



The Municipal Manager  
P. O. Box 19  
George  
6530

Reference: Erf 848 George

13 November 2023

Sir

**APPLICATION FOR PERMANENT DEPARTURE (RELAXATION OF PARKING REQUIREMENT): ERF 848 GEORGE**

Attached hereto, please find an application in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for a permanent departure on Erf 848 George for relaxation of the parking requirement applicable to "Offices", stipulated in the table entitled "Minimum off-street parking requirements" in Section 42(2) of the George Integrated Zoning Scheme 2023, from 4 parking bays per 100m<sup>2</sup> GLA to 3 parking bays per 100m<sup>2</sup> GLA, and

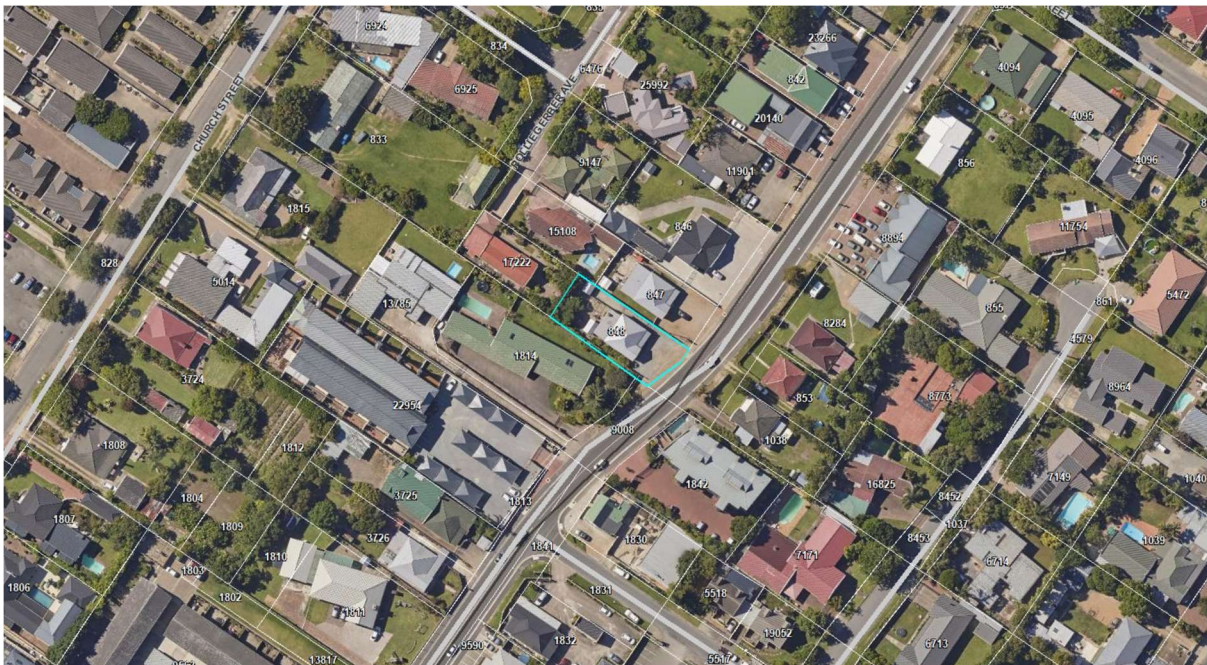
Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

**Jan Vrolijk**

**MOTIVATION REPORT**  
**APPLICATION FOR PERMANENT DEPARTURE (RELAXATION OF PARKING**  
**REQUIREMENT): ERF 848 GEORGE**

13 November 2023



Prepared for:

**Jos Properties Proprietary Limited**  
3 Sandstone Avenue  
Centurion  
0046

Prepared by:

**Jan Vrolijk Town Planner/Stadsbeplanner**  
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George,  
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South-Africa  
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SACPLAN Registration No A/1386/2011

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**MOTIVATION REPORT:**  
**APPLICATION FOR PERMANENT DEPARTURE (RELAXATION OF PARKING**  
**REQUIREMENT): ERF 848 GEORGE**

## **1. APPLICATION**

Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for a permanent departure on Erf 848 George for relaxation of the parking requirement applicable to “Offices”, stipulated in the table entitled “Minimum off-street parking requirements” in Section 42(2) of the George Integrated Zoning Scheme 2023, from 4 parking bays per 100m<sup>2</sup> GLA to 3 parking bays per 100m<sup>2</sup> GLA as indicated on the proposed site and building plan attached hereto as **Annexure “A”**.

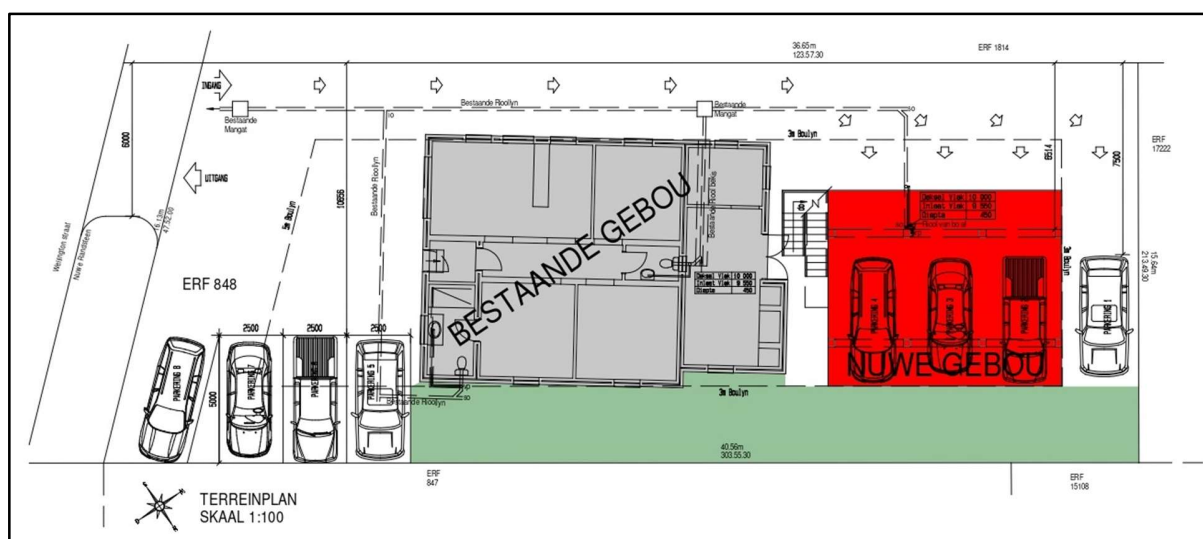
The completed application form for the permanent departure application is attached hereto as **Annexure “B”**.

## **2. DEVELOPMENT PROPOSAL**

The application erf has been developed with an existing single storey building which has been converted into offices. An open parking area which will provide parking for 4 vehicles will be provided between the existing building and Wellington Street boundary of the erf. Access to these four parking bays is to be provided via a 6-metre-wide entrance proposed along the southern boundary of the erf.

It is the intention of the owner to expand the offices by adding a new 3 storey building “behind” the existing building. The new building will consist of parking for 3 vehicles on the ground floor and offices on the first and second floors. A further parking bay will be provided next to the new building. These four parking bays will also obtain access via the 6-metre-wide entrance proposed along the southern boundary of the erf.

The layout of the existing and proposed building as well as the 8 parking bays is indicated on the proposed site and building plan below, which is also attached hereto as **Annexure “A”**.



A total of 8 parking bays are therefore provided on the erf, which is less than the 11 parking bays (at 4 parking bays per 100m<sup>2</sup> GLA) required in the George Integrated Zoning Scheme By-law, 2023 in respect of the proposed expansion of the offices to 267m<sup>2</sup>.

The parking requirement cannot be met in the proposed site layout. Application is therefore made for a permanent departure from the parking requirement applicable to “Offices”, stipulated in the table entitled “Minimum off-street parking requirements” in Section 42(2) of the George Integrated Zoning Scheme 2023, from 4 parking bays per 100m<sup>2</sup> GLA, to 3 parking bays per 100m<sup>2</sup> GLA, unit to allow the parking bays as indicated on the proposed site plan.

### 3. GENERAL INFORMATION REGARDING ERF 848 GEORGE

#### 3.1 Locality

Erf 848 George is situated at 16 Wellington Street, Bo Dorp. The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure “C”**.

#### 3.2 Existing land use

Erf 848 George is currently used for office purposes.

### 3.3 Extent

Erf 848 George is 642m<sup>2</sup> in extent.

### 3.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023, the zoning of Erf 848 George is Business Zone IV.

### 3.5 Surveyor General Diagram

The Surveyor General Diagram of Erf 848 George is attached hereto as **Annexure "D"**.

### 3.6 Title Deed

Erf 848 George is registered in the name of Jos Properties Proprietary Limited Registration number 2023/736102/07. A copy of the registered Title Deed is attached hereto as **Annexure "E"**.

### 3.7 Power of Attorney

A Power of Attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Johannes Petrus Kirchner and Stephan Jooste Swart, the Directors of Jos Properties Proprietary Limited Registration number 2023/736102/0, the registered owner of Erf 848 George, to prepare the application referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure "F"**.

### 3.8 Bondholder's Consent

Erf 848 George is not encumbered by a bond.

### 3.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 848 George is attached hereto as **Annexure “G”**. The Conveyancer Certificate confirms that there are no conditions in the Title Deed of the erf which restrict the development of the erf as proposed in this application.

#### **4. DESIRABILITY OF THE APPLICATION FOR PERMANENT DEPARTURE (RELAXATION OF PARKING REQUIREMENT) IN RESPECT OF ERF 848 GEORGE**

##### **4.1 Introduction**

Specific issues which must be addressed in the motivation of applications are highlighted in the Land Use Planning By-Law for George Municipality, 2023. These issues are, however, aimed at more complex applications and are not applicable to lesser applications, such as permanent departures in respect of the relaxation of parking requirements and street access points.

This application will therefore be motivated with reference to the following aspects:

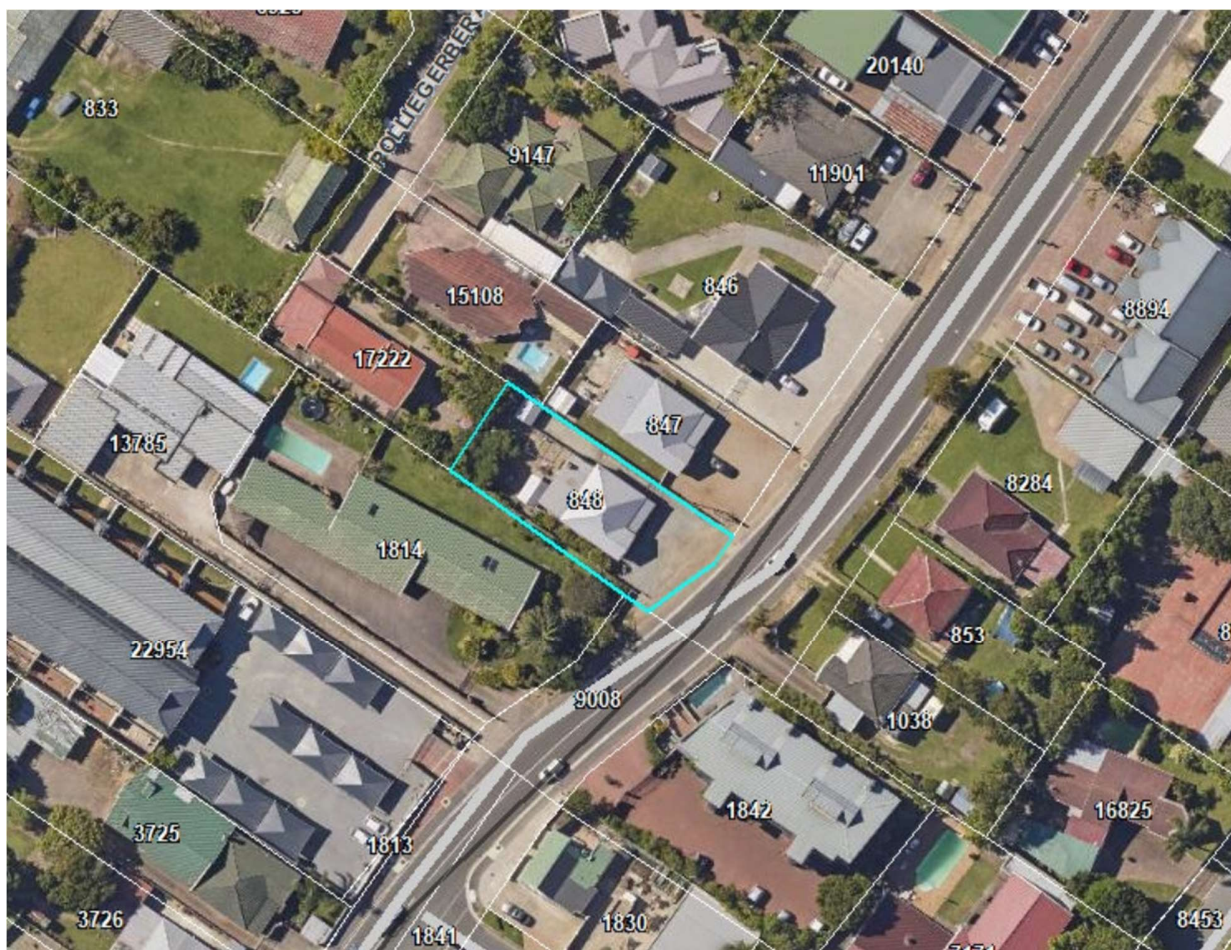
- *Compatibility of the proposal with the existing planning and land uses of the surrounding area.*
- *The impact that the proposal will have on the environment.*
- *The impact that the proposal will have on traffic and parking in the surrounding area.*
- *The impact that the proposal will have on surrounding facilities such as schools, open spaces and other community facilities, should the application result in an increase in the population of the area concerned.*
- *The impact that the proposal will have on the existing character of the surrounding area and the right of the inhabitants of the area in respect of property values, privacy, view, sunlight, et cetera.*
- *Provision of essential services.*

##### **4.2 Existing planning in the area**

Erf 848 George is currently zoned Business Zone IV and may be used for office purposes.

The surrounding area is characterized by mixed land uses, with business and high-density residential development situated on both sides of Wellington Street, to the south of the application erf, towards Courtney Street and linear business development on several erven adjacent and to the north of the application erf. The erven to the north-east of the application erf are predominantly used for residential development, with the exception of one business erf north-east of the application erf.

The following aerial photo indicates the locality of the application erf in relation to the surrounding development.



The aerial photo clearly indicates that on-site parking areas have been provided between the building and the street boundary on all the erven on the western side of Wellington Street which are used for business purposes, from the application erf northwards up to and including Erf



23266 George. With the exception of Erf 11901 George and Erf 846 George, which each has a single access to their parking area, the parking bays on all the other erven are accessed directly from Wellington Street via a lowered kerb which seems to have been installed during the recent upgrading of Wellington Street.

The following photo indicates the lowered kerb opposite the Erf 848 George.



The application erf, as well as Erf 20140 George, Erf 842 George, Erf 23266 George, which are situated on the western side of Wellington Street, as well as Erf 8849 George, situated on the eastern side of Wellington Street, opposite the mentioned erven, are all zoned for “business” purposes, and all have multiple motor vehicle carriageway crossings.

In terms of comments received from the Departement of Civil Engineering Services of the George Municipality the existing multi vehicles carriageway crossing onto Erf 848 George must be replaced with a single access point. The multi motor vehicle carriageway crossings onto Erf 848 George from Wellington Street is thus to be amended to allow for a 6 metre wide motor vehicle access/exit along the southern boundary of the erf as indicated on the plan attached hereto as **Annexure “A”**.

The erf is situated in Wellington Street, approximately 245 metres north of the intersection of Wellington Street and Courtney Street. The application erf is thus within walking distance from

the bus routes along Courtney Street, one of the main routes of the “Go George” public transportation service, as well as on the “Denneoord – CBD” route.

The proposed relaxation of the parking requirement will reduce the number of vehicles which could use the application erf and will also allow for removal of a portion of the existing vehicle carriageway crossings which exists along Wellington Street, thus improving road safety. The permanent departure, as proposed in this application, will not have a negative impact on the surrounding properties and will not establish an undesirable precedent and can be accommodated within the existing planning of the area concerned.

#### **4.3 Impact on schools, open spaces and other community facilities**

As the application erf is used for office purposes, the proposed permanent departures will not result in an increase in the number of inhabitants of the area. Due the proximity to the public transportation route, public transportation is available for commuting to schools, open spaces and other community facilities. As such, the permanent departure as applied for will not have an impact on schools, open spaces and other community facilities in the area.

This aspect is therefore not relevant to this application.

#### **4.4 Impact on sunlight, view and privacy**

The application erf is zoned for business purposes and used for offices. It is intended to increase the available office space on the erf, but the required number of parking bays cannot be provided on the erf. The permanent departure as applied for, as proposed in this application, will not have a negative impact on the sunlight, view or privacy of the surrounding development.

#### **4.5 Impact on streetscape**

The following photo indicates the current street elevation of the application erf. The photo clearly illustrates that the area between the office building and the street boundary is already used for parking purposes.



The proposed departure will thus not have a negative impact on the streetscape.

#### **4.6 Impact on property values**

The architectural design of the proposed office building on the application erf is sound, and the finishes will be of superior quality. The proposed extension to the office complex will add value to the utilization of the application erf and represents a substantial capital investment by the owner. As indicated in the previous paragraphs, the proposed departure will not have a negative impact on any of the surrounding properties.

The value of surrounding properties cannot, therefore, not be negatively impacted upon by the departure as proposed in this application.

#### **4.7 Impact on the provision of parking**

The parking requirements applicable to different land uses are set out in a table entitled “Minimum off-street parking requirements” in Section 42 of the George Integrated Zoning Scheme By-Law, 2023. In respect of offices, it is required that 4 parking bays per 100m<sup>2</sup> be

provided. A total of 11 parking bays are therefore required in respect of the proposed expansion of the offices to 267m<sup>2</sup>.

As indicated on the proposed site and building plan attached hereto as **Annexure "A"**, 8 parking bays will be provided in respect of the proposed development, which is less than the 11 parking bays required. At a ratio of 3 parking bays per 100m<sup>2</sup> GLA eight parking bays will be required for the existing and proposed office development.

Application is therefore made for a permanent departure from the parking requirement applicable to "Offices" in Section 42(2) of the George Integrated Zoning Scheme 2023, from 4 parking bays per 100m<sup>2</sup> GLA to 3 parking bays per 100m<sup>2</sup> GLA to allow the parking bays as indicated on the proposed site plan.

In this regard the following aspects should be considered:

- In the table "Minimum off-street parking requirements" in Section 42 of the George Integrated Zoning Scheme By-Law, 2023, different parking requirements, which vary according to the area where the application erf is situated, are proposed. The table refers to "*Normal Areas, PT1 Areas and PT2 Areas*", with "*PT*" referring to "*Public Transport*". The philosophy behind the differentiation in parking requirement in the table is that the larger the availability of public transport, the lower the parking requirement. It is indicated that the "*PT1 Areas and PT2 Areas*" must be indicated on the zoning map accompanying the By-Law. The plan indicating the areas is not available yet. The differentiated parking requirements can, therefore, not be implemented without a specific application for relaxation of the parking requirement. It has, however, been indicated by officials responsible for the determination of the parking requirements that it is generally accepted that the "*PT1*" parking requirements apply along bus routes. In terms of the "*PT1*" parking requirements, 3 parking bays per 100m<sup>2</sup> GLA must be provided in respect of office development.

The application erf is situated in Wellington Street, approximately 245 metres north of the intersection of Wellington Street and Courtney Street. The application erf is thus within walking distance from the bus routes along Courtney Street, one of the main routes of the

“Go George” public transportation service, as well as on the “Denneoord – CBD” route. It is therefore clear that the locality of the application erf conforms with the requirement to be considered being situated within a “PT1” area and that the parking ratio of 3 parking bays per 100m<sup>2</sup> GLA can be applied in respect of the proposed expansion of the office development.

- The purpose of a public transportation service is to curb the use of private vehicles, which will result in optimal use of the public transportation service. By lowering the parking requirement, the public is encouraged to use public transport. The relaxation of the parking requirement, therefore, has a direct impact on the success of the public transportation service. Due to the locality of the application erf, any owner / tenant can conveniently use the public transportation service to access the facilities on the application erf.
- The fact that the application erf is located within walking distance from the bus routes along Courtney Street, one of the main routes of the “Go George” public transportation service, will enhance the accessibility to areas which are not within walking distance of the application erf, such as the CBD and Garden Route Mall development area. This fact also creates the opportunity to relax the parking requirement on the application erf.
- Due to the location of the application erf on the mentioned transportation route, the erf is also easily accessible to general laborers in the complex.

In view of the above, it is argued that there is no reason why the application for the permanent departure of the parking requirements cannot be approved.

#### **4.8 Impact on traffic circulation**

The proposed relaxation of the parking requirement will result in the number of on-site parking bays provided on the application erf being reduced from 11 bays to 8 bays. Four parking bays will be provided on the western side of the application erf, “behind” the small building complex whilst a further 4 parking spaces will be provided between the existing building and Wellington Street, street frontage of the erf.

In terms of the development proposal the multiple motor vehicle carriageway crossing from Wellington Street onto Erf 848 George will be removed and be replaced by a 6-meter-wide entrance/exit along the southern boundary of the erf. The access situation to the erf will thus be vastly improved from a road safety point of view.

The proposed permanent departure will thus have a positive impact on traffic circulation in Wellington Street.

#### **4.9 Provision of services**

Municipal services are available to the application erf. The application erf has already been developed with offices which have been connected to municipal services. The proposed permanent departures as applied for in this application will not result in a change of land use and will not have any negative impact on the existing services or the provision of services to the application erf.

Should any upgrade or extension of the existing municipal infrastructure be required because of this application for permanent departure, all costs as a result of such extension will be for the account of the applicant, subject to the conditions of the municipality.

#### **4.10 Fire fighting**

The fire-fighting requirements stipulated in the fire-regulations will not be negatively impacted upon as the application erf will still be fully accessible for fire-fighting purposes.

### **5. CONCLUSION**

Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for permanent departure in respect of the relaxation of the parking requirement applicable to "Offices", stipulated in the table entitled "Minimum off-street parking requirements" in Section 42(2) of the George Integrated Zoning Scheme 2023, from 4 parking bays per 100m<sup>2</sup> GLA to 3 parking bays per 100m<sup>2</sup> GLA.



As indicated in this report the application is compatible with all existing planning documents, spatial plans, legislation and policy documents applicable to the application.

The proposal will not have a negative impact on the environment, development, public facilities, traffic circulation or Municipal services in the surrounding area.

The application can therefore be considered desirable and is submitted for consideration in terms of the relevant stipulations of the Land Use Planning By-Law for the George Municipality, 2023.

## ANNEXURE "A" - SITE AND BUILDING PLAN

LET WEL:

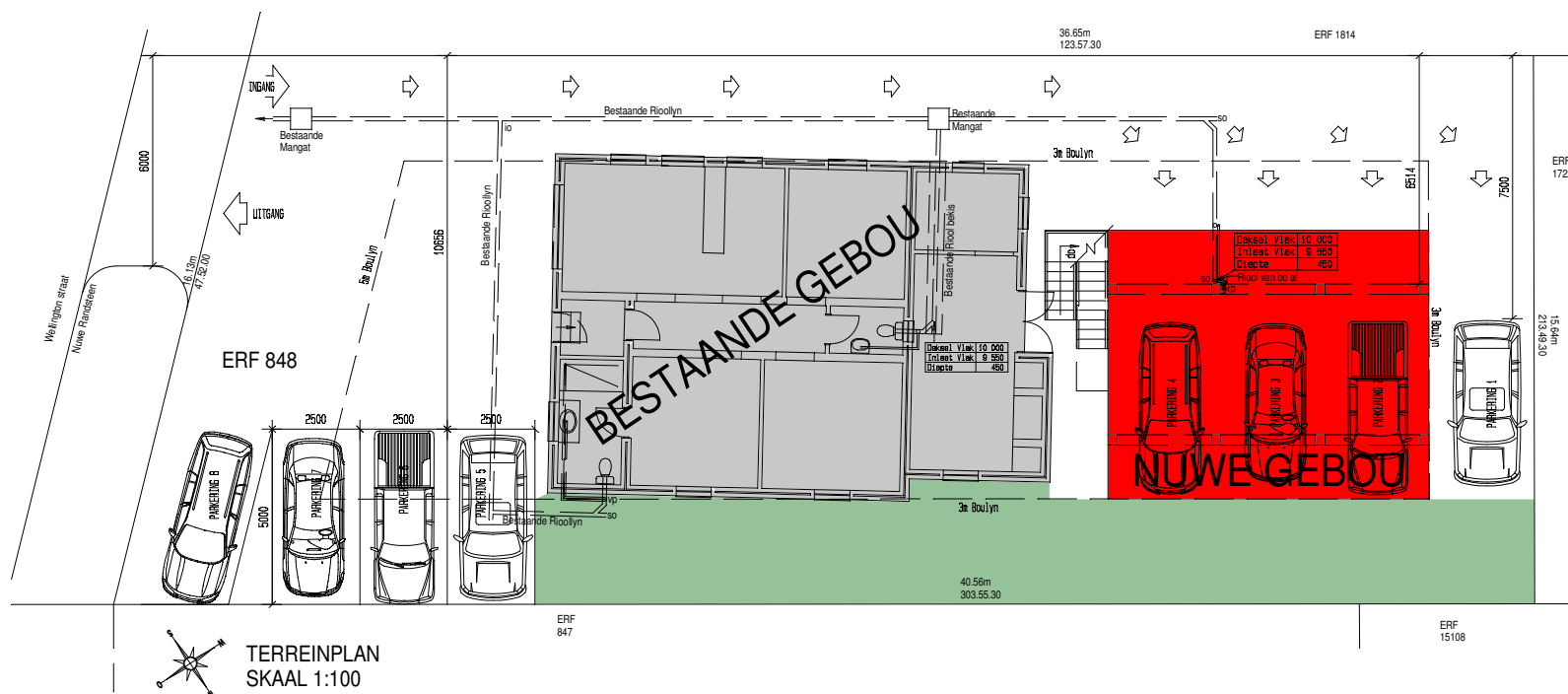
**ALLE MATERIAAL MOET SABS GOEDGEKEUR WEES. ALLE MATERIAAL EN WERK MOET VOLGENS SABS 204, SABS 10400 EN BOUREGULASIES WEES.**

**GEM AFMETINGS MOET AFGESKAAL WORD VOR TEKENING NI, SLEGS MATES GEBRUIK MOET GEWENDE. KONTRAKTEUR MOET NIE MAASDA ALLE GEBOU UITGESIT WORD VOLGENS PLAN, SO DAT BOULYNIE NIE OORSKYR WORD NIE. KONTRAKTEUR MOET ALLE AFMETINGS EN VLAKKE NAGAOP OP TERREIN ENIGE TENSTRYNDIGHEID MOET ONDER DIE AANDAAG VAN N.A.D. GERBBING WORD.**

\*APPOINTED AS ARCHITECTURAL PROFESSIONAL TO WORK STAGE 4.1  
(DOCUMENTATION TO ACHIEVE MUNICIPAL APPROVAL ONLY)  
NO LIABILITY WILL BE ACCEPTED FOR WORK DURING CONSTRUCTION.  
FULL LIABILITY AND RESPONSIBILITY WILL BE FOR THE OWNER OR BUILDER.

OPPERVLAKTES:	
BESTAANDE GEBOU	131,75
NIJVE GEBOU	135,31
TOTAAL	267,06
PARKERING VOORZIEN	8

<b>OPPERVLAKTES:</b>	
ONDERDAK PARKERING	70,00m <sup>2</sup>
EERSTE-VLDER	70,00m <sup>2</sup>
TWEEDE-VLDER	65,23m <sup>2</sup>
TOTAAL	205,39m <sup>2</sup>
<b>BESTAANDE GEBOU</b>	
ERF OPPERVLAKTE	604,05m <sup>2</sup>
VOETSPOR	201,83m <sup>2</sup>
DEKTING	33,41m <sup>2</sup>



**N.A.D.**  
NEW ARCHITECTURAL DESIGN

**NEW ARCHITECTURAL DESIGN**  
LEON LANGEVELDT (PSAT)  
AND CO-WORKERS  
SACAP ST2125 / SAIAT 31141  
1st FLOOR, EAGLES VIEW BUILDING  
5 PROGRESS STREET, GEORGE  
TEL: 083 3109 345  
E-MAIL: leonard4477@gmail.com

Projek:	
Project:	

VOORGESTELDE AANBOUING  
VIR J.KIRCHNER  
OP ERF 848  
GEORGE

Ontwerp: Designed:	L.L.	Datum: Date:	13 Nov 2023
Getekend: Drawn:	CL	Skaal: Scale:	1:100
Nagegaan: Checked:	L.L.	Oppervlakte: Area:	205.39m <sup>2</sup>
Eigenaar: Owner:		Plan No.	CL 3523/1

**ANNEXURE "B" - APPLICATION FORM**



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

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

### PART A: APPLICANT DETAILS

First name(s)	Johannes George		
Surname	Vrolijk		
SACPLAN Reg No. (if applicable)	A/1386/2010		
Company name (if applicable)	Jan Vrolijk Town Planner / Stadsbeplanner		
Postal Address	P O Box 710		
	George	Postal Code	6530
Email	<a href="mailto:janvrolijk@jvtownplanner.co.za">janvrolijk@jvtownplanner.co.za</a>		
Tel	044 873 3011	Fax	086 510 4383
Cell	082 464 7871		

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

Registered owner	Jos Properties Proprietary Limited, Registration number 2023/736102/07		
Address	3 Sandstone Avenue		
	Centurian	Postal code	0046
E-mail	<a href="mailto:johan.kirchner@realnet.co.za">johan.kirchner@realnet.co.za</a>		
Tel	N/a	Fax	N/a
Cell	082 825 3559		

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

Property Description [Erf / Erven / Portion(s) and	Erf 848 George
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Farm number(s), allotment area.]											
Physical Address	<b>16 Wellington Street</b>										
GPS Coordinates					Town/City		George				
Current Zoning	<b>Business Zone IV</b>			Extent		<b>642m<sup>2</sup></b>		Are there existing buildings?		<b>Y</b>	<b>N</b>
Current Land Use	<b>Offices</b>										
Title Deed number & date	<b>T 40763/2023</b>										
Any restrictive conditions prohibiting application?	<b>Y</b>	<b>N</b>	If Yes, list condition number(s).								
Are the restrictive conditions in favour of a third party(ies)?	<b>Y</b>	<b>N</b>	If Yes, list the party(ies).								
Is the property encumbered by a bond?	<b>Y</b>	<b>N</b>	If Yes, list Bondholder(s)?								
Has the Municipality already decided on the application(s)?	<b>Y</b>	<b>N</b>	If yes, list reference number(s)?								
Any existing unauthorized buildings and/or land use on the subject property(ies)?					<b>Y</b>	<b>N</b>	If yes, is this application to legalize the building / land use?			<b>Y</b>	<b>N</b>
Are there any pending court case / order relating to the subject property(ies)?					<b>Y</b>	<b>N</b>	Are there any land claim(s) registered on the subject property(ies)?			<b>Y</b>	<b>N</b>
<b>PART D: PRE-APPLICATION CONSULTATION</b>											
Has there been any pre-application consultation?			<b>Y</b>	<b>N</b>	If Yes, please complete the information below and attach the minutes.						
Official's name	<b>N/a</b>		Reference number		<b>N/a</b>		Date of consultation		<b>N/a</b>		
<b>PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY &amp; APPLICATION FEES PAYABLE</b>											



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

#### **BANKING DETAILS**

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

#### **PART F: DETAILS OF PROPOSAL**

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

*Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for a permanent departure on Erf 848 George for relaxation of the parking requirement applicable to "Offices", stipulated in the table entitled "Minimum off-street parking requirements" in Section 42(2) of the George Integrated Zoning Scheme 2023, from 4 parking bays per 100m<sup>2</sup> GLA to 3 parking bays per 100m<sup>2</sup> GLA as indicated on the proposed site and building plan attached to the application.*

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

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

*Is the following compulsory information attached?*

<b>Y</b>	<b>N</b>	Completed application form		<b>Y</b>	<b>N</b>	Pre-application Checklist (where applicable)
<b>Y</b>	<b>N</b>	Power of Attorney / Owner's consent if applicant is not owner		<b>Y</b>	<b>N</b>	Bondholder's consent
<b>Y</b>	<b>N</b>	Motivation report / letter		<b>Y</b>	<b>N</b>	Proof of payment of fees
<b>Y</b>	<b>N</b>	Full copy of the Title Deed		<b>Y</b>	<b>N</b>	S.G. noting sheet extract / Erf diagram / General Plan
<b>Y</b>	<b>N</b>	Locality Plan		<b>Y</b>	<b>N</b>	Site layout plan

*Minimum and additional requirements:*

<b>Y</b>	<b>N</b>	<b>N/A</b>	Conveyancer's Certificate		<b>Y</b>	<b>N</b>	<b>N/A</b>	Land Use Plan / Zoning plan
<b>Y</b>	<b>N</b>	<b>N/A</b>	Proposed Subdivision Plan (including street names and numbers)		<b>Y</b>	<b>N</b>	<b>N/A</b>	Phasing Plan
<b>Y</b>	<b>N</b>	<b>N/A</b>	Consolidation Plan		<b>Y</b>	<b>N</b>	<b>N/A</b>	Copy of original approval letter (if applicable)

Y	N	N/A	Site Development Plan	Y	N	N/A	Landscaping / Tree Plan
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	<del>Copy of Environmental Impact Assessment (EIA) /</del> <del>Heritage Impact Assessment (HIA) /</del> <del>Traffic Impact Assessment (TIA) /</del> <del>Traffic Impact Statement (TIS) /</del> <del>Major Hazard Impact Assessment (MHIA) /</del> <del>Environmental Authorisation (EA) /</del> <del>Record of Decision (ROD)</del> (strikethrough irrelevant)	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes	Y	N	N/A	Required number of documentation copies
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	Other (specify)

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

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental -- Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			National Water Act, 1998 (Act 36 of 1998)
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			( <del>strikethrough irrelevant</del> )
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A	Other (specify)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A			
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?			

**SECTION I: DECLARATION**

*I hereby wish to confirm the following:*

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

Applicant's signature:



Date:

**13 November 2023**

Full name:

**Johannes George Vrolijk**

Professional capacity:

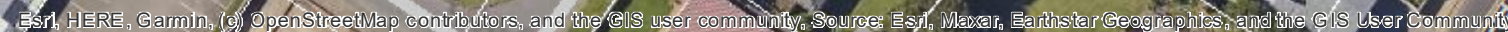
**Professional Town Planner**

SACPLAN Reg. Nr:

**A/1386/2010**

## ANNEXURE "C" - LOCALITY PLAN





**1:1,128**

**Date: 8/29/2023**

Disclaimer:

The George Municipality accepts no responsibility for  
and will not be liable for any errors or omissions  
contained herein.





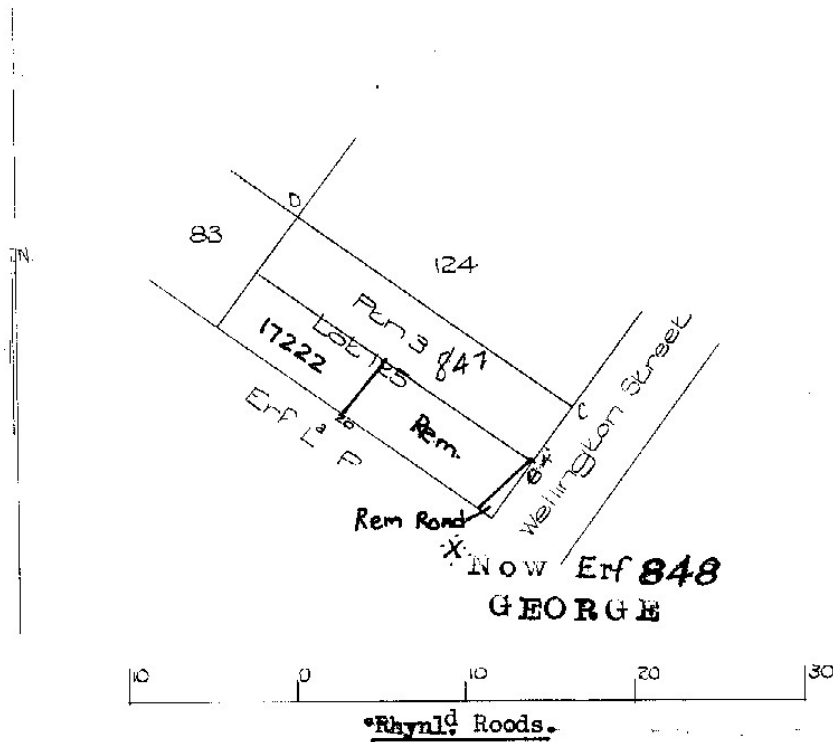
## ANNEXURE "D" – SURVEYOR GENERAL DIAGRAM



S.G. Dgm. No. 1093/1898.

The numerical data of this diagram are mutually consistent.

(Sgd.) J.J. Bogman.  
Examiner.



The above Diagram A B C D represents 166 Square Roods and 96 Square Feet of Ground, being Lot No. 125, and part of the ground belonging to the Dutch Reformed Church situated in George Town, transferred to E.R. Bertram 2nd March 1892.

Bounded NE by Lot 124  
NW " Lot 83  
SW " Erf 125  
& SE " Wellington Street

Surveyed by me.

(Sgd.) Saml Melvill.  
Sworn Surveyor.

Transfer --- 4732

13th June, 1898

Thomas Carter.

*[Signature]*

AUG 1892

NTQ. BL-7DD  
W.42

848  
E.H.

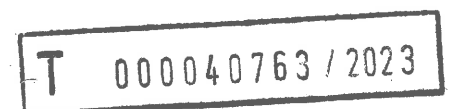
## ANNEXURE "E" - TITLE DEED

BALOYI SWART & ASSOCIATES INC.  
 3 SANDSTONE AVENUE  
 ZWARTKOP EXT 3  
 CENTURION  
 0051

Fee endorsement		
Purchase price/Value	Amount	Office fee
	R 3 000 000,00	R 2014,00
Mortgage capital		
Reason for exemption		Exempt i.t. o
Cat.	section	Act

Prepared by me

CONVEYANCER  
 BAREND JOHANNES KRUGER (12986)



## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

LEZANNE COELET HOUGH  
 LPCM NUMBER 96783



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

**CECILIA ELIZABETH STEYN**  
 Identity Number 560112 0173 08 3  
 Unmarried

which said Power of Attorney was signed at George on 4 September 2023

And the appearer declared that his/her said principal had, on 15 May 2023, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**JOS PROPERTIES PROPRIETARY LIMITED**  
**Registration Number 2023/736102/07**

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

REMAINING EXTENT OF ERF 848 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
PROVINCE OF THE WESTERN CAPE

IN EXTENT 642 (SIX HUNDRED AND FORTY TWO) Square metres

FIRST TRANSFERRED by Deed of Transfer T4732/1898 with Diagram relating thereto and held by Deed of Transfer T28785/2000

SUBJECT to the conditions contained in Deed of Transfer Nr T4399 dated 11 May 1921.

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

**CECILIA ELIZABETH STEYN, Unmarried**

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

**JOS PROPERTIES PROPRIETARY LIMITED**  
**Registration Number 2023/736102/07**

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 000 000,00 (THREE MILLION 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 28 SEP 2023

q.q.

In my presence

REGISTRAR OF DEEDS

**ANNEXURE “F” – COMPANY REGISTRATION DOCUMENT**

**Certificate issued by the Commissioner of Companies & Intellectual  
Property Commission on Tuesday, May 16, 2023 at 8:46**



Companies and Intellectual  
Property Commission  
a member of the dti group

**COR14.3: Registration Certificate**

Registration Number: 2023 / 736102 / 07  
Enterprise Name: JOS PROPERTIES

**ENTERPRISE INFORMATION**

Registration Number 2023 / 736102 / 07  
Enterprise Name JOS PROPERTIES  
Registration Date 09/05/2023  
Business Start Date 09/05/2023  
Enterprise Type Private Company  
Enterprise Status In Business  
Financial Year End February  
TAX Number 9905357183

Addresses

**POSTAL ADDRESS**

3 SANDSTONE AVENUE  
CENTURION  
CENTURION  
GAUTENG  
0046

**ADDRESS OF REGISTERED OFFICE**

3 SANDSTONE AVENUE  
CENTURION  
CENTURION  
GAUTENG  
0046

**ACTIVE MEMBERS / DIRECTORS**

Surname and First Names

Type

ID Number /  
Date of Birth

Appointment  
Date

Addresses

KIRCHNER, JOHANNES PETRUS

Director

6809085194080

09/05/2023

Postal: 3 SANDSTONE AVENUE,  
CENTURION, CENTURION, GAUTENG,  
0046

Residential: 3 SANDSTONE AVENUE,  
CENTURION, CENTURION, GAUTENG,  
0046

SWART, STEPHAN JOOSTE

Director

7004255195088

09/05/2023

Postal: 3 SANDSTONE AVENUE,  
CENTURION, CENTURION, GAUTENG,  
0046

Residential: 3 SANDSTONE AVENUE,  
CENTURION, CENTURION, GAUTENG,  
0046

**Physical Address**

the dti Campus - Block F  
77 Meintjies Street  
Sunnyside 0001

**Postal Address: Companies**

P O Box 429  
Pretoria  
0001

Docex: 256

Web: [www.cipc.co.za](http://www.cipc.co.za)

Contact Centre: 086 100 2472 (CIPC)

Contact Centre (International): +27 12 394 9573





**ANNEXURE "G" - POWER OF ATTORNEY**

## POWER OF ATTORNEY

We, the undersigned

**Johannes Petrus Kirchner and Stephan Jooste Swart**

in our capacity as Directors of

**Jos Properties Proprietary Limited Registration number 2023/736102/07**

the registered owner of

**Erf 848 George**

do hereby appoint Jan Vrolijk Town Planner/Stadsbeplanner to prepare, sign and submit the following application to the George Municipality:

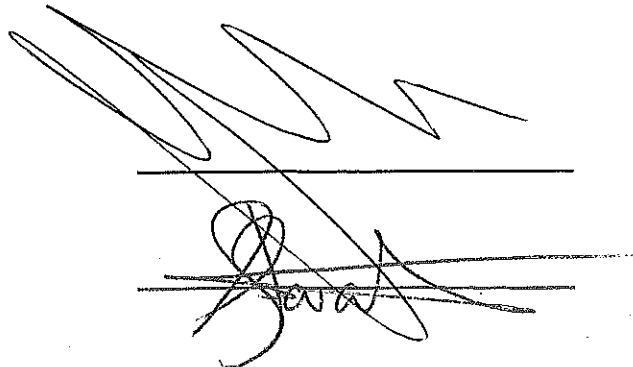
*An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for the following permanent departures in respect of Erf 848 George:*

- *relaxation of the parking requirement applicable to "Offices", stipulated in the table entitled "Minimum off-street parking requirements" in Section 42(2) of the George Integrated Zoning Scheme 2023, from 4 parking bays per 100m<sup>2</sup> GLA to 3 parking bays per 100m<sup>2</sup> GLA, and*
- *relaxation of the number of motor vehicle carriageway crossings stipulated in Section 45(4)(a) of the George Integrated Zoning Scheme 2023, from 1 per site to 2 per site.*

Signed at George on 19 October 2023

**Johannes Petrus Kirchner**

**Stephan Jooste Swart**



**ANNEXURE “H” - CONVEYANCER CERTIFICATE**

## CONVEYANCER'S CERTIFICATE

IN TERMS OF SECTION 38(1)(n) OF THE GEORGE MUNICIPALITY: LAND USE  
PLANNING BY LAW, 2023

REMAINDER OF ERF 848 GEORGE

### APPLICATION DETAILS

An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for the following permanent departures in respect of Erf 848 George

- relaxation of the parking requirement applicable to "Offices", stipulated in the table entitled "Minimum off-street parking requirements" in Section 42(2) of the George Integrated Zoning Scheme 2023, from 4 parking bays per 100m<sup>2</sup> GLA to 3 parking bays per 100m<sup>2</sup> GLA, and
- relaxation of the number of motor vehicle carriageway crossings stipulated in Section 45(4)(a) of the George Integrated Zoning Scheme 2023, from 1 per site to 2 per site.

### APPLICATION DATE

October 2023

I, the undersigned

ANDALEEN CHIMES a duly qualified and admitted Conveyancer, practicing at A Chimes & Van Wyk Attorneys, Cathedral Street, George

do hereby certify as follows:

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

**T40763/2023** (current Title Deed)

in respect of:

REMAINDER OF ERF 848 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
WESTERN CAPE PROVINCE

IN EXTENT: 642 (SIX FOUR TWO) SQUARE METRE

HELD BY DEED OF TRANSFER NUMBER T40763/2023

REGISTERED in the name of

JOS PROPERTIES PROPRIETARY LIMITED REGISTRATION NUMBER  
2023/736102/07

2. I have appraised myself with the details of the abovementioned Land Development Application.
3. The abovementioned Title Deed contains no conditions restricting the contemplated Land Use in terms of the abovementioned Land Development Application.
4. There is no bond registered over the property.

SIGNED at GEORGE on 17 October 2023



CONVEYANCER