • Fax: 018 468 6535

BETHLEHEM

24 Muller Street
Tel: 058 303 1045 • Fax: 058 303 1442

info@mvdw.co.za • www.meyervanderwalt.co.za

CONVEYANCER CERTIFICATE

I, the undersigned

LIESL MELANIE FOURIE in my capacity as practising conveyancer under LPC 31316 at Meyer van der Walt Inc., Potchefstroom do hereby certify as follows:

Property	ERF 914 BLANCO, IN THE MUNICIPALITY AND DIVISION OF GEORGE; PROVINCE OF THE WESTERN CAPE
Name of Owner/s	SUPERSTRIKE INVESTMENTS 84 PROPRIETARY LIMITED REGISTRATION NUMBER 2002/017595/07
Current title deed:	Deed of Transfer Number T34377/2006
Diagram:	S.G. No 3115/1981

1. TITLE CONDITIONS

The title conditions of Deed of Transfer No. T34377/2006 reads:

- A. *SUBJECT TO the conditions referred to in Deed of Transfer No. T19475/1968.*
- B. *SUBJECT further to the following conditions referred to in the endorsement dated 7 February 1984 in Deed of Transfer No. T26060/1981, namely:*

By Deed of Transfer No. 6854/1984, the remainder held hereunder is subject to the following conditions imposed by the Administrator in terms of Section 9 of Ordinance No. 33 of 1934, namely:

- 1. *The owner of this erf shall without compensation, be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewerage and drainage including stormwater of any other erf or erven to be conveyed across this erf, and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon if deemed necessary by the Local Authority and in such a 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 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 the difference between 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.*

POTCHEFSTROOM AND KLERKSDORP: Registration number: 2013/084462/21
DIRECTORS: Jason Edward Meyer • Francois van der Walt • Liesl Melanie Fourie
PROFESSIONAL ASSISTANT: Anelda Viljoen • Johan Basson
CANDIDATE ATTORNEYS: Excelda Brink • Esté Strydom • Stealer Steenkamp • Ané Möller
BETHLEHEM: Registration number: 2016/375006/21
DIRECTORS: Jason Edward Meyer • Francois van der Walt
ASSOCIATE: Cathrin Nel
MEYER VAN DER WALT INC. is a service driven firm
Contact our monitor with any service related matters at: monitor@meyervanderwalt.co.za

- B. *By virtue of Notarial Tie Agreement K1142/2010S dated 19 October 2010 the within mentioned properties, Erf 914 Blanco, Erf 915 Blanco and Remainder Erf 209 Blanco and Erf 208 Blanco measuring 3854 m² held by T39898/2007 are hereby tied together for all intents and purposes and shall not be subdivided, consolidated or transferred without the written consent of FIRSTRAND BANK first being obtained.*

2. FUTHER TITLE CONDITIONS

- 2.1 Condition A in Deed of Transfer Number T34377/2006 refers to the conditions referred to in Deed of Transfer No. T19475/1968. The title conditions of Deed of Transfer No. T19475/1968 reads:

ONDERHEWIG aan sodanige voorwaardes soos na verwys in gemelde transportakte No 3254 gedateer 6 April 1937.

NIE ONDERHEWIG NIE aan die voorwaarde bevat in gemelde Transportakte No. 3254/1937, en gemerk No. 2 daarin wat betrekking het op die verval van sekere erfenisse vand ie ergename Coenraad Eduard Appel ingeval van hulle insolvensie, wat weens hierdie oordrag verval.

- 2.2 We could not allocate T3254/1937.

3. CONCLUSION

According to the title conditions available, if FIRSTRAND BANK by virtue of Notarial Tie Agreement K1142/2010S gives consent for the rezoning of the property use rights for business use, then there is no further restriction against the rezoning of the property use rights for business use.

SIGNED AT POTCHEFSTROOM on 26 NOVEMBER 2020



**LIESL MELANIE FOURIE
CONVEYANCER**



meyer
van der walt

attorneys notaries conveyancers

THE PROPERTY AND CONVEYANCING ATTORNEYS

POTCHEFSTROOM

66 Retief Street
Tel: 018 293 2901 • Fax: 018 293 2908

KLERKSDORP

Corpus Novem Office park No. 29
35 Dr. Yusuf Dadoo Avenue
Tel: 018 468 5404 • Fax: 018 468 6535

BETHLEHEM

24 Muller Street
Tel: 058 303 1045 • Fax: 058 303 1442

info@mvdw.co.za • www.meyervanderwalt.co.za

CONVEYANCER CERTIFICATE

I, the undersigned

LIESL MELANIE FOURIE in my capacity as practising conveyancer under LPC 31316 at Meyer van der Walt Inc., Potchefstroom do hereby certify as follows:

Property	ERF 915 BLANCO, IN THE MUNICIPALITY AND DIVISION OF GEORGE; PROVINCE OF THE WESTERN CAPE
Name of Owner/s	SUPERSTRIKE INVESTMENTS 84 PROPRIETARY LIMITED REGISTRATION NUMBER 2002/017595/07
Current title deed:	Deed of Transfer Number T34377/2006
Diagram:	S.G. No 3116/1981

1. TITLE CONDITIONS

The title conditions of Deed of Transfer No. T34377/2006 reads:

- A. *SUBJECT TO the conditions referred to in Deed of Transfer No. T19475/1968.*
- B. *SUBJECT further to the following conditions reference whereto was endorsed on Deed of Transfer No. T26060/1981, on 9 August 1985, namely:*

"REMAINDER ERF

By Deed of Transfer No. 6854/1984, the remainder held hereunder is subject to the following conditions imposed by the Administrator in terms of Section 9 of Ordinance No. 33 of 1934, namely:

- 1. *The owner of this erf shall without compensation, be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewerage and drainage including stormwater of any other erf or erven to be conveyed across this erf, and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon if deemed necessary by the Local Authority and in such a 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 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 the difference between levels of the street as finally constructed and the erf, unless he*

POTCHEFSTROOM AND KLERKSDORP: Registration number: 2013/084462/21
DIRECTORS: Jason Edward Meyer • Francois van der Walt • Liesl Melanie Fourie
PROFESSIONAL ASSISTANT: Anelda Viljoen • Johan Basson
CANDIDATE ATTORNEYS: Excelda Brink • Esté Strydom • Stealer Steenkamp • Ané Möller
BETHLEHEM: Registration number: 2016/375006/21
DIRECTORS: Jason Edward Meyer • Francois van der Walt
ASSOCIATE: Cathrin Nel
MEYER VAN DER WALT INC. is a service driven firm
Contact our monitor with any service related matters at: monitor@meyervanderwalt.co.za

elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.

- B. *By virtue of Notarial Tie Agreement K1142/2010S dated 19 October 2010 the within mentioned properties, Erf 914 Blanco, Erf 915 Blanco and Remainder Erf 209 Blanco and Erf 208 Blanco measuring 3854 m² held by T39898/2007 are hereby tied together for all intents and purposes and shall not be subdivided, consolidated or transferred without the written consent of FIRSTRAND BANK first being obtained.*

2. FUTHER TITLE CONDITIONS

- 2.1 Condition A in Deed of Transfer Number T34377/2006 refers to the conditions referred to in Deed of Transfer No. T19475/1968. The title conditions of Deed of Transfer No. T19475/1968 reads:

- A. *ONDERHEWIG aan die voorwaardes waarna verwys word in Akte van Transport Nr. 3254 gedateer 6 April 1937.*
- B. *NIE ONDERHEWIG NIE aan die voorwaarde bevat in gemelde Transportakte No. 3254/1937, en gemerk No. 2 daarin wat betrekking het op die verval van sekere erfenisse van die erfgename van Coenraad Eduard Appel ingeval van hulle insolvensie, wat weens hierdie oordrag verval.*

- 2.2 We could not allocate *Deed of Transfer No. 3254 dated 6 April 1937.*

3. CONCLUSION

According to the title conditions available, if FIRSTRAND BANK by virtue of Notarial Tie Agreement K1142/2010S gives consent for the rezoning of the property use rights for business use, then there is no further restriction against the rezoning of the property use rights for business use.

SIGNED AT POTCHEFSTROOM on 26 NOVEMBER 2020


LIESL MELANIE FOURIE
CONVEYANCER



**meyer
van der walt**

attorneys notaries conveyancers

THE PROPERTY AND CONVEYANCING ATTORNEYS

POTCHEFSTROOM

66 Retief Street
Tel: 018 293 2901 • Fax: 018 293 2908

KLERKSDORP

Corpus Novem Office park No. 29
35 Dr. Yusuf Dadoo Avenue
Tel: 018 468 5404 • Fax: 018 468 6535

BETHLEHEM

24 Muller Street
Tel: 058 303 1045 • Fax: 058 303 1442

info@mvdw.co.za • www.meyervanderwalt.co.za

CONVEYANCER CERTIFICATE

I, the undersigned

LIESL MELANIE FOURIE (LPC 31316) in my capacity as practising conveyancer at Meyer van der Walt Inc., Potchefstroom do hereby certify as follows:

Property	ERF 1764 BLANCO IN THE MUNICIPALITY AND DIVISION OF GEORGE, WESTERN CAPE PROVINCE Measuring 623 (six two three) Square Meters
Name of Owner/s	PETRUS SAMUEL DU PREEZ IDENTIFICATION NUMBER: 570811 5113 08 9 AND MARIANA DU PREEZ IDENTIFICATION NUMBER: 610314 0111 08 5 MARRIED IN COMMUNITY OF PROPERTY
Current title deed: Diagram:	Deed of Transfer Number T82972/2002 S.G. No 7120/1996

1. The property is subject to the following title conditions:
None
2. The following endorsements are endorsed over the property:
 1. B100185/2004 in favour of ABSA BANK LTD
 2. B27384/2009 in favour of ABSA BANK LTD
 3. B4140/2004 in favour of ABSA BANK LTD
 4. B57733/2002 in favour of ABSA BANK LTD
 5. B7413/2008 in favour of ABSA BANK LTD
3. There is no condition of title, as aforementioned that restricts the rezoning of the property, as long as the application is consented to by ABSA BANK LTD.

SIGNED AT POTCHEFSTROOM on 21 January 2021

**LIESL MELANIE FOURIE
LPC 31316**



03 December 2020

Superstrike Investments 84 (Pty) Ltd

ATTENTION: Werner Roux

Dear Werner

CONSENT REQUIRED

We, Rand Merchant Bank (a Division of FirstRand Bank Limited), herewith consent to the subdivision, consolidation, rezoning and the removal of title deed restrictions of Erven 194, 208, 209, 914 & 915, Blanco, George Municipality and Division for business purposes, which is subject to the cancellation of any mortgage(s) registered against the properties.

Regards

Jean du Plessis

Credit Executive

CORPORATE AND INVESTMENT BANKING

1 Merchant Place
Cnr Fredman Dr and Rivonia Rd
Sandton 2196

PO Box 786273
Sandton 2146
South Africa

Switchboard +27 11 282 8000
Website rmb.co.za



Home Loans
Sales and Service Enablement

9 Lothbury Road
Auckland Park, 2092
Private Bag 72007
Cresta, 2118
South Africa

T 0860 111 007
Swift address: ABSAZAJJ
absa.co.za

16.02.2021

Private/Confidential

**MR PS & MRS M DU PREEZ
P O BOX 10513
GEORGE
6530**

REQUEST RECEIVED FOR: CONSENT FOR REZONING

Mortgage loan account number: 8055869984

Current Property description: ERF 1764 BLANCO

We refer to the above account and agree to the consent for rezoning from "Residential" to "Business" on the above-mentioned property.

According to your mortgage loan agreement, it is your responsibility to ensure that you have sufficient property insurance. If you are insured with Absa please phone 0861 722 272

Yours faithfully

A handwritten signature in black ink, appearing to be "Sophy Nhamposse", written over a faint circular stamp.

Property Control
Ref: Sophy Nhamposse
Tel: 011 846 5488
Email: hlpc@absa.co.za

Mobile:0732342080
Email: cherylmthomson@gmail.com

PO Box 2049
GEORGE
6530

25 July 2021

The George Municipality
Planning Division

via email: mhwelman@george.gov.za
copy to: planning@delplan.co.za

TO WHOM IT MAY CONCERN

REF: 1906219 PROPOSED CONSOLIDATION, REZONING, SUBDIVISION AND CONSENT USE APPLICATION FOR ERVEN 194, REM. 208, 209, 914, 915 & 1764, BLANCO, GEORGE MUNICIPALITY AND DIVISION

I wish to place some concerns regarding the above proposed development on record.

1. Reference is made in the various reports as well as the signage on the sites to public participation meetings having been held. Residents became aware of the proposed development for the first time when the signage was erected and advertisements placed in local newspapers.
2. In terms of the Heritage of Blanco, and in particular, this section of Montagu Street, much mention is made in various reports of the residential village atmosphere and heritage of the area and that it should be retained, even though many of the properties such as the building on Erf 914 have been altered. It is my belief that the busy, vibrant shopping centre which the developer is proposing will destroy this atmosphere and heritage forever.

The proposed development is not in line with the LSDF which indicates that any development should be sensitive to the streetscape along Montagu Street and should retain the character and heritage of the area.

The architectural impression of the proposed streetscape is too modern and aesthetically out of keeping with the old village type architecture of Blanco.

3. At this point in time, the Land Use Pre-application consultation form 1124/GEO/20 has too many items which are 'to be determined' – too many variables.
4. In the SMEC Engineering Services Report of January 2021, Ref C1841 Rev 1, there are 2 different site layout plans. In one of the plans, the entry to the proposed shopping centre is slightly diagonally (to the south east) opposite the entrance to our property. I strongly object to the entrance in this position.

5. Mention is made of the height of the buildings which should not exceed those of the surrounding structures. The proposed doctor's rooms are to be housed in a double storey building on Montagu Street. This is unacceptable.
6. The proposed bin area adjacent to Rem Erf 212, as well as the one adjacent to Erf 2926 are unacceptable. These areas are usually dirty, smelly, unhygienic and a breeding place for flies and vermin which would spill over to the adjacent residential erven.
7. I question the accuracy of the traffic impact assessment done in April 2021. We are currently living in unprecedented times and the roads are generally much quieter than normal. Having lived on Montagu Street for 11 years, I can attest that the road is usually much busier than it has been over the time since the Covid-19 restrictions were imposed.
8. Reference is made to the Heatherpark Shopping Centre being overcrowded with parking being a problem. I wish to place on record that the shopping centre, and in particular the Spar, is rarely overcrowded, other than in the late afternoon/early evening when the gym is at full capacity and people are returning from work and popping in for some supplies on their way home. Only once, have I not found parking there at this time of day, during the December season.
9. Blanco currently has many convenience stores and 2 liquor stores. There used to be a liquor store in the building adjacent to Carlu Motors which now houses Marnol. This presented a problem with folks loitering and littering on the lawns outside Fancourt. It also resulted in much pedestrian traffic up and down Montagu Street on Friday evenings and Saturdays when locals from Golden Valley purchased crates of liquor and consumed some of it before going back to the Valley. It was unpleasant to say the least.

The liquor store in the shopping centre towards the intersection of Montagu and George Streets is a hive of loitering, drinking and littering when it is open.

I object to having a liquor store in the proposed shopping centre.

10. A pharmacy opened at 21 Montagu Street at the beginning of this month, July 2021 and the developer of that property has built doctor's rooms and a small operating theatre there so to say that there is currently no pharmacy or doctor's rooms in Blanco is not true. Dr Casper Gouws has had rooms in George Street for many years.

One questions the wisdom of wanting to open another pharmacy so close to 21 Montagu Street. It is my understanding that another pharmacy may not open within a given radius of the existing one.

11. I wish to place on record that I object to this proposed development. Historically, the existing convenience stores in Blanco (with the exception of Millies, which has

been rebuilt and is trading again; Uncle Joe's and Rooi Stoepies) have struggled to be economically viable.

The facilities currently in close proximity to the proposed centre are 1 x restaurant and pub, 2 x coffee shops, 1 x pharmacy and medical centre, at least 4 x convenience stores, 2 x liquor outlets.

Unless the proposed shopping centre is managed in an exemplary fashion and is kept scrupulously clean and neat, the affluent people in the area will not shop there. The theoretical proposals are impressive, long term execution is something else.

Yours faithfully

CM Thomson

Owner: Erf 2876, 2878, 2879, 2880, 2881 and Rem 201 Blanco
Unit 5 No 29 Montagu Street Blanco

FW: PROPOSED DEVELOPMENT: ERVEN 194, 208 Rem, 209, 914, &1764, MONTAGU, NAPIER, HOWITSON & VIOLET STREETS, BLANCO

Jeanne Fourie <Jfourie@george.gov.za>

Tue 2021/07/20 08:29

To: Primrose Nako <Pnako@george.gov.za>

FYI

Jeanne Fourie

Pr Pln A/1429/2011

Senior Town Planner

Directorate Planning and Development

044 801 9138

jfourie@george.gov.za



CONFIDENTIALITY & DISCLAIMER NOTICE The information contained in this message is confidential and is intended for the addressee(s) only. If you have received this message in error or there are any problems please notify the originator immediately. The unauthorized use, disclosure, copying or alteration of this message is strictly forbidden. George Municipality will not be liable for direct, special, indirect or consequential damages arising from alteration of this message by a third party or as a result of any malicious code or virus being passed on. If you have received this message in error, please notify the sender immediately by email, facsimile or telephone and return and/or destroy the original message.

From: Gerrit Pretorius <errit@mweb.co.za>

Sent: Monday, 19 July 2021 18:59

To: Delarey Viljoen <delarey@delplan.co.za>

Cc: Marina Welman <Mhwelman@george.gov.za>; Jeanne Fourie <Jfourie@george.gov.za>; janniemeyer3 <janniemeyer3@gmail.com>; peggydee <peggydee@mweb.co.za>; beamingmotorcycles <beamingmotorcycles@gmail.com>; linda <linda@burnside.co.za>; valie <valie@thatsafricasafaris.com>

Subject: PROPOSED DEVELOPMENT: ERVEN 194, 208 Rem, 209, 914, &1764, MONTAGU, NAPIER, HOWITSON & VIOLET STREETS, BLANCO

Importance: High

Dear Mr Viljoen

PROPOSED DEVELOPMENT: ERVEN 194, 208 Rem, 209, 914, &1764, MONTAGU, NAPIER, HOWITSON & VIOLET STREETS, BLANCO

The proposed development on the above-listed erven refers.

The undersigned all have property directly bordering on Howitson Street.

We wish to register our objection to the proposed widening of Howitson Street (Erf 196) and the subsequent intended use thereof for service /delivery vehicles as well as pedestrian access to and from the development.

We wish to stress that vehicular and pedestrian access via Howitson Street is unacceptable and should be removed from the design and layout of the development.

We share a deep concern that any form of access to and from the proposed development seriously will impact on the value of our properties.

Owners:

J Meyer (Erf 196)
A Squair (Erf 212)
V Enslin (Erf 433)
NAD Pretorius Trust (Erf 434, G Pretorius)
D Schreiber (Erf 435)
C & P Bentall (Erf 916)

Yours sincerely

Gerrit Pretorius
082 893 6291

CONFIDENTIALITY & DISCLAIMER NOTICE The information contained in this message is confidential and is intended for the addressee(s) only. If you have received this message in error or there are any problems please notify the originator immediately. The unauthorized use, disclosure, copying or alteration of this message is strictly forbidden. George Municipality will not be liable for direct, special, indirect or consequential damages arising from alteration of this message by a third party or as a result of any malicious code or virus being passed on. If you have received this message in error, please notify the sender immediately by email, facsimile or telephone and return and/or destroy the original message.

CONFIDENTIALITY & DISCLAIMER NOTICE The information contained in this message is confidential and is intended for the addressee(s) only. If you have received this message in error or there are any problems please notify the originator immediately. The unauthorized use, disclosure, copying or alteration of this message is strictly forbidden. George Municipality will not be liable for direct, special, indirect or consequential damages arising from alteration of this message by a third party or as a result of any malicious code or virus being passed on. If you have received this message in error, please notify the sender immediately by email, facsimile or telephone and return and/or destroy the original message.

JP Engelke
Email: 082 573 1334
Email: engelkejannie@gmail.com

Unit 2, No 29
29 Montagu Street
Blanco
6531
11 July 2021

Via email: planning@delplan.co.za

Dear Mr. Viljoen

**PROPOSED RETAIL DEVELOPMENT ON ERVEN 194, 208, Rem. 209, 914, 915 & 1764,
BLANCO, MONTAGU STREET, GEORGE MUNICIPALITY AND DIVISION; LAND USE.**

As owner of the above property and in my capacity as Chairman of the No 29 Montagu Street Homeowners' Association, I wish to place on record my concerns with regards to the Proposed Development of the Retail Centre and Details of which have not been finalised, or disclosed.

Let me state I am not against the development; as long as the consolidation, rezoning, subdivision and consent process is duly approved. I do have the following Objections and Concerns which I believe are fair and objective for this development to indeed be for the greater benefit to the Community and Village Atmosphere of Blanco.

My Concerns and Objections are listed below:

Objections:

- 1) I will state upfront that I am against a bottle store as Crime in the area has already necessitated higher walls and electric fences and the proposed development will further increase loitering; free access and unwanted attention. I am against the application for a bottle store not only for reasons mentioned above; but also that there is already bottle stores at the top of Montagu near the bus terminal / George Road, wine sales at Cornerstone with Liquor licenses at Restaurants along Montagu Street e.g. Pollocks, Fancourts, Alpine Inn etc.
- 2) The proposed draft site development plan layout on page 9 is unreadable; why would such an important page be illegible?
- 3) I would rather suggest an estate type development as an alternative to the retail development.

Concerns:

- 1) There no architect sketches / development and landscaping theme to objectively evaluate if this proposal will maintain the village atmosphere.

- 2) As a direct neighbour to the development, I am concerned over Loading Zones, Taxi Ranks and possible pavement encroachment on the NW of Montagu Street.
- 3) I am concerned about status quo of the single story building development height along Montagu Street as well as limitation to Double Story behind this line.
- 4) I am concerned and would object if the centre does not blend with the Village atmosphere or not enhance tourist attraction and ensure safety perceptions.

Yours Faithfully

A handwritten signature in black ink, appearing to read 'JP Engelke', written in a cursive style.

JP Engelke
Chairman No 29 Montagu Street HOA

Overview Cards Transact Recipients More

Kelvin Saunders

0835802651

Kgsaun@mweb.co.za

Erf 450 Voortrekker Road

Blanco.

25 July 2021

Attention Marina Welman

Property Description. I am a home owner, I and have been living here opposite the staff entrance at Fancourt for over 20 years. I object most strongly at the use of Voortrekker road, Napier, Howitsoon and Violet Street as the access for the proposed supermarket development in Maitland Street. We are already being overrun by taxis and construction vehicles using Voortrekker Road to access Fancourt. No amount of complaining about hooting taxis and their illegal parking makes the slightest difference and we get told nothing can be done about it because it is in the street and law enforcement are nowhere to be seen. If you complain to the taxi drivers they just respond by being as obnoxious as possible and the problem gets worse. Where do the taxis drop off and collect staff? Are we going to have trucks with engines running at 5 in the morning in our neighbourhood? This is insane. It can't happen. Please make access to the supermarket and associated businesses in Montagu Street and not through the residential area.

Regards

Kelvin Saunders



Online Banking



7/20/2021

ERF 2926
21A NAPIER STREET
BLANCO
6529

mienkie@chimesvanswyk.co.za
Cell: 0833952808

25 July 2021

L. Waring / Marina Welman
Director: Panning and Development / Administrative Officer
Civic Centre
York Street
George
6530

Dear Sir / Madam

Your reference: 1906219

OBJECTION TO PROPOSED CONSOLIDATION, REZONING, SUBDIVISION AND CONSENT USE APPLICATION FOR ERVEN 194, 208, REM. 209, 914, 915 & 1764, BLANCO, GEORGE, MUNICIPALITY AND DIVISION OF GEORGE

BY THE OWNER WILHELMINA FREDERICKA VAN ZYL (known as Mienkie), OF ERF 2926 BLANCO IN THE MUNICIPALITY AND DIVISION OF GEORGE WESTERN CAPE PROVINCE

with physical address 21a NAPIER STREET, BLANCO and contact details e-mail: mienkie@chimesvanwyk.co.za and cell number 0833952808

I herewith object to the above-mentioned development for the following reasons:

1. Depreciation of property value

It has been researched and concluded by numerous studies:

Colwell, P.F., Gujral, S.S and Coley, C. (1985) The impact of a shopping centre on the value of surrounding properties. Real Estate Issues, 10(1): 35-39; MC Sale, The Impact of a Shopping Center on the Value of Adjacent Residential Properties

(2015); Addae-Dapaah, K. and Land, Y.S (2010). *Shopping Centers and the price of proximate residential Properties*

to name a few that those properties situated closer than 500 meters and further than 3 200 meters to the retail center decrease in value. As the proposed retail center is ADJACENT to my home, my property value will decrease by 20% due to the increased risks involved.

2. Increased safety and security risk

According to the plans, the service yard and delivery area is right adjacent to my home. It is common sense that the safety and security risk will increase due to this. Increased noise, loitering and crime can be expected, decreasing my property value and threatening my personal safety.

3. Increased hygiene, vermin and rodent risk

According to the development plans, the bin and waste area is also adjacent to my home. This will increase my personal hygiene risk due to an increase of vermin and rodents in the area, as well as increasing a safety risk due to hungry vagrants.

My proposal is that:

1. I be compensated in the amount of R360 000.00 (THREE HUNDRED AND SIXTY THOUSAND RAND) due to the decrease of value of my property;

and
2. that my border wall height be increased to 2.4 meters at the expense of the developers – before the development commences.

I trust you will find the above in order.

Kind regards,



Mienkie van Zyl

mienkie@chimesvanwyk.co.za

0833952808

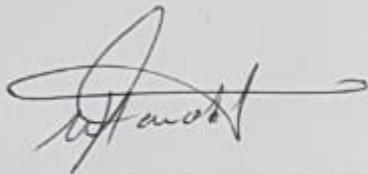
B. Sport ScHons.Biokinetics (US) PR 0750090181447 Reg. BK0008737

PGCE (UNISA)

LLB (UNISA) LPC Number 96988

POWER OF ATTORNEY

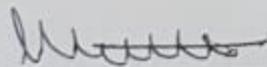
I, **Martél Jacobs (630302 5038 086)**, the registered owner of **13 Violet Street, Erf 917, Blanco, George Municipality and Division, Western Cape Province**, hereby instruct **Marlize de Bruyn** of *Marlize de Bruyn Planning* to submit comment on the land use application submitted for Erven 194, 208, Rem 209, 914, 915 & 1764 Blanco in terms of Section 50 the Land Use Planning By-law.



M Jacobs

Date 23 Julie 2021

Witness:





Ref.: Erven 194 et al Blanco/G21
Municipal Ref.: 1906219

26 July 2021

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

For attention: Ms MH Welman

By Hand

OBJECTION: PROPOSED CONSOLIDATION, REZONING, SUBDIVISION & CONSENT USE: ERVEN 194, 208, REM 209, 914, 915 & 1764 BLANCO, GEORGE MUNICIPALITY & DIVISION

1. The abovementioned matter refers.
2. This objection is submitted in accordance with Section 50 of the George Municipality: Land Use Planning By-law. It is submitted on behalf of the owner of Erf 917 Blanco located at 17 Violet Street, Blanco (power of attorneys attached). The interest of the objector in this matter relates to being a directly abutting property owner and neighbour.
3. The reasons for this objection on his behalf are discussed in the paragraphs to follow. It will indicate the facts and circumstances explaining this objection, it will demonstrate the undesirable effect this land use application will have if approved and will show where the proposal is not consistent with the relevant planning considerations.

GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (GMSDF)

- 4.1 The GMSDF confirms that Blanco developed separately as a settlement but is now an integral part of the George urban area. It is also stated that 'despite significant estate' type development, Blanco has retained many historic buildings and its unique pastoral village character and ways of life'. It remains therefore important to protect this character. It is further stated in the GMSDF that the Municipality will maintain the present environmental, rural and settlement character of Blanco through the following:
 - *Maintain 'tight' urban edges to protect the rural character of the area.*
 - *Apply land use management guidelines to protect the human scale and pastoral character of the village (including the placement of buildings close to street boundaries).*
 - *Permit sensitive mixed-use development and densification along major routes (George Street and Montagu Street), including tourism-related facilities.*
 - *Review densities allowed for infill residential development on identified vacant land parcels to support formal public transport and to promote inclusionary housing development.*
- 4.2 This development proposal is a retail development (with various components including medical consulting rooms) but cannot be regarded as mixed use. The development proposal is not focussed on Montagu Street, a main road through Blanco. It penetrates into the residential area located southeast of Montagu Street. There is no buffer between the proposed retail development and the established residential area.

BLANCO LOCAL SPATIAL DEVELOPMENT FRAMEWORK (BLANCO LSDF)

5.1 All subject erven except Erf 208 & Erf 1764 Blanco, is located in Precinct D of the Blanco LSDF. Erf 208 & 1764 Blanco is located in Precinct F.

Precinct D is described as follows:

Revitalisation area: Mixed land use area and densification as per recommendations in Table D and development parameters as per Table E.

Precinct F is described as follows:

Status quo: Retain character, limited densification as per recommendations in Table D and development parameters as per Table E.

Below follows the extracts from Table D & E, relevant to the subject properties:

Table D:

B & F	<ul style="list-style-type: none"> • Second dwelling units on erven of 600m² and larger. • Minimum erf size of 400 m² for subdivision of larger erven.
D	<ul style="list-style-type: none"> • Land use mix of low and medium residential only. • Maximum density of 30 units / ha or 40% coverage in the case of flats. • Encourage tourist related uses such as guest houses, B & B establishments, accommodation facilities, restaurants and curio shops, etc. • Retail / commercial activities to be limited to tourist retail business such as restaurants and curio shops as well as retail addressing local convenience. • Encourage consolidation of erven and redevelopment thereof instead of small and ad hoc redevelopments. • Retain single residential dwellings with historical value along Montagu Street. • Consider relaxation of land use restriction if the design contributes to the enhancement of the traditional historic streetscape along Montagu Street. • Densification at rear of properties only. • Apply incentives for the enhancing of streetscape. • Restrict height of redevelopments to a maximum of two storeys. • Apply landscaping policy / guidelines along Montagu Street. • Second dwelling units on erven of 600 m² and larger. • Encourage the optimum utilization of land surrounding existing public transport pick up points.

Table E:

PRECINCT	LAND USE	HEIGHT: GENERAL RESIDENTIAL	DENSITY PER HA: GROUP HOUSING	DENSITY PER HA: TOWN HOUSES	COVERAGE: GENERAL RESIDENTIAL	MINIMUM ERF SIZE: SINGLE RESIDENTIAL
A	Status quo	-	-	-	-	-
B & F	Single residential	-	-	-	-	400 m ²
C & D	<ul style="list-style-type: none"> • Mix of low and medium density residential • Tourist related and local convenience business • Retain historical character with incentives 	2 storeys	30 at rear of property	-	40%	400 m ²

5.2 For **Precinct D** (Erven 194, Rem 209, 914 & 915 Blanco) the development proposal is primarily focussed on local convenience with some relevance to tourists. The erven will be consolidated, and existing structures will be demolished following approval in terms of the National Heritage Resources Act, 1999 as the recommendation is demolition. Heritage Western Cape will probably also address the matters pertaining to the historical character – how this development proposal protects this character of Blanco.

The streetscape (Montagu Street) seems to be considered, with the Aesthetics Committee of Council to comment in this regard as well as Heritage Western Cape. Most recommendations from Table D therefore seem to be complied with except what relates to mixed-use and residential densification which is proposed for the rear of properties. No provision is made for residential integration into this development proposal.

The proposal for Erven 194, Rem 209, 914 & 915 Blanco can therefore not be regarded as consistent with the Blanco LSDF.

5.3 For **Precinct F** (Erven 208 & 1764 Blanco) the development proposal is focussed on retail (grocer, line shops, liquor store & restaurant). Access which includes deliveries, are from Howitson Street, Violet Street and Napier Street. The land use for this precinct is envisaged to be residential, not retail. This is in conflict with this LSDF. The character of the area is not retained.

5.4 The proposed development of Erven 194, 208, Rem 209, 914, 915 & 1764 Blanco is in conflict with the provisions in the Blanco LSDF and therefore also the GMsDF. The subject properties are ±1.62ha in extent and can therefore accommodate a mixed-use development considering the character of the area. To send delivery vehicles up and down residential streets (Howitson, Violet & Napier Street), will have a detrimental impact on the character of the area. What creates the unique sense of place, the sense of history in Blanco will be negatively affected. The amenity of the surrounding residential properties southeast of Montagu Street will be negatively impacted on. The public interest is more than just having easy access to retail convenience. Quality of life and the reasons for making Blanco home, cannot be ignored. Especially Howitson & Violet Street are short and narrow residential streets providing access to only a few homes.

5.5 Providing parking and access in a perceived buffer between the retail development and the residential properties, will not protect the residents and the character of the area.

5.6 A residential component can be accommodated to create a buffer with the residential properties bordering onto the development site. Group housing can create the transition from a retail development to the developed residential properties. When Erf 193 Blanco is developed in future, group housing can also be considered here as a buffer. Group housing requires less parking than what is needed for retail development. Trip generation is also less for group housing and will protect the character of the area.

The image below shows what could be regarded as consistent with the Blanco LSDF and the GMsDF.



5.7 A retail development of this extent could also detract from smaller retail offerings located elsewhere along Montagu Street and George Road.

SPATIAL PLANNING & LAND USE MANAGEMENT ACT, 2013 (SPLUMA)

6.1 Section 22 (1) of SPLUMA states that a planning tribunal or any other authority making a land development decision, may not take such decision if it is inconsistent with the municipal spatial development framework. The earlier paragraphs of this objection have shown that this land use application cannot be regarded as consistent with the Blanco LSDF or the GMSDF. Only if site-specific circumstances justify a departure from the provisions of the spatial plans, can it be approved.

6.2 The site-specific considerations provided in the motivation report of this land use application does describe the location of the development area between a mix of other land uses. It however does not show how the deviation from especially the provisions for Precinct F are justified.

Concluding

23. The paragraphs above have shown that this land use application for Erven 194, 208, Rem 209, 914, 915 & 1764 Blanco cannot be regarded as desirable and that it is inconsistent with the provision of the Blanco LSDF and also the GMSDF.

24. *We reserve the right to provide additional comment if the applicant provides more information to motivate/mitigate this land use application.*

Yours Faithfully



MARITZE DE BRUYN Pr. Pln.

E:\Mdb\Projects\2021\G21\ Erven 194, 208, Rem 209, 914, 915 & 1764 Blanco_26 July 2021.docx

Fw: PROPOSED DEVELOPMENT - COLLAB 1906219) Erven, 194,208,209,914,915 & 1764 Blanco

Primrose Nako <Pnako@george.gov.za>

Mon 2021/07/19 13:28

To: Delarey Viljoen <delarey@delplan.co.za>

Cc: Brendie Fick <brendie@delplan.co.za>

Bcc: Jeanne Fourie <Jfourie@george.gov.za>; ILANE HUYSER <ihuyser@george.gov.za>

Good day Delarey

Please see comments made by one of the neighbors (Erf 3906 Blanco) Mr F Faure. Please acknowledge receipt of the comments/email.

Kind Regards

Primrose Nako

Administrator

Planning and Development

George Municipality

Landline: 044 801 9416

Email: pnako@george.gov.za



71 York Street, George | PO Box 19, George, 6530 044 801 9111 www.george.gov.za



CONFIDENTIALITY & DISCLAIMER NOTICE The information contained in this message is confidential and is intended for the addressee(s) only. If you have received this message in error or there are any problems please notify the originator immediately. The unauthorized use, disclosure, copying or alteration of this message is strictly forbidden. George Municipality will not be liable for direct, special, indirect or consequential damages arising from alteration of this message by a third party or as a result of any malicious code or virus being passed on. If you have received this message in error, please notify the sender immediately by email, facsimile or telephone and return and/or destroy the original message.

From: ffaure02@gmail.com <ffaure02@gmail.com>

Sent: Monday, 19 July 2021 12:42

To: Primrose Nako <Pnako@george.gov.za>

Subject: PROPOSED DEVELOPMENT - COLLAB 1906219)

Whom it may concern

RE : Proposed development on erven 194, 208, 209,, 914, 915, 1764 (Collab no : 1906219)

I am the owner of erf 3906.

I would the following :

- 2.1m perimeter on the eastern boundary of 208, alongside the residential properties

- Always a setback of 10m on the eastern border of erf 208 on the side of the residential properties
- No garbage/refuse areas in that setback – only parking

Groete / Regards,

Franzel Faure

CONFIDENTIALITY & DISCLAIMER NOTICE The information contained in this message is confidential and is intended for the addressee(s) only. If you have received this message in error or there are any problems please notify the originator immediately. The unauthorized use, disclosure, copying or alteration of this message is strictly forbidden. George Municipality will not be liable for direct, special, indirect or consequential damages arising from alteration of this message by a third party or as a result of any malicious code or virus being passed on. If you have received this message in error, please notify the sender immediately by email, facsimile or telephone and return and/or destroy the original message.

MINUTES OF MEETINGS HELD WITH OBJECTORS ON 19 & 20 AUGUST 2021 IN GEORGE

Proposed development: Erven 194, 208, 209, 914, 915 & 1764, Blanco

Development team present:

- Gert Hooghiemstra (Developer)
- Herman Klopper (Developer)
- Fritz Thomashoff (Architect)
- Delarey Viljoen (Town Planners)
- Brendie Kruger (Town Planners)

Thursday, 19 August 2021 – 15:00

Mienkie van Zyl – Erf 2926, Blanco

- The developers supplied the objectors with a booklet about the proposed development. The developers gave a brief background of the proposed development as well as 3D illustrations of the development. It clearly indicated the change in levels between the objector's erf and the level of the loading zone. The wall and retaining wall will act as a barrier for sound and visual impact.
 - *The developers agreed to provide a boundary wall on top of the retaining wall, as proposed by Mrs. Van Zyl. The proposed boundary wall to the development between properties to be an average of 2,4m h above natural ground level, finished with a suitable face-brick finish.*
- The developers noted that crime is a concern in the area, given the barbed wire on the surrounding properties.
 - *It was noted that the proposed development on the vacant properties will increase security in the area as it will "fence" in the adjacent property owner's properties and there will be 24-hour security and cameras inside the site*
- Mrs. van Zyl were concerned regarding storm water.
 - *The developers confirmed that it will be adequately addressed, the boundary walls will allow water to penetrate and flow through their property. It will furthermore be directed towards the municipal system. Appropriate storm water design is a requirement of both the National Building regulations, as well as local bylaws. The principle is that you have to work with the natural flow of stormwater, so you have to receive this from your neighbours and pass it to the next property in accordance with natural contours. On this development, Violet Street is the lowest point so the Civil Engineer will in all likelihood design a solution that all flows will divert to that point.*

- Mrs. van Zyl enquired why a commercial development is proposed and not residential.
-The developers explained that they feel there are currently a need for such a commercial development given the lack thereof in Blanco. The economic market study clearly indicated this as well the fact that people have to go to Heatherpark for shopping.
- Finally, Mrs van Zyl stated that the proposed development situated next to their property will decrease their property value.
- The developers however explained that the proposed development will open new opportunities to the surrounding neighbors to also rezone, which will increase their property value. There is also ample proof that such a centre in fact increase the land values of the surrounding area. SPLUMA also states in Sec. 7. (vi), that the Municipal Planning Tribunal may not be impeded or restricted to base their decision solely on the value of land in its decision.
- Concluding: Mrs. van Zyl seem less opposed to the proposed development and satisfied with the proposed boundary wall.

Friday, 20 August 2021 – 09:00

Marlize de Bruyn on behalf of M Jacobs – Erf 917, Blanco

- The developers supplied a brief background of the proposed development as well as 3D illustrations of the development. The developers also supplied Mrs. de Bruyn with a booklet about the proposed development.
- Developers confirm that 24hour security will be provided on site and that the proposed liquor store will be in a controlled environment.
- It was also illustrated that the delivery area on Napier Street will be sunken.
- The developers confirmed that Violet Street will be upgraded.
- The developers showed Mrs. de Bruyn the 3D model of the proposed streetscape from Montagu Street.
- The developers as well as Mrs. de Bruyn agreed that the proposed development will increase the value of the surrounding properties and also create opportunities for the surrounding property owners.
- It was also agreed that the currently vacant properties will be developed at some stage and alternative developments may not be as aesthetically pleasing as currently proposed.
- It was further agreed that the proposed development is a big investment in the area and will supply some upliftment.
- Concluding: Mrs. de Bruyn confirm that she will discuss the meeting with her client.

Friday, 20 August 2021 – 10:00

**Cheryl Thomson – Erven 2876, 2878, 2879, 2880, 2881 & Remainder 201, Blanco & JP Engelke –
Erf 2877, Blanco**

- Mr. Engelke joined the meeting via MS TEAMS.
- The developers supplied a brief background of the proposed development. They supplied both Mrs. Thomson & Mr. Engelke with a booklet about the proposed development. They noted that Woolworths Foods, Dis-Chem and Checkers are the proposed three anchor shops. Checkers already agreed to a 12-year lease, and the developers are however still negotiating with Woolworths Foods and Dis-Chem. Deliveries will take place at Napier Street and Howitson Street. It was also noted that small trucks deliver the goods every second day to Dis-Chem. Woolworths receive only 2 deliveries a day usually at 05:00 and again at 17:00. The trucks will only spend a few minutes on the road.
- Mr. Engelke noted that he is concerned regarding the type of anchors that are proposed. He is also worried that the proposed development will become a white elephant. Finally, he was also concerned by the liquor store.
 - *The developers confirmed that the proposed liquor store will be part of the anchor store (Checkers). It will be regulated by the centre and the Liquor Act. People will not be allowed to utilize the alcohol on the premises. The development is mainly aimed at the higher LSM market. The developers further noted that sufficient market research was done, which indicated that there is a need for such a development. The developer also noted that Checkers will sign a 12-year rental agreement with the developers. Checkers will not commit to such a contract if they don't agree that there is a need for it. The development will therefore not be a white elephant.*
- Mrs. Thomson noted that she is concerned with the visual impact, sense of place and street scape.
 - *The developers showed both Mr. Engelke and Mrs. Thomson the 3D model of the proposed development. They illustrated that the height of the proposed café was stepped in order to preserve the character of the street.*
- Mrs Thomson argue that the proposed development does not fit the rich heritage of the area. She mentioned that the aesthetic appearance of the development is too modern referring especially to the proposed flat roofs for the medical centre. She proposes a more “village look”.
 - *The developers indicated that the proposed medical centre actually have a slightly pitched roof. It was also noted, that the historical character of Blanco was established many years ago and should not be compared to the existing buildings in the Montagu Street.*

- *The developer explains that a heritage study done to determine the impact of the proposed development on the character and heritage of the area. This assessment included excessive research regarding the historic character of the area.*
 - *The developers further noted that the architect also investigated the historic character of the area in order base the proposed buildings on the historic buildings. The developers illustrated the historic character and the resemblances of it and the proposed buildings in the booklet. The design of the proposed medical centre was based on the design of the Old Leather factory in Blanco. The design of the proposed Woolworths building is based on the Old Mill building. It was also noted that an aesthetics committee as well as Heritage Western Cape will have to approve the proposed designs.*
 - *The developers confirmed that the property will be secured during the evenings and that movement of public after hours will not be allowed on the premises. Both service entrances and the entrance on Violet Street could be closed during the evenings, and if it becomes a problem, that people from the public enter the premises in the evenings, the Montagu Entrance would be guarded and with restricted access during the evenings.*
 - *The developers argue the proposed development will uplift the character of the area.*
 - *It was also stated that the vacant properties add to the security problem in the area. The development of these sites will increase the security.*
 - *The developers also indicated that the proposed development will be partially hidden behind the trees when driving or walking down Montagu Street.*
- Concluding: Both the objectors seems more positive regarding the proposed development after understanding that it is aimed mainly at the higher LSM market and given that it will be well managed.

Friday, 20 August 2021 – 11:00

Barbara Benjamin –Remainder Erf 453, Blanco

& Kelvin Saunders– Erf 450, Blanco

- The developers supplied a brief background of the proposed development as well as 3D illustrations of the development, they also supplied both objectors with a booklet about the proposed development.
- Mrs. Benjamin state that Blanco need a meeting place, a place where people can mix. A development that creates character.
 - *Developers agree and explain that, that is what they intent to create.*
 - Both Mr. Saunders & Mrs. Benjamin are concerned regarding the taxis especially at the two gates of Fancourt in Voortrekker Street

- *The developers explained that, given that the GoGeorge bus system operate in Blanco, the taxis are not allowed to operate in Blanco. The taxi problem is however a policing issue that is not relevant to the application at hand. The developers are willing to mention the problem to the municipality, but they are not able to solve the problem.*
- *The developers confirm that a taxi rank is not included in the proposed development. The staff and shoppers will have to utilise the legal public transport namely the GoGeorge bus or use their own cars. The development will not be fenced on Montagu Street, but access will be controlled to Violet Street after trading hours.*
- Mrs. Benjamin enquired about the location of the cooling systems and air-condition units.
 - *The developers confirmed that it will be situated in the service areas. The service areas are developed within the building lines. The service area will be sunken and surrounded by large walls in order to lessen noise pollution. Silent electricity generators will be installed in case of a power failure or load shedding*
 - *The developers confirmed that the area will be secured and that the proposed development will increase the security in the area. Taxis will also not be allowed on the premises to pick up people or staff.*
- Mrs. Benjamin enquired regarding the access during the construction phase.
 - *The developers confirmed that there will only be one access during the construction phase and that will be off Montagu Street. The whole site will be fenced in during construction.*
 - *It was confirmed that the proposed centre will form a catalyst, increasing the opportunity for surrounding properties to also develop and upgrade.*
- Mrs. Benjamin also requested to incorporate a strategy to relocate existing fauna and flora on the site as part of the construction process.
 - *The developers agreed to look into it.*
- Concluding: Mrs. Benjamin seems to welcome the proposed development and Mr Saunders does not seem opposed to the proposed development. They understand that the developers are not able to solve the taxi problem they are currently experiencing.

Friday, 20 August 2021 – 15:00

Gerrit Pretorius -Erf 434, Blanco

Linda Square – Erf 212, Blanco

Peggy & Cyril Bentall -Erf 916, Blanco

Lynne Schreiber – Erf 435, Blanco

Apologies Mr. J Meyer (Erf 196) & V Enslin (Erf 433)

- The developers supplied each objector with a booklet about the proposed development. A brief background of the proposed development as well as 3D illustrations of the development was further supplied by the developers. It was also explained that small trucks will deliver the goods every second day to the proposed Dis-Chem. The proposed Woolworths will receive 2 deliveries a day usually at 05:00 and again at 17:00. It takes about an hour for the Woolworths truck to off-load, this happens on the site in the delivery area. They will use Howitson Street only for a few minutes a day.
 - *The proposed service entry from Howitson Road will not be open to the public and will be closed and secured when delivery does not take place. The impact of the proposed delivery vehicles will be approximately 8 minutes a day.*

- Mrs. Schreiber enquired regarding the refuse.
 - *The developers confirmed that there will be very limited wet refuse. The refuse bags will be kept in the refuse area until it is collected by the Municipality which usually takes place twice a week. The refuse areas will also be kept clean and sanitized regularly.*
 - *The developers also confirmed that Howitson Street will be widened and upgraded which will be to the benefit of all the owners. The street will be landscaped to preserve the character and soften the visual impact as far as possible.*

- Concerns regarding property values were raised.
 - *The developers confirms that the proposed development will allow for more opportunities for the surrounding properties and therefore increase their property values. They also confirmed that Erf 212 was rezoned in the past for business and 16 flats with access from Howitson Street*

- Concerns regarding crime where also mentioned by the objectors.
 - *The developers explained that it is anticipated that the proposed development will increase the security in the area. The current vacant properties allow people to easily access the properties of the surrounding residents. Furthermore, the proposed development will be secured and will have 24-hour security. No public will enter from Howitson Street.*

- Further concerns were raised regarding security during the construction phase. The objectors' reason that opportunistic crimes rise during construction.

- *The developers confirmed that the property will be fenced during the construction with only one access, which will be from Montagu Street. There will also be 24-hour security. The developers agreed to supply surveillance at the Howitson Street access when construction starts.*
- Mr. Pretorius enquired whether the development will be “green” in terms of sustainable building methods.
 - *The developers stated that solar panels and ground water discharge renewable energy are being considered. The solar panels will however not be sufficient to provide the whole development with electricity. Generators will also be installed to provide electricity during load-shedding. Silent generators are proposed in order to prevent noise pollution.*
 - *Principles of design will be applied to reduce the environmental impact of the development. An example of a strategy to achieve this is to reduce water usage by waterwise planting, or to ensure groundwater recharge by appropriate stormwater flow design.*
- The objectors enquired regarding the availability of services to supply to the proposed development.
 - *The developers confirmed that the service reports indicated that there is sufficient capacity. The municipality will also not approve a development if sufficient capacity is not available. Development charges will also be paid by the developer. They will also pay for the road upgrades.*
- The objectors enquired regarding the number of jobs that will be created.
 - *The developers confirmed that at least 230 jobs will be created post construction.*
- Mr. Pretorius stated that change is inevitable and that the proposal is better than uncertainty about housing development
 - *The developers again finally confirmed that security will be addressed and surveillance will be provided in Howitson Street.*
- Concluding: The group seems less opposed to the proposed development. Some seem to welcome the proposed development.

NOTE: the only person that could not attend was Ms. Franzel Faure owner of Erf 3906 as she does not reside in George. She however did not have an objection, but required that a high perimeter wall be built and that the 10-m distance be maintained.

- *The developers confirmed that this will be adhered to.*

The meeting concluded 16:23pm



☎ 044 873 4566

☎ 044 873 4568

✉ PO Box 9956 George 6530

📍 79 Victoria Street George 6529

@ planning@delplan.co.za

🌐 delplan.co.za

URBAN & REGIONAL PLANNERS



Our Ref.: 1124/GEO/20

Your Ref.: 1906219

09 November 2021

The Acting Municipal Manager
George Municipality

ATTENTION: MR. CLINTON PETERSEN

BY E-MAIL

Dear Mr. Petersen,

REPLY TO COMMENTS RECEIVED ON THE APPLICATION FOR CONSOLIDATION, REZONING, SUBDIVISION AND CONSENT USE APPLICATION: ERVEN 194, 208, 209, 914, 915 & 1764, BLANCO, GEORGE MUNICIPALITY AND DIVISION

- 1) Our initial application dated 23/06/2021 bears reference.
- 2) The following objections /comments have been received for the proposal:
 1. Mr JP Engelke – 11 July 2021
 2. Mrs Mienkie van Zyl – 25 July 2021
 3. Mrs Marlize de Bruyn – 26 July 2021
 4. Mrs Barbara Louise Benjamin – 28 July 2021
 5. Mrs Franzel Faure – 19 July 2021
 6. Mrs Cheryl Thomson – 25 July 2021
 7. Mr Kelvin Saunders – 25 July 2021
 8. J Meyer, A Squair, V Enslin, NAD Pretorius, D Schreiber & C & P Bentall – 19 July 2021
 9. Heritage Western Cape – 14 October 2021
 10. Department Transport & Public Works – 29 October 2021
- 3) The comments / objections identified by the abovementioned residents will now be clarified / commented on / replied in the following paragraphs:

4) **Mr JP Engelke - Erf 2877, Blanco**

Objection / comment	Response
<p>The objector is opposed to the proposed bottle store, as there is already a bottle store at the top of Montagu Street and it will lead to an increase in crime.</p>	<p>Noted. A liquor store constitutes part of the standard tenant mix of any balanced retail, convenience goods offering. The proposed bottle store will be part of a managed centre. No one will be allowed on the property to use alcohol or loiter. The fact that there is already another bottle store in the vicinity is not considered relevant. The Liquor Board of the Western Cape will finally in accordance with the statutory criteria, decide if a liquor license is allowed.</p>
<p>The proposed draft site development plan on page 9 is not readable.</p>	<p>The SDP referred to were in the motivation report, an SDP was available on the Municipal Website that was of good quality. The objector does not mention what is not legible.</p>
<p>An estate type development is rather suggested as an alternative to the retail development.</p>	<p>Noted, the developer prefers to do a retail development. There are various estate type housing opportunities going up in Blanco, and the provision of a proper neighbourhood shopping facility is also desirable. It will also create short- and long-term employment opportunities for some of the Blanco residents.</p>
<p>There are no architect sketches / development and landscaping theme to objectively evaluate if this proposal will maintain the village atmosphere.</p>	<p>The applications constitute land use applications, and aesthetics and design do not, at this stage, constitute prerequisite components thereof, but will be embarked upon in terms of the conditions of approval and at SDP stage.</p> <p>Streetscape and Architectural Impressions were included on p 16 of the Town Planning Application motivational memorandum and in more detail in the Heritage Impact Assessment Report p 29 & 30, the linkage between the Old Blanco Village and design proposal was discussed in detail, that said, Based on this comment, the architect drafted more detailed plans, these are attached. More detailed plans will also be presented as part of the Heritage application and once the SDP application is submitted with the Municipality.</p>
<p>As a direct neighbour to the development, the</p>	<p>The loading zones are proposed on the western</p>

<p>objector is concerned over Loading Zones, Taxi Ranks and possible pavement encroachments on the North-west of Montagu Street.</p>	<p>and eastern side of the development, which is not close to the objector's property. Furthermore, the proposal does not include a taxi rank.</p> <p>Note should be taken that Montagu Street is served by the Go George bus service; therefore minibus-taxis are prohibited from operating along the route. Sufficient provision is made for on-site loading. Pavement encroachment cannot be designed for and is rather a law enforcement matter.</p>
<p>The objector is also concerned about status quo of the single-story building development height along Montagu Street as well as limitation to Double Storey behind this line.</p>	<p>The George Integrated Zoning Scheme (GIZS) regulations allow for a double storey buildings; therefore, the proposed double storey building is within the existing rights. A development exceeding the allowable height will require a departure application and the surrounding neighbours will be given the opportunity to comment on the proposed height departure. The Blanco LSDF also allows for two storey buildings along Montagu Street. Pollocks is a good example.</p>
<p>The objector is concerned that the centre will not blend with the Village atmosphere or not enhance tourist attraction and ensure safety perceptions.</p>	<p>The developer aspires to blend with the Village atmosphere of Blanco. The proposed buildings are designed in such a way that is sensitive to the rich historic character of the area. Special care will be taken to maintain the Village atmosphere along Montagu Street. For more detail refer to Architectural Methodology Report Attached. The proposed development will be well managed and a security company will be appointed to ensure a safe environment. Even tourists need a convenience store and there will be letting space available for tourism operations or shops. A heritage impact assessment was done to address these issues. The draft architectural plans reflect this intention of the developer.</p> <p>It is argued that the proposed development will enhance tourism namely shopping tourism and medical tourism.</p> <p>Shopping Tourism is becoming an increasingly</p>

	<p>relevant component of the tourism value chain. Shopping has converted into a determinant factor affecting destination choice, an important component of the overall travel experience and, in some cases the prime travel motivation. More importantly, shopping is one of the major categories of tourists' expenditure, representing a significant source of income for national economies both directly and through the many linkages to other sectors in the economy.</p> <p>Across the world, demand for medical and wellbeing tourism is on the rise. In most cases, travelling outside their home country means that tourists can benefit from more affordable – or better – treatment. Or, as the proportion of the global population living in large cities continues to grow, they may travel abroad to relax and de-stress. In return, destinations can benefit from this trend in several ways. Health and wellbeing tourism is a year-round activity, plus, if properly managed, it can be linked to other products such as cultural tourism. Furthermore, in many cases, health and wellbeing destinations are outside of big cities, providing economic benefits and creating jobs in rural areas.</p>
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

5) **Mrs Mienkie van Zyl** - Erf 2926, Blanco

Objection / comment	Response
<p>The proposal will lead to a decrease in the value of the objector's property. It is argued that the property value will decrease by 20% due to the increased risk.</p>	<p>Decrease in property value is highly speculative and is, in terms of SPLUMA, disqualified as basis for refusal of an application. It is argued that the proposed development will only increase the value of the surrounding properties given that Erf 208, currently bordering the objector, is currently vacant. The proposed development will lead to an increase in safety. The area along Montagu Street is earmarked for higher order development, whilst the area where the objector lives is earmarked for higher density residential.</p>

<p>The service yard and delivery area are situated adjacent to the objector's property which will lead to an increase in safety and security risk. Increased noise, loitering and crime can be expected, decreasing value of the property and threatening of personal safety.</p>	<p>The proposed development will be well managed and a 24-hour security company will be appointed to prevent crime and loitering. The service yard and delivery area will be enclosed and access will be limited to the relevant use of the areas. It is only close to the objector's entrance of the panhandle and not close to her house itself.</p>
<p>According to the plan, the bin and waste area is proposed adjacent the property owner's home. It is argued that it will increase hygiene, vermin and rodent risk as well as increasing a safety risk due to hungry vagrants.</p>	<p>The main grocery anchor's delivery yard will be within an excavated area which will be at least 2m below the objector's natural ground level (NGL) and road surface of Napier Road, with the construction of a 2.4m wall above NGL, there will be a 4.4m buffer between the objector and the delivery yard. Please refer to Architectural Section of delivery yard.</p> <p>A high wall is also proposed between the residential properties, the street and the proposed service and delivery areas. The bin area will be maintained by the centre management and will not be visible from the street and will not have any nuisance value.</p>
<p>The following is proposed: The objector be compensated in the amount of R360 000.000 due to the decrease of value of the property; The border wall be increased to 2.4m at the expense of the developers before development commences.</p>	<p>The proposals made by the objector is noted. The developers are willing, without any obligation or necessity to do so, to construct a 2.4m border wall to prevent any possible adverse impacts in respect of the property involved. Since the devaluation is in dispute and the Municipality is not the forum to deal with such alleged claim and the quantum thereof, such demand cannot be adhered to.</p> <p>As mentioned above, decrease in property value is highly speculative and is, in terms of SPLUMA, disqualified as basis for refusal of an application</p>

6) **Marlize de Bruyn Planning on behalf of M Jacobs** - Erf 917, Blanco

Objection / comment	Response
<p>The proposal is a retail development and cannot be regarded as mixed use. The development proposal is not just focussed on Montagu Street, it</p>	<p>The proposal is for a neighbourhood convenience centre as defined in the Town Planning Scheme, it is argued that the development is a mixed-use</p>

<p>penetrates into the residential area located southeast of Montagu Street. There is no buffer between the proposed retail development and the established residential area.</p>	<p>neighbourhood centre given that mixed retail (e.g Food, Pharmacy, Tourism Shops, Moms & Pops etc), medical facilities and restaurants are proposed. The mixed-use concept does not require a pertinent residential component as prerequisite.</p> <p>As mentioned in our motivation and the economic feasibility study several properties were evaluated, but this is the only site that will be able to accommodate such a size development which can create the critical mass to successfully develop a neighbourhood convenience centre and fulfil the needs of the National Tenants e.g Checkers, Woolworths, Dischem etc. As per the Business Zone III description, While Mixed Use Developments should be encouraged, care must be taken not to compromise the business operation.</p> <p>Based on the zoning applied for, there are provision made for adequate set back of at least 10m between the larger main retail anchor and residential houses.</p> <p>To cater for all the parking to be provided and not place the parking on the Montagu Street side (as required in the Pre-App.) the main grocer is forced to set the building further back into the property.</p>
<p>Most recommendations from Table D seem to be complied with except what relates to mixed-use and residential densification which is proposed for the rear of properties. No provision is made for residential integration into this development proposal.</p>	<p>The developer wishes to establish a neighbourhood convenience centre for which an objective need exists and for which use the subject properties are suitable for, rather than a residential development. There are various other available sites in Blanco that can be utilised or exploited for residential densification.</p>
<p>The proposed development is in conflict with the provisions in the Blanco LSDF and therefore also the GMSDF. The subject properties are ±1.62ha in extent and can therefore accommodate a mixed-use development considering the character of the area.</p>	<p>Noted, the motivation report has comprehensively dealt with this aspect. The LSDF is a normative planning document and the development proposal does not per se militate against same. The proposal will moreover supply employment opportunities and supply to a current need of the residents of Blanco.</p>

<p>To send delivery vehicles up and down residential streets, will have a detrimental impact on the character of the area. What creates the unique sense of place, the sense of history in Blanco will be negatively affected.</p> <p>The amenity of the surrounding residential properties southeast of Montagu Street will be negatively impacted on. The public interest is more than just having easy access to retail convenience. Quality of life and the reasons for making Blanco home, cannot be ignored. Especially Howitson & Violet Street are short and narrow residential streets providing access to only a few homes.</p>	<p>No delivery vehicles will use Violet Street, where the objector lives. The proposed entrances in Napier and Howitson Street will only be utilised by delivery vehicles and therefore not have much traffic. It will also only be used during restricted times daily and not over weekends and public holidays. Vehicles will enter from Montagu into either Howitson or Napier Streets and will not run up and down the full length of the latter street. When such vehicles exit, they will again enter Montagu Street, to avoid driving through the residential area.</p> <p>The entrance at Howitson Street will only be utilised by delivery vehicles for the proposed pharmacy and smaller grocery anchor and therefore be used by a limited number of vehicles. No other vehicles or pedestrians will use this entrance. It will be closed by a security gate after deliveries have taken place. The Howitson Street entrance will have the least traffic and only delivery vehicles moving in and out. Delivery vehicles will only deliver goods weekly at certain times. It will also be smaller trucks than for the main grocer. As part of the development, Howitson Street will be upgraded to a 6.8m wide driving surface within a 13-meter road reserve. It is common practise by the George Local Municipality to enforce subdivision of residential erven where road widening is required, as was done with the rezoning of Erf 212, Howitson Street. Erf 212, George was rezoned and subdivided in 2009, to allow for flats at the back of the property. Refer to George Municipality design standards for class 5 roads as well as Western Cape Provincial Government typical 13m road section for two-way traffic.</p> <p>The property owners in Howitson Street that objected to the proposed development were</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>approached in order to discuss a solution and to address their concerns. No one in Napier Street has objected to the deliveries except for one owner.</p>
<p>Providing parking and access in a perceived buffer between the retail development and the residential properties, will not protect the residents and the character of the area.</p>	<p>Noted. It will provide a buffer between the residential properties and the proposed buildings as the main anchor buildings will be set back at least 10m from the south-eastern boundary. Therefore, the proposed retail building for the main anchor will not be developed on the boundary of the subject property. It will ensure that no overshadowing take place and a loss of view for these owners. A perimeter wall and landscaping are also proposed.</p>
<p>A residential component can be accommodated to create a buffer with the residential properties bordering onto the development site. Group housing can create the transition from a retail development to the developed residential properties. When Erf 193 Blanco is developed in future, group housing can also be considered here as a buffer. Group housing requires less parking than what is needed for retail development. Trip generation is also less for group housing and will protect the character of the area.</p>	<p>The current size of the subject properties and the critical retail mass to be procured do not allow the incorporation of residential buffers.</p> <p>The developer is not interested in a residential development. A retail market study was conducted, which concluded that there is currently a need for the proposed retail development.</p> <p>The developers approached the property owner of Erf 193, Blanco, but they were however not willing to sell their property at this stage. Group housing or flats on this property can be considered in the future when the property owner is willing to sell. This was also discussed as a second phase option when the Pre-Application was discussed with the George Local Municipality.</p>
<p>A retail development of this extent could also detract from smaller retail offerings located elsewhere along Montagu Street and George Road.</p>	<p>Noted. The retail market study concluded that there is currently a need for the proposed development in Blanco. The shopping facility envisaged will fall in a different retail hierarchy and fulfil a different role that the current existing retail offerings referred to by the objector, which cannot fulfil the current need of the residents in Blanco.</p> <p>The proposed grocers will not compete with smaller shops in the area as the latter is purely used as there is no close-by supermarket that caters for a variety of goods. Some of the lower income residents currently have to use expensive</p>

	public transport to get to larger shops in Heather Park or the CBD of George. The proposed centre will allow shopping within a reasonable walkable distance for a large portion of Blanco.
The site-specific considerations provided in the motivation report describe the location of the development area between a mix of other land uses. It however does not show how the deviation from especially the provisions for Precinct F are justified.	<p>The provisions for Precinct F simply state that the character should be retained and densification should be limited. The preferred land use for Precinct F was also identified as Single Residential does not per se disqualify the establishment of a suitable non-residential use.</p> <p>The architects have gone to great lengths to maintain especially the Montagu Streetscape and to design buildings that fit the character of Blanco.</p> <p>The proposal deviates from the provisions given that Business Zone III zoning is proposed and not Single Residential Zone I in Precinct F. Residential uses are promoted in Precinct F, however as explained, the LSDF is merely a guideline.</p>
The proposed development is considered as undesirable and inconsistent with the provisions of the Blanco LSDF and also the GMSDF.	This was addressed in the motivation report, the proposed development is considered to be substantially compliant with the LSDF which constitutes a normative guiding document which is not site specific or prescriptive.

7) **Mrs Barbara Benjamin** - Erf 453/RE, Blanco

Objection / comment	Response
Stormwater, bathroom water and sewerage need to be managed. This will be an additional expense for the municipality.	Noted, this will be addressed. A civil engineering report was conducted by SMEC. The developer shall compensate the Municipality for its proportionate utilisation of existing engineering infrastructure and impose no financial burden on the Municipality.
Traffic in the residential areas is increasing, possibly due to an increase in traffic generally. The proposed development will only make matters worse.	A traffic impact assessment was done, which concluded that the proposed development will not have a detrimental effect on traffic. Certain upgrades to roads and intersections are foreseen which will ease the pressure to procure acceptable levels of operation on the surrounding road network and intersections. More people are also

	encouraged to use the public transport system which will reduce the number of cars on the roads.
The speedbumps were removed in Voortrekker Road and no alternative arrangements were made to slow down traffic. The safety of the residents and their animals are threatened due to speeding cars.	This comment is not considered relevant to the subject application.
Change needs to be managed. Blanco need to regain the village atmosphere that it has lost because of bad management and because people do not value what they had.	Noted and already attended to as stipulated hereinbefore.

8) **Mrs Cheryl Thomson** - Erven 2876, 2878, 2879, 2880 & Rem 201, Blanco

Objection / comment	Response
The objector argue that the busy, vibrant shopping centre will destroy the heritage and atmosphere of Blanco.	<p>This allegation is not correct.</p> <p>The proposed retail development will supply to the needs of the residents of Blanco and surrounding farm areas. It will predominantly not attract shoppers from outside Blanco and will therefore have a community function. Where the residents of Blanco currently have to drive outside Blanco to do their shopping, they will now be able to do their shopping within Blanco.</p> <p>The main entrance to the development will be from Montagu Street, which is already a busy street. The TIA also concluded that the proposed development will not have a detrimental impact on traffic.</p> <p>The development will be designed in such a way that is sensitive to the heritage and character of the area.</p>
The proposal is not in line with the LSDF which indicate that any development should be sensitive to the streetscape along Montagu Street and should retain the character and heritage of the area.	The proposed development is designed in such a way that is sensitive to the surrounding area, character and heritage. The institutional compliance of the Application has already been dealt with hereinbefore.
Architectural impression of the proposed streetscape is too modern and aesthetically out of keeping with the old village type architecture of	Stating that the proposed structures are too modern is a subjective statement. Aesthetics and design do not form the subject matter of the

Blanco	Application. The Developer nevertheless incorporated conceptual architectural designs to illustrate how the development can fit the character of the area. This will be pursued with the submission of final SDP and Building plans once the Application has been approved. Also refer to detailed Architectural Design Methodology. The design was also accepted by HWC.
In the Pre-application consultation to many items were indicated as “to be determined” – too many variables.	Noted. The Pre-application consultation was conducted during the early stages of the planning phase. Since then, engineering service reports and a TIA were undertaken to finalise such initial outstanding items.
In the SMEC Engineering Services Report, two different plans were presented. The plan indicating the entry to the proposed shopping centre slightly diagonally (to the south east) opposite the entrance of the objector’s property is strongly opposed by the objector.	The SDP submitted as part of the application and therefore the proposed layout indicates the public entrance in the middle of the development. This access point is found to be in order in the TIA submitted to the relevant roads’ authorities.
Proposed double storey doctor’s rooms are unacceptable.	The existing zoning of the properties being Residential allow for double storey buildings, thus the proposed zoning of Business Zone III will be in line and allow for a maximum height of 12m. It is also in line with the Blanco LSDF which allows two storey buildings. The proposed double storey is therefore within the existing and proposed rights.
The proposed bin area adjacent to Rem 212 and Erf 2926 is unacceptable it will be dirty, smelly and unhygienic.	The service yard will be enclosed by a wall especially on the sides bordering the residential area. It cannot affect the objector directly and the complaint is speculative. It will be managed and maintained by the centre management according to health and building regulations.
The accuracy of the TIA done in April is questioned, given that the roads are much quieter than normal since the Covid-19 restrictions.	Note should be taken that as part of the TIA, SMEC reviewed historic traffic volumes along Montagu Street. It was found that the February 2021 Weekday AM and PM Peak Hour traffic volumes increased between 3% and 5% per annum from 2019. This average annual growth within the recommendation guidelines for the area, and it was therefore deemed unnecessary to make any

	adjustments to the 2021 traffic counts due to National Lockdown Alert Level3. This was accepted by the Roads Authorities.
Opposed to the proposed liquor store. Liquor stores leads to loitering and littering.	The negative connotation to the liquor store is a subjective opinion. We already dealt with this assumption. The proposed liquor store will be in a managed and controlled environment. Loitering and littering will therefore not be allowed around the store.
A pharmacy opened at 21 Montagu Street in July and the developer also built doctor's rooms, therefore stating there are no pharmacy and doctor's rooms in Blanco is not true.	Noted. A need for more were identified in the market study. The pharmacy that opened recently only disperse to the local doctors according to the owner and there is no reason why two pharmacies cannot co-exist.
Unless the proposed shopping centre is managed in an exemplary fashion and is kept scrupulously clean and neat, the affluent people in the area will not shop there. The theoretical proposals are impressive, long term execution is something else.	The retail centre will be well managed and kept clean. The retail centre is aimed at both the high income and middle-income groups and shall have to comply with the highest possible standards to capture a viable percentage of the retail market. Such centre demands a high-risk capital investment of magnitude which value cannot be maintained if the centre is neglected, and the status thereof is derogated from by way of a mediocre tenant mix and maintenance neglect. The developer has vast experience in retail centre development and management. It is to the benefit of both the developer and the retailers proposed at the centre that the centre must be well kept and managed. No loitering and littering will be allowed on the premises, the developer will develop a detailed property management plan which will enforce strict compliance to legislation.

9) **Mrs Franzel Faure** - Erf 3906, Blanco

Objection / comment	Response
2.1m perimeter on the eastern boundary of 208, alongside the residential properties.	This is not an objection. This comment is complied with.
Always a setback of 10m on the eastern border of erf 208 on the side of the residential properties.	The grocery anchor is proposed 10m from the erf boundary of Erf 208, Blanco. Parking and landscaping is proposed between the proposed grocery anchor and the erf boundary.

No garbage/ refuse areas in that setback – only parking.	No garbage/ refuse area is proposed adjacent the property owner.
----------------------------------------------------------	------------------------------------------------------------------

10) **Mr Kelvin Saunders** - Erf 450, Blanco

Objection / comment	Response
Strongly object access through Voortrekker Road, Napier, Howitson and Violet Street.	Noted. The traffic study negates any talk of adverse traffic impact.
Voortrekker Road is already overrun with taxis and construction vehicles. Where do taxis drop off and collect staff?	A taxi rank is not proposed. Given that the subject property is situated close to various GoGeorge bus stops, it is anticipated that the staff and shoppers will utilise the bus for transport. As far as we are aware no minibus taxis are allowed on these routes. We understand that the current taxi problem has to do with Fancourt staff be dropped and picked up in Voortrekker Road. This is a policing matter and should be referred to the relevant department of the municipality.
Will truck engines be running at 5 in the morning?	Boundary walls will be developed along the delivery areas in order lessen noise pollution of the delivery vehicles. The objector's house is situated relatively far from the proposed delivery areas and will most likely not be affected by the noise.
Consider access in Montagu Street not the residential area.	The main access is proposed on Montagu Street and a secondary access in Violet Street. The entrances proposed on Howitson and Napier streets will only be service entrances.

11) **J Meyer, A Squair, V Enslin, NAD Pretorius, D Schreiber & C & P Bentall** - Erven 196, 212, 433, 434, 435 & 916, Blanco

Objection / comment	Response
Objecting the proposed widening of Howitson Street and the subsequent intended use thereof for service / delivery vehicles as well as pedestrian access to and from the development.	The widening of Howitson Street is enforced by George Municipality not the developer. The developer intends to only utilise Howitson Street as a service entrance for delivery vehicles for the pharmacy and smaller grocery anchor. No further vehicles or pedestrians will utilise this entrance. Even though the widening of Howitson Street is an initiative of the George Municipality, the developer will bear the cost of upgrading the road. The developer is further willing to also contribute to the urban design and street scape of Howitson street through engagements with the owners living
Vehicle and pedestrian access via Howitson Street are unacceptable and should be removed from the design and layout of the development.	

	<p>in the street.</p> <p>Part of the development, Howitson Street will be upgraded to a 6.8m wide driving surface within a 13-meter road reserve. It is common practise by the George Local Municipality to enforce subdivision of residential erven where road widening is required, as was done with the rezoning of Erf 212, Howitson Street. Erf 212, George was rezoned and subdivided in 2009, to allow for flats at the back of the property. Refer to George Municipality design standards for class 5 roads as well as Western Cape Provincial Government typical 13m road section for two-way traffic.</p> <p>The Howitson Street entrance will have the least traffic and delivery vehicles moving in and out. The gates to the delivery yard will be closed and no vehicles or pedestrians will be allowed. Such entrances therefore pose no adverse impact risk.</p> <p>The proposed tenants will receive two main deliveries a day and 3-5 small panel van deliveries randomly during the day. There are examples where two larger shopping centres namely Paddagat and the Pick 'n Pay Centre in the east of George have their delivery areas in a small street and right next to residences. The photos are included as an annexure.</p>
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

12) Heritage Western Cape

<p>HWC confirmed that they approve the proposal with no further requirements.</p>	<p>Noted.</p>
<p>The following conditions of approval must be incorporated into further detailed planning and design for the development:</p> <p>a) Historic fabric remaining as part of the existing structure situated on Erf 209, including but not limited to e.g., the front door and surrounding</p>	<p>These conditions will be complied with.</p>

<p>timber framing/ stained glass, interior architraves and doors must be carefully removed, reused.</p> <p>b) Detailed architectural and urban design proposals necessarily showing potential impact of the proposal along Montagu, Napier and Howitson Streets must be submitted to Heritage Western Cape for approval prior to the implementation of the development.</p> <p>c) Detailed design proposals to clarify design strategies aimed at addressing the aspects identified in Section 10 of this report; management of pedestrian and vehicular movement throughout the site as well as interfaces between individual buildings and outdoor spaces must be submitted to Heritage Western Cape for approval prior to the implementation of the development.</p> <p>d) A comprehensive landscaping plan, undertaken by a suitably-qualified landscape architect must be submitted to Heritage Western Cape for approval prior to the implementation of the development.</p> <p>e) Management strategies aimed at avoiding potential physical damage of yellowwood trees along Napier Street by larger delivery vehicles, compiled by a suitably qualified professional, must be provided prior to the commencement of the development.</p>	
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

13) Department Transport & Public Works

<p>The branch offers no objection to the propose development provided that the following are adhered to:</p>	<p>Noted.</p>
<p>All ten conditions mentioned under item 12 “recommendations” in the letter from Civil Engineering Services. Specifically, to condition 3, stating that Coenie Appel Street, where it forms a junction with MR00347, must be closed with no access possibility off and / or into MR00347.</p>	<p>These conditions will be adhered to.</p>
<p>No construction activities may be allowed on</p>	<p>Noted.</p>

any of the erven affected by this development prior to the Coenie Appel Street closure is completed and constructed in full according to a design that needs to be approved by the Branch's Chief Directorate: Road Design (Attention: Mr M Hendrickse) before construction thereof may commence.	
A detailed design is compiled of the new and only access off MR00347 into this proposed development. This design must be approved by this Branch's Chief Directorate: Road Design before construction thereof may commence. This Branch requires that access to be constructed with two lanes into the proposed development and a single lane out of the proposed development (into MR00347) and all the nearby accesses must be shown too.	Noted.
This Branch will not be requested to contribute (financially and/or any other method) to the creation of this development.	Noted.
This Branch, the Controlling Authority in terms of Act 21 of 1940 approved the subdivision.	Noted.

14) Meeting with the objectors

It should be noted that a meeting was held on 19 & 20 September 2021 with all the property owners that commented on the application. The meeting minutes are attached to this document. The intent of the meeting was to discuss the proposal with the respective owners and to allow them to voice their concerns. Many of their concerns were addressed. Based on the discussions Linda Squair, Gerrit Pretorius and D. Schreiber confirmed in writing that they withdraw their objections. These withdrawals are attached.

Overall, during these discussions, the project was accepted favourably, once the objector's concerns were addressed and the mitigation explained.

15) Concluding

Most of the objections received, focus on the character and heritage of Blanco that will be altered by the proposed development as well as the proposal not being in line with the LSDF. The proposed liquor outlet and pharmacy was also raised as a concern for many of the objectors. Again, specific tenancing does not constitute the subject matter of this application and the ultimate tenant mix

shall after procurement of approval of the application be finalised in accordance with market tendencies and in order to achieve a balanced tenant mix with diversified retail offered.

The access proposed through the residential areas, especially for the deliveries, was also raised as a concern. Finally, the proposed service and refuse yards were also a concern.

As discussed above, the motivation report noted that the proposal does essentially comply with the LSDF, since many of the guidelines are complied with. It should be noted that the LSDF is merely a normative guideline which should not rigidly and prescriptively be applied on a site-specific basis. The proposed development was designed in such a way that is sensitive to the character and heritage of the area. The economic study done clearly indicates the need for such a facility. The fact that so few objections were received, is also an indication that the majority of the surrounding residents accept and want the centre to be established.

The TIA concluded that the proposed development will not have a detrimental impact on traffic in the area subject to the implementation of certain road upgrades. The proposed accesses will allow for effective traffic flow given that the traffic will be diverted between Montagu Street and Voortrekker Street via Violet Street.

The proposed liquor store, should same realise, will be in a regulated centre that will be managed by a security company. Therefore, loitering around the shop will not be allowed. Littering will also be prevented, managed, and cleaned. Finally, the proposed service yards will be enclosed and maintained and will not be open to the public. It will therefore not attract vagrants. A wall will be built and will constitute a physical barrier and screen between the residential properties and the service yards. The safety of the residents will therefore not be compromised and render the risk for any nuisance factors negligible.

The entrance at Howitson Street will only be utilised by delivery vehicles for the proposed pharmacy and smaller grocery anchor and will be used by a limited number of vehicles. The entrance will be restricted to deliveries only, no other vehicles or pedestrian will be able to use the entrance. It will be closed by a security gate after deliveries have taken place. The Howitson Street entrance will have the least traffic and only delivery vehicles moving in and out. Delivery vehicles will only deliver goods weekly at certain times. It will also be smaller trucks than for the main grocer.

Part of the development, Howitson Street will be upgraded to a 6.8m wide driving surface within a 13-meter road reserve. The widening of Howitson Street is an initiative of the George Municipality. The developer will however bear the cost of upgrading the road. It is common practise by the George Local Municipality to enforce subdivision of residential erven where road widening is required. After a discussion was held with all the owners in Howitson Road and the development explained, they agreed that the upgrade of the street will be to their benefit. Some also withdrew their initial objections.

It is trusted that authorised decision maker will favourably consider this land use application as submitted.

Yours Faithfully

DELplan Consulting



DELAREY VILJOEN Pr. Pln

Z:\PROJECTS\2020\1077-GEO-20\Korrespondensie\PPP\Repliek\Repliek.doc

CC. GHDEVCO (Pty) Ltd

Brendie Kruger

From: linda squair <linda@burnside.co.za>
Sent: Thursday, 16 September 2021 13:47
To: Brendie Kruger
Subject: Re: Erven 194, 208, 209, 914, 915 & 1764, Blanco
Attachments: image004.png

Hallo,
Thank you for your email and minutes of meeting. I think the proposed development will have a positive impact on Blanco.
Regards,
Linda Squair
083 476 7292

On Tue, 14 Sep 2021, 15:00 Brendie Kruger, <brendie@delplan.co.za> wrote:

Good afternoon,

We refer to our meeting held on 20 August 2021 regarding the above-mentioned application.

Please see the meeting minutes attached. Kindly confirm whether you would like to add anything.

Please also confirm whether you will be willing to review your previous comments/ objection to the application.

If possible, please confirm before Thursday 23 September 2021.

Kind regards,

Brendie Kruger



brendie@delplan.co.za
 044 873 4566
 086 616 3079
 PO BOX 9956, George,
6530
 79 Victoria Street,
George, 6529
 www.delplan.co.za

Brendie Kruger

From: Gerrit Pretorius <errit@mweb.co.za>
Sent: Thursday, 16 September 2021 08:47
To: Brendie Kruger
Subject: Re: Erven 194, 208, 209, 914, 915 & 1764, Blanco

Goeiemôre Me Kruger

U pos gedateer 14 September 2021 verwys.

Ek bevestig dat ek geen beswaar het teen die voorgename ontwikkeling op bogenoemde eiendom nie.

Dankie

Vriendelike groete

Gerrit Pretorius
082 893 6291

From: "Brendie Kruger" <brendie@delplan.co.za>
To: "Brendie Kruger" <brendie@delplan.co.za>
Sent: Tuesday, September 14, 2021 3:00:53 PM
Subject: Erven 194, 208, 209, 914, 915 & 1764, Blanco

Good afternoon,

We refer to our meeting held on 20 August 2021 regarding the above-mentioned application.

Please see the meeting minutes attached. Kindly confirm whether you would like to add anything.

Please also confirm whether you will be willing to review your previous comments/ objection to the application.

If possible, please confirm before Thursday 23 September 2021.

Kind regards,

Brendie Kruger



www.delplan.co.za
086 616 3079



[@brendie@delplan.co.za](mailto:brendie@delplan.co.za)
044 873 4566
086 616 3079
PO BOX 9956, George,
6530
79 Victoria Street,
George, 6529
www.delplan.co.za

Brendie Kruger

From: Lynne Hill <beamingmotorcycles@gmail.com>
Sent: Tuesday, 14 September 2021 15:06
To: Brendie Kruger
Subject: Re: Erven 194, 208, 209, 914, 915 & 1764, Blanco

Thank you kindly - we are satisfied with the response and will be in agreement for the development to go ahead

Kind Regards
D Schreiber

On Tue, Sep 14, 2021 at 3:01 PM Brendie Kruger <brendie@delplan.co.za> wrote:

Good afternoon,

We refer to our meeting held on 20 August 2021 regarding the above-mentioned application.

Please see the meeting minutes attached. Kindly confirm whether you would like to add anything.

Please also confirm whether you will be willing to review your previous comments/ objection to the application.

If possible, please confirm before Thursday 23 September 2021.

Kind regards,

Brendie Kruger



 brendie@delplan.co.za

 044 873 4566

 086 616 3079

 PO BOX 9956, George,
6530

 79 Victoria Street,
George, 6529

URBAN & REGIONAL
PLANNERS

 www.delplan.co.za