

Our Ref.: 1157/GEO/21

Your Ref.: Erf 15201, Heather Park, George

24 April 2025

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

ATTENTION: MR CLINTON PETERSEN

Dear Mr Petersen,

**PROPOSED SUBDIVISION AND DEPARTURES ON ERF 15201, 25 SIDWELL STREET, GEORGE
MUNICIPALITY AND DIVISION**

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

Yours faithfully
DELPLAN Consulting



DELAREY VILJOEN Pr. Pln

<https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2021/1157-GEO-21/Korrespondensie/Cover letter.doc>

Cc: JOHANNES JACOBUS VISSER & MARIUS DU BOIS VISSER

**PROPOSED SUBDIVISION AND DEPARTURES ON ERF 15201, 25 SIDWELL STREET,
HEATHER PARK, GEORGE MUNICIPALITY AND DIVISION**



FOR: JJ VISSER & MDB VISSER



URBAN & REGIONAL PLANNERS

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

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PROPOSED SUBDIVISION AND DEPARTURES ON ERF 15201, 25 SIDWELL STREET, HEATHER PARK, GEORGE MUNICIPALITY AND DIVISION

1. INTRODUCTION

Erf 15201, Heather Park, George is currently developed with a main dwelling and an approved second dwelling. The property owner wishes to subdivide the property, several departures are also required as a result of this subdivision. *DELPLAN Consulting* was appointed by the registered owners of Erf 15201, George, referred hereafter as the “subject property”, to prepare and submit the required subdivision application. A copy of the Power of Attorney to submit this land use application is attached as **Annexure 1**.

1.1 Title deed

The property is currently registered to Johannes Jacobus Visser and Marius Du Bois Visser according to the Title Deed 30303/2007 and is hereby attached as **Annexure 2**. The title deed describes the property as 1059m² in extent and indicates that a bond is registered over the property. The SG Diagram is attached hereafter as **Annexure 3**. The title deed has been examined, and it contains no restrictions that will prohibit the proposed development. A Conveyancer Certificate is attached as **Annexure 4**. The Bondholder’s Consent is attached as **Annexure 5**.

1.2 Land Use Application

- **Subdivision** in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023 of Erf 15201, George into a Portion A (±550m²) and a Remainder (±509m²).
- **Departure** in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 to:
 - relax the 2m common boundary building line between the subdivided portions to 1.1m & 1.2m for the existing building on proposed RE/15201.
 - relax the 2m southern common boundary building line to 0.7m for the existing dwelling on proposed RE/15201.
 - relax the 4m panhandle requirement to 3.3m.

2. CONTEXTUAL INFORMATION

2.1 The locality of the subject property

The subject property is situated on the southwestern side of Heather Park in Ward 26 at 25 Sidwell Street, Heather Park. Figure 1 illustrates the subject property in relation to the surrounding neighbourhoods. Figure 2 provides a more detailed view of the property in relation to the immediate surroundings. No significant historic buildings, ruins, grave sites or any other heritage-related activities and objects are evident within the landscape. A locality plan is attached hereto as **Annexure 6**.



Figure 1: The location of the subject property in relation to the N9 and the surrounding neighbourhoods.



Figure 2: Satellite imagery extract of the subject property (indicated in red) together with the immediately surrounding land uses.

2.2 Existing Land Uses and Character of the Area

The subject property is currently developed with a main dwelling, a second dwelling unit with a garage as well as a patio. The main dwelling is situated on the western side while the second unit is situated on the eastern side of the property. The garage is positioned on the southern side next to the unit while the patio is located on the northern side of the unit. The approved plans for the main dwelling are hereafter attached as **Annexure 7**. The plans for the second dwelling is attached as **Annexure 8**. Both of the existing structures gain access off Sidwell Street. The current and proposed access is a sufficient distance from any intersections. The current panhandle gives access to the second unit, and it will remain unchanged.

It is not anticipated that the proposed subdivision will negatively impact the character or streetscape of the area, as the property to the south has already been subdivided. Additionally, the proposed subdivision will be located behind a fully developed dwelling. As a result, the character and streetscape will remain unchanged, and it is unlikely that neighbouring properties will be affected or even aware of the proposed subdivision as the current division on the erf will remain unchanged. The remainder of the property encroaches on the newly proposed building line between the existing structures. Position A is, however, sufficiently distanced from the structure on the remainder of Erf 15201 (RE/15201). Additionally, a boundary fence has been constructed between the structures to ensure privacy and minimize noise pollution.

2.3 Zoning



Figure 3: Zoning of Erf 15201

The zoning of the subject property according to the George Integrated Zoning Scheme By-Law is “*Single Residential Zone I*”. Figure 3 indicates the zoning of the subject property as well as its immediate surroundings.

3. DEVELOPMENT PROPOSAL

3.1 Proposed Development

The property is currently developed with a main dwelling, a second dwelling unit as well as a garage and a patio. The property owners wish to subdivide the subject property into two portions, namely Portion A and the Remainder as seen in Figure 4 and the Subdivision plan is hereto attached as **Annexure 9**. Portion A will measure $\pm 550\text{m}^2$ and the remainder will measure $\pm 509\text{m}^2$. As a result of the proposed subdivision, a building line relaxation is required between the new proposed portions. Portion A gains access via a panhandle (off Sidwell Street). Furthermore, the minimum panhandle width of 4m requires a relaxation to 3.3m.

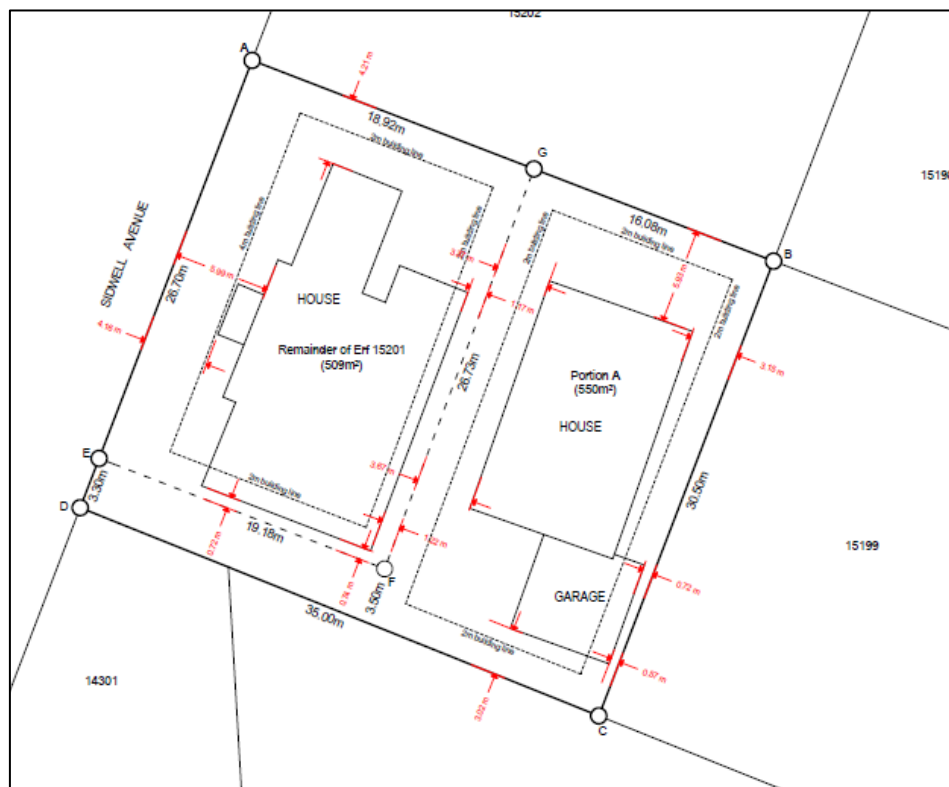


Figure 4: Proposed Subdivision

It is not foreseen that the proposed design of the subdivision will have any impact on the streetscape and the character of the area since the subdivision will take place behind a fully developed property. Additionally, the neighbouring property (south) has been subdivided measuring $\pm 435\text{m}^2$, which is smaller than the proposed portions of the subject property. A smaller group housing site is also present towards the northeast. The approval of the proposed application will allow for the creation of a new residential property located within the urban edge in an area that is already serviced by municipal engineering services, thus the approval of the proposed subdivision will optimise the use of the municipal services. It is therefore argued that the proposed development will not have a negative impact on the character of the area.

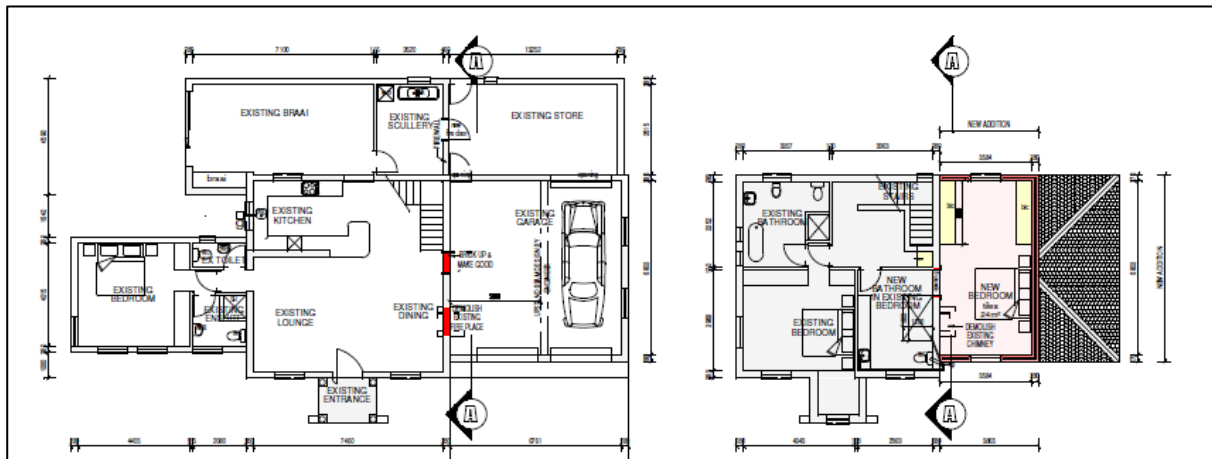


Figure 5: Floor plan for the main dwelling

Figure 5 illustrates the floor plans for the main dwelling, while figure 6 illustrates the floor plans for the second dwelling unit.

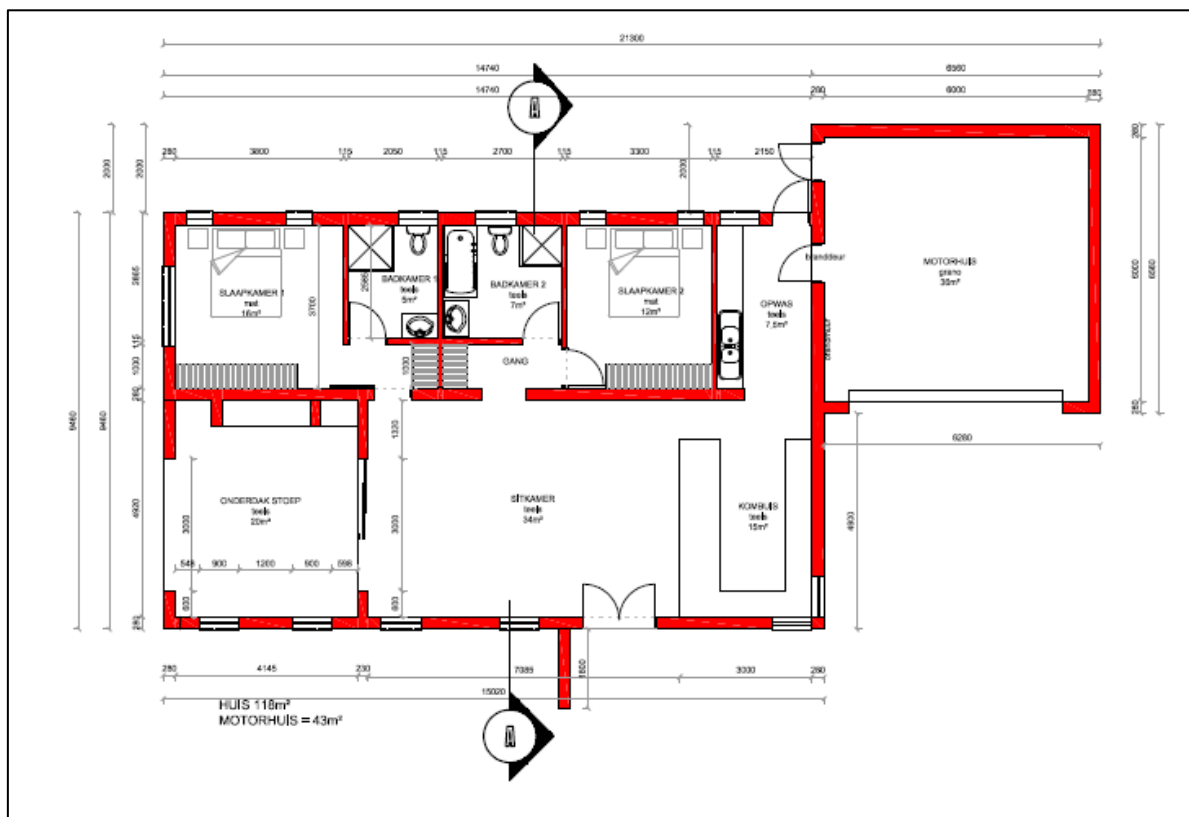


Figure 6: Floor plans for the granny flat

3.2 Accessibility and Parking

Both of the existing structures gain access off Sidwell Street as can be seen in figure 7. The parking for Portion A (shade net) and the remainder can also be seen. As can be seen in the figure, sufficient parking is supplied. Additionally, the access to the subject property is a sufficient distance from any intersections.

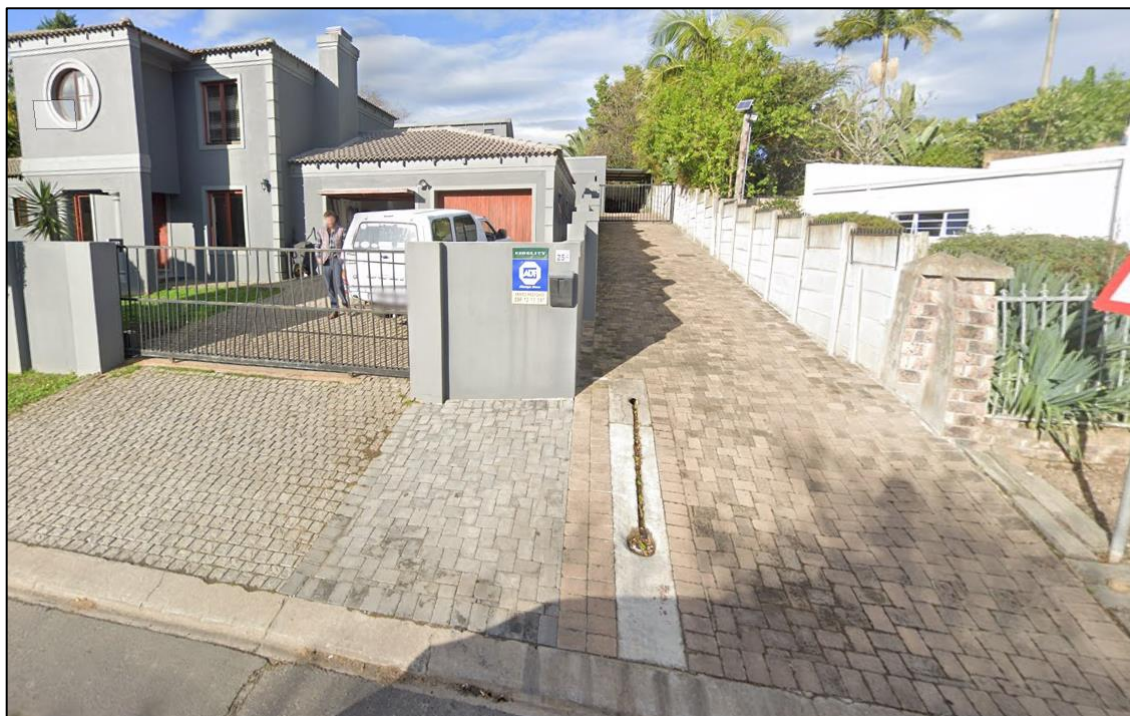


Figure 7: Access of Sidwell Street

3.3 Engineering Services

The property is located in an already developed and serviced residential area. The approval of this application will optimise the use of the municipal services. The property owners will be held financially responsible for the capital contributions with regard to the newly subdivided portion.

4. RELEVANT SPATIAL PLANNING POLICIES

4.1 Exiting Policy Frameworks

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

4.1.1 George Municipal Spatial Development Framework (2023)

The spatial document does not address Erf 15201 specifically or subdivisions relating to this application. The GMSDF, however, states that densification should be promoted. The following is stated in the above-mentioned document:

“Restructure settlement patterns through densification of the urban area in George city area in order to reduce land consumption, deliver services and facilities to households more cost-effectively, and establish the thresholds for viable transport systems.”

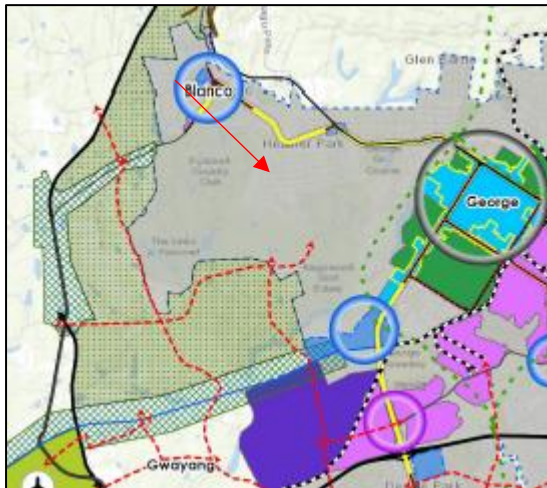


Figure 8: MSDF extraction



Figure 9: Densification area

The red arrow is the approximate area of the subject property. As seen in Figure 8, the subject property is not located in a specifically designated area. Figure 9 provides a closer view of the property and the area, as can be seen, the property is not within the densification zone. However, the SDF states that densification should be promoted within the urban edge.

5. STATUTORY FRAMEWORKS

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

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

The nature of this land use application does not directly affect the five development principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA). Therefore, these principles are not discussed in detail in this motivational report. Only relevant aspects are addressed below.

5.1.1 Development Principles

1) Spatial Justice

This principle refers to the need for improved access and use of land in order to readdress past spatial - and development imbalances as well as the need for SDFs and relevant planning policies, spatial planning mechanisms, land use management systems and land development procedures to address these imbalances.

- *No reference is made to the property in the MSDF. The subdivision could, however, make it more accessible for different income groups to stay in the area as opposed to single residential use on the large erf, as with many erven in Heather Park. This provides a better opportunity for more equal land access.*

2) Spatial Sustainability

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

- *This land-use application does not affect prime - or unique agricultural land, nor does it influence any environmental management mechanisms. The property is situated in an already developed area and will not negatively affect the efficient and equitable functioning of land markets.*
- *The proposed development will have a limited impact on the provision of infrastructure and will not require any additional social services outside the development itself. The structures are existing thus engineering services were accounted for.*
- *The subject property is situated within the urban edge and will allow for the optimal utilisation of the subject property.*

3) Spatial Efficiency

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

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

4) Spatial Resilience

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

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

5) Good Administration

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

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

5.1.2 Public Interest

The approval of this application will not just allow the owner to subdivide the property into two portions, but it will create an opportunity to create a new residential dwelling within the urban edge. Figure 10 indicates a visual of the subject property in relation to the northern neighbour. The northern neighbour will not be influenced by the proposed development, as it is bounded by vegetation as well as a wall. This not only secures privacy between the properties but also acts as a sound buffer between the properties, reducing the sound from

the subject property. Additionally, the neighbouring property is a sufficient distance from the proposed subdivision. It is unlikely that the neighbour would be aware of the subdivision.

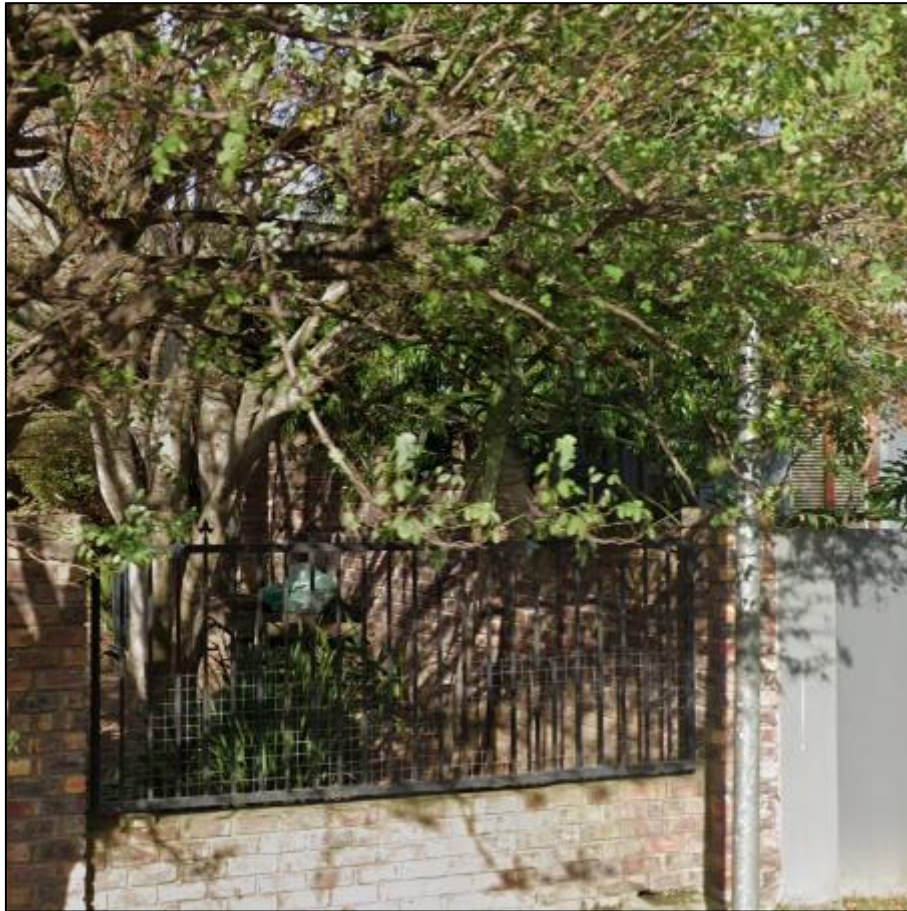


Figure 10: Northern neighbour in relation to the subject property

The neighbour on the eastern side will not be negatively influenced by the proposed development, as it is separated by a wall and fence. This not only secures privacy but the wall and vegetation act as a sound buffer between the properties. Furthermore, the view of the neighbour will not be influenced negatively since there is a wall and vegetation. Additionally, the neighbouring structure is a significant distance from the proposed subdivision as can be seen in figure 11. As a result, the neighbouring property will not be influenced by the potential noise for the subject property.



Figure 11: Aerial image of the subject property in relation to the neighbouring properties

The proposed development will have no adverse impact on the southern neighbouring property, as the wall and fence between the two properties ensure privacy, while the presence of vegetation and the wall effectively dampens sound and possible light pollution. Additionally, the neighbour's view remains unaffected due to the existing wall and vegetation. As illustrated in Figure 12, the significant distance between the neighbouring structure and the proposed subdivision further mitigates potential noise concerns, ensuring no negative effects on the neighbouring property. The access to the property will remain unchanged.



Figure 12: Southern neighbour in relation to the subject property

The neighbouring property on the western will not be influenced, as the existing structure is a sufficient distance from the proposed subdivision. Additionally, the properties have vegetation between them, this not only secures privacy, but the vegetation acts as a sound buffer. The view of the neighbouring property will not be influenced, as no additional developments are being proposed. The panhandle is also located in between the neighbouring property and any structures on the subject erf. It is unlikely that the neighbour would be aware of the subdivision, as the property has existed to its current extent for several years. Figure 13 provides a visual of the view of the western neighbour from the subject property.



Figure 13: View of the western neighbour from the subject property

5.1.3 Environmental Legislation

No listed activities as contemplated by the National Environmental Management Act, 1998 (as amended) (NEMA) are triggered by this application.

5.2 Land Use Planning Act (LUPA)

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

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

The land-use planning principles of LUPA (Section 59) are, in essence, the expansion of the five development principles of SPLUMA listed above. Again, only the relevant aspects are addressed in this report.

5.3 Compliance/Consistency with Spatial Policy Directives

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

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

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

Given the nature of this land use application and its location within George, this proposal is
consistent with LUPA.

5.4 George Integrated Zoning Scheme By-Law (2023)

According to the George Zoning Regulations, the subject property is zoned as “Single Residential Zone I”. The approval of the proposed subdivision will create two portions. The existing structure is encroaching on the newly designed building line between the subdivided portions and therefore requires building line relaxation.

6. DESIRABILITY

The concept of “*desirability*” in the land use planning context may be defined as the degree of acceptability of a proposed development on the land units concerned or the proposed subdivision of a property. This section expresses the desirability of the proposed subdivision and departures taken in conjunction with the development principles and criteria set out through the statutory planning framework listed above, as well as the degree to which this proposal may be considered within the context of broader public interest. It is our view that the initial investigation into the desirability of the proposal reveals no obvious negative impacts.

It is not foreseen that the proposed application will have a negative impact on the surrounding neighbours. The subject property is situated behind a fully developed structure, as a result, the proposed subdivision would not impact the streetscape or the character. Furthermore, it is not anticipated that the approval of the application will have any negative impact on the aesthetic appearance of the property from the street view, given that the existing dwelling is already constructed and fit with the residential character. The required departures are limited to the common boundary between the proposed subdivided portions, thus no external neighbours are influenced. The development is not needed to realise a specific spatial goal of the SDF, but the SDF does promote densification within the urban edge.

The approval of the application will allow for the creation of a new residential property located within the urban edge and within an area that is already serviced by municipal engineering services.

7. CONCLUSION

It is believed that the abovementioned principles, considerations, and guidelines for this land use application for the subdivision of Erf 15201, Heather Park, George, satisfy the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



DELAREY VILJOEN Pr. Pln

MAY 2025

ANNEXURE 1

POWER OF ATTORNEY

We, Johannes Jacobus Visser (ID nr. 6906205018080) and Marius Du Bois Visser (ID nr. 6704135057082), the undersigned and the registered owners of Erf 15201, George Municipality and Division hereby instruct Delarey Viljoen (ID nr. 6608195103084) of *DELPLAN Consulting* to submit the land use application with the local authority.



J J Visser

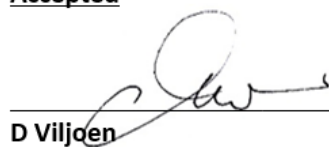
Date: 9/5/25



M D B Visser

Date: 09-05-2025

Accepted

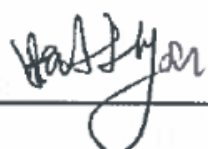


D Viljoen

9/5/25

Witnesses:

1. 

2. 

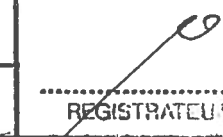
ANNEXURE 2

Stadler & Swart Attorneys
3 Doneraile Street
George
6530

SEELREG	DUTY	R
FOOI	FEE	R. 580.00

Prepared by me

CONVEYANCER
Bruwer FS

VERBIND MORTGAGED	
VIR FOR R. 1 400 000,00	
B 00036726 / 2007	
2007-04-25	
REGISTRAR	

DATA / CAPTURE
17 MAY 2007
NCAPAL

T 00030303 / 2007

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

IANINE FOUCHÉ

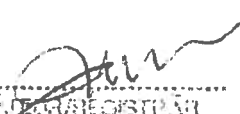
appeared before me, REGISTRAR OF DEEDS, at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at GEORGE on 2 MARCH 2007 granted to him by

QUINTIN MYBURGH
Identity Number 821013 5018 08 0
Unmarried

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE

5

21 MAY 2007

VLTBINO		MORTGAGED	
VA FOR \$ 500 000,00			
B000002505 / 2013		 REGISTERED/REGISTRAR	
2013-02-04			

And the appearer declared that his said principal had, on 12 February 2007, 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:

1. **JOHANNES JACOBUS VISSER**
Identity Number 690620 5018 08 0
Married out of community of property
2. **MARIUS DU BOIS VISSER**
Identity Number 670413 5057 08 2
Married out of community of property

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

ERF 15201 GEORGE IN THE MUNICIPALITY AND DIVISION OF GEORGE,
PROVINCE WESTERN CAPE

IN EXTENT: 1059 (ONE THOUSAND AND FIFTY NINE) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No. T30824/1996 with General Plan No. 12835/1990 relating thereto and held by Deed of Transfer No. T83328/2004.

- A. SUBJECT to the following conditions contained in Deed of Grant issued under the provisions of Section 10 of Act 15 of 1887 on 15th June 1922 (George Quitrents Vol. 15 No. 15) namely:

"That all right to minerals, mineral products, mineral oils and precious stones, precious or base metals on or under the land hereby granted, are expressly reserved to the State, together with the right of access to any mines or works undertaken for mining or prospecting purposes by any person duly authorised in that behalf. The land is subject to such further rights as the public or the State now may or may hereafter have or be entitled to obtain under or by virtue of any law relating to the prospecting, digging, mining or exploitation of minerals, mineral products, mineral oils, precious stones, precious or base metals on or under the land hereby granted, which rights shall not be impaired or in any way affected by the Title Deed."

- B. SUBJECT FURTHER to the following conditions contained in Deed of Transfer No. T13063/1928, namely:-

"The said Council and its successors in office reserve the right to construct, use and maintain across the property any pipeline for water leading, sewerage, drainage, and any poles and structures for the conducting of any electric or any other light of power."

- C. SUBJECT FURTHER to the following conditions contained in Deed of Transfer No. T13064/1928, namely:-



"That the transferee, the said Joseph Clark Collins, and his successors in title to the property hereby conveyed, shall have for himself his household, his friends, his servants, his cattle and vehicles, a right of way across the adjoining land being the remaining extent of Lot 26 an 27, the property of the said transferor, to the said property hereby conveyed subject to the condition that such right of way shall not exceed twelve (12) feet in width and shall be as marked on the Diagram annexed to the said Deed of Transfer this day passed in favour of the said Transferor and on the Diagrams of the property hereby conveyed."

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

QUINTIN MYBURGH, Unmarried

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

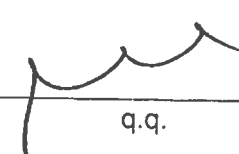
1. **JOHANNES JACOBUS VISSER, Married as aforesaid**
2. **MARIUS DU BOIS VISSER, Married as aforesaid**

their Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R1 400 000,00 (ONE MILLION FOUR 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

25 APR 2007 2007



q.q.

In my presence



REGISTRAR OF DEEDS

ANNEXURE 3

(GEORGE ALLOTMENT AREA)
GENERAL PLAN No. 12835
OF

SUBDIVISIONS OF ERF 15183, GEORGE
VIDE DGM. No.1457/1990 D.T. 77298/91
SITUATE IN THE MUNICIPALITY OF GEORGE
ADMINISTRATIVE DISTRICT : GEORGE
PROVINCE : CAPE OF GOOD HOPE

SCALE 1 : 500

S.G. No. 1458-90
APPROVED
Ambrm
SURVEYOR-GENERAL
DATED : 1990.09.05
Approved in terms of sect.25
of ord. 15/1985
REF : ERF 1477 GEORGE
DATE : 1989-06-16

CDR

BEACONS :
A 16mm iron peg
B,C,E,F,G,H,J 12mm iron peg
D Nail on top of wooden corner fence post
Others 16mm iron peg
REFERENCE MARKS :
TSM4 & TSM5 are Standard Town Survey Marks in far road

REFERENCE MARKS
OFFICIAL vide
OFFICIAL GAZETTE
Nº 4664 dd 1990-10-12

NOTE : Splays are 5 metres.

CO-ORDINATES METRES SYSTEM Lo. 23°					
CONSTANTS			Y ± 0,00 X + 3 700 000,00		
MAIN FIGURE			BLOCK CORNERS		
Y ALL PLUS X			Y ALL PLUS X		
A	53 501,80	58 743,70	101	53 522,32	58 785,41
B	53 394,27	58 731,65	102	53 456,99	58 810,54
C	53 389,07	58 735,80	103	53 450,53	58 807,67
D	53 365,90	58 942,02	104	53 436,53	58 813,06
E	53 370,07	58 947,25	105	53 441,92	58 827,06
F	53 523,86	58 964,46	106	53 448,38	58 829,93
G	53 514,93	58 928,43	107	53 457,71	58 826,34
H	53 569,00	58 906,74	108	53 460,58	58 819,87
J	53 508,17	58 748,62	109	53 525,91	58 794,74
			110	53 486,58	58 960,29
			111	53 492,90	58 903,87
			112	53 489,31	58 894,54
			113	53 471,59	58 901,36
			114	53 480,52	58 924,57
			115	53 476,64	58 959,17
REFERENCE MARKS					
TSM4	53 450,89	58 962,50			
TSM5	53 382,15	58 721,79			
TRIGONOMETRICAL BEACONS					
△ GEO 9	50 788,32	55 472,51			
△ OUD 7	56 603,60	51 940,04			

AREAS			
ERF No.	SQUARE METRES	ERF No.	SQUARE METRES
15184	1145	15197	1300
15185	1260	15198	1050
15186	1231	15199	1164
15187	1220	15200	1069
15188	1312	15201	1059
15189	1247	15202	1050
15190	1376	15203	1050
15191	1330	15204	1037
15192	1241	15205	1187
15193	1392	15206	1671
15194	1169	15207	1198
15195	1157	15208	1372
15196	2081	15209	1155

ENDORSEMENTS					
No.	AMENDMENT	ADDITION	AUTHORITY	INTD.	DATE.

S.G. OFFICE NOTES	
1. ERF 15202 INCLUDED IN CONSOL VIDE DGM NO 5628/2002 2. ERF 15206 INCLUDED IN CONSOL VIDE DGM NO 5628/2002 3. ERF 15193 INCLUDED IN CONSOL VIDE DGM NO 5628/2002 4. Erf 15208 framed vide Dgm 825/2022	

C SURVEYED BY ME IN
OCTOBER 1986, AUGUST 1987 AND
OCTOBER 1989 - JANUARY 1990.
M.D. CLOUGH
Prof. Land Surveyor.
FILE No. S 8775/56/17
S.R. No. E491/90
COMP. BL-7DD/W211740)

ANNEXURE 4

CONVEYANCER'S CERTIFICATE

in terms of Section 38(1)(n) of the George Municipality: Land Use Planning By-law (2023)

I, the undersigned, DEHAN DU PLESSIS, a duly qualified and admitted conveyancer, practicing at Raubenheimers Inc., 60 Cathedral Street, George, Western Cape Province, do hereby certify that:

1. I have perused the conditions of title in respect of:

**ERF 15201 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

IN EXTENT: 1 059 (ONE THOUSAND AND FIFTY NINE) SQUARE METRES

HELD BY DEED OF TRANSFER T30303/2007

registered in the name of

- 1 **JOHANNES JACOBUS VISSER**
IDENTITY NUMBER: 690620 5018 08 0
MARRIED OUT OF COMMUNITY OF PROPERTY
- 2 **MARIUS DU BOIS VISSER**
IDENTITY NUMBER: 670413 5057 08 2
MARRIED OUT OF COMMUNITY OF PROPERTY

2. I have been advised that application will be made for the following:

- i the **subdivision** in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 of Erf 15201 George into Portion A being approximately 550 (five hundred and fifty) square metres and the Remainder being approximately 509 (five hundred and nine) square metres of Erf 15201 George;
- ii **departure** in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023, to:
 1. relax the 2(two) meter common boundary building line between the subdivided portions to 1,17 (one comma one seven) meters and 1,22 (one comma two two) meters for the existing building on proposed Remainder Erf 15201 George;
 2. relax the 2(two) meter southern common boundary building line to 0,7 (zero comma seven) meters for the existing dwelling on proposed Remainder Erf 15201 George;
 3. relax the 4(four) meter panhandle requirement to 3,3 (three comma three) meters.

3. there are no conditions contained in the abovementioned title deed which restrict the contemplated land uses in terms of the proposed application.



4. there are two mortgage bonds (B36726/2007 & B2505/2013) in favour of the Standard Bank of South Africa Limited registered over the property.

Dated at GEORGE on 06 MAY 2025.

DEHAN DU PLESSIS
CONVEYANCER - LPC no. 60788



ANNEXURE 5



Standard Bank

Personal and Private Banking

Subdivision Consent

Dear Sir/Madam

Subject: Subdivision of

Account number:

In the name of:

Property description:

We are pleased to advise that Standard Bank has no objection to your request, subject to our rights being protected and on the following conditions:

Please advise us on dates of lodgement and registration to confirm that all our requirements have been met via email to CSAdminHLJHB@standardbank.co.za.

Should you have any queries, please do not hesitate to contact our Customer Contact Centre on 0860 123 001.

Yours sincerely

Customer Service Consultant

Standard Bank Centre 1st Floor 5 Simmonds Street Johannesburg 2001 PO Box 61690 Marshalltown 2107 South Africa
Tel. Switchboard: +27 (0)11 636 9112 www.standardbank.co.za

The Standard Bank of South Africa Limited (Reg. No. 1962/000738/06). Authorised financial services and registered credit provider (NCRCP15).

Directors: N Nyembezi (Chairman) AKL Fihla* (Chief Executive Officer) LL Bam PLH Cook A Daehnke* OA David-Borha1 GJ Fraser-Moleketi GMB Kennealy BJ Kruger Li Li2 JH Maree NNA Matyumza ML Oduor-Otieno3 Fenglin Tian2 SK Tshabalala*

Company Secretary: K Froneman - 2024/09/02

*Executive Director 1 Nigerian 2 Chinese 3 Kenya

ANNEXURE 6



LEGEND:



A4 Scale:
1:3,000

PROJECT:

Proposed subdivision
for JJ & MdB Visser

PROJEK:

DESCRIPTION:

Erf 15201, George

BESKRYWING:

TITLE:

Locality plan

TITEL:

1157/GEO/21/GIS/Ligging

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: APRIL 2025
DATUM:

PLAN NO: ANNEXURE 5
PLAN NR:

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



DELPLAN
CONSULTING

URBAN & REGIONAL PLANNERS

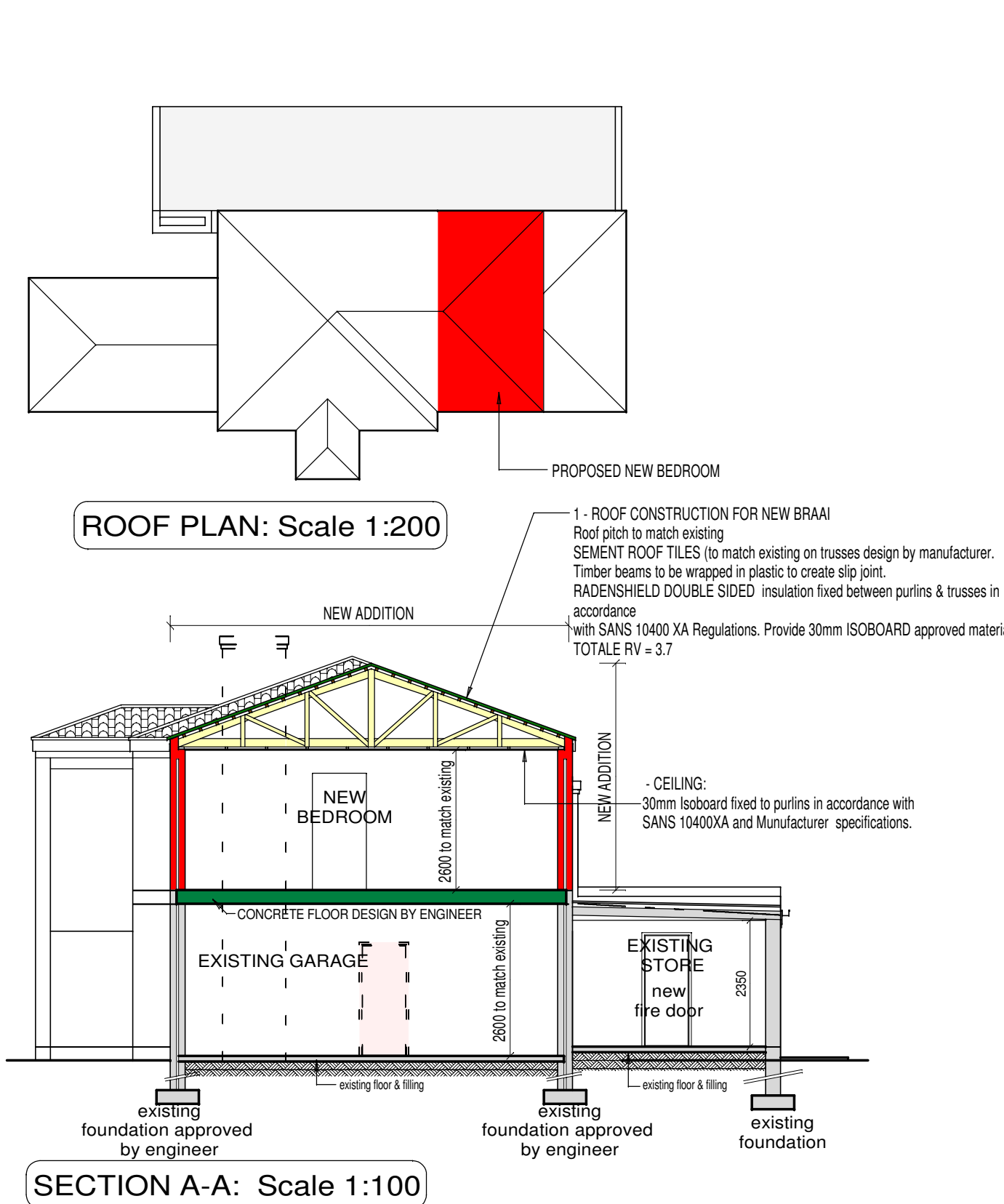
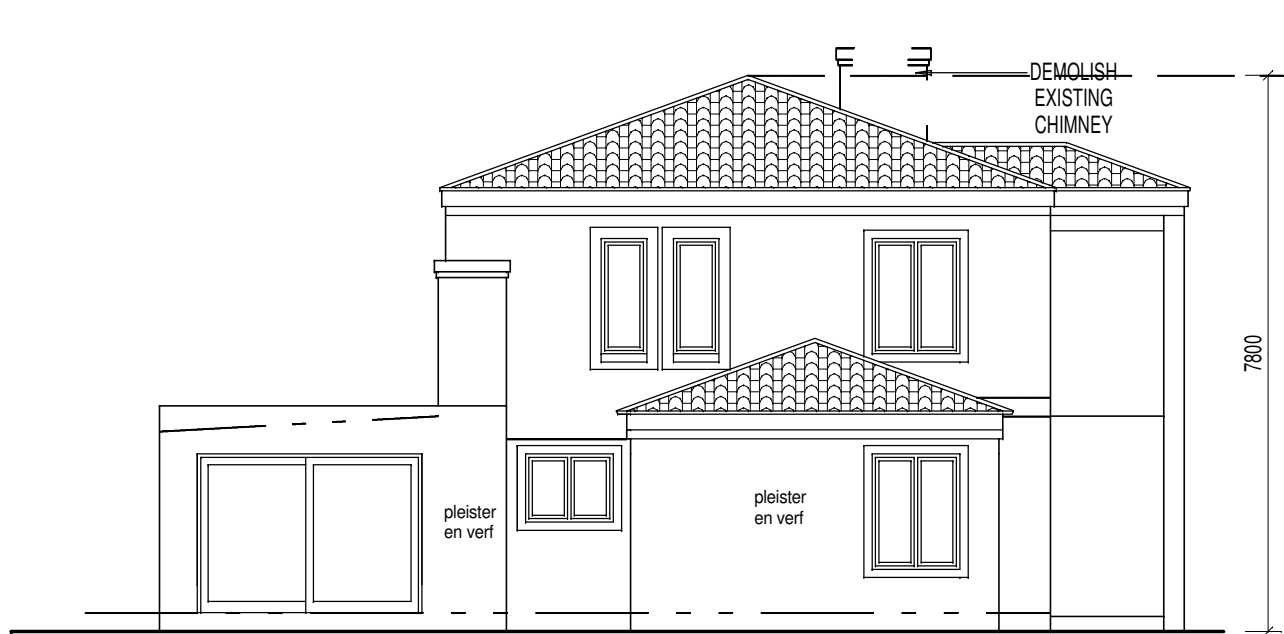
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KOPIEREG:

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

ANNEXURE 7



Specifications

- 1 - ROOF CONSTRUCTION FOR NEW BRAAI
Roof pitch to match existing
SEMENT ROOF TILES (to match existing on trusses design by manufacturer.
Timber beams to be wrapped in plastic to create slip joint.
RADENSHIELD DOUBLE SIDED insulation fixed between purlins & trusses in accordance
with SANS 10400 XA Regulations. Provide 130mm ISOTHERM approved material
TOTALE RV = 3.7
- 2 - CEILING:
RHINOBOARD ceiling to match existing accordance with SANS 10400XA and
Manufacturer specifications.
- 3 - CORNICE:
70x50mm polystyrene cove cornice, fixed to wall and ceiling with water-based
adhesive. (TO MATCH EXISTING)
All in accordance with the manufacturer's recommendations. Paint finish.
- 4 - RAINWATER GOODS
NA
- 5 - FASCIA & BARGEBOARDS:
Everite medium density plain ungrooved Nutek fascia boards, size 225x10mm
thick, fixed to timber rafters twice screwed with 12 x 40mm countersunk
brass screws with PVC H-profile fascia joiner between boards and at
board ends. COLOUR CHARCOAL.
- 6 - SUPER STRUCTURE:
Standard clay bricks in Class III mortar. Install GUNDE BRICKGRIP 0.35 damp
proof course
in all walls. All joining shall be carried out strictly in accordance with
manufacturers instructions.
Apply 15mm thick smooth plaster coat and paint finish as per Manufacturer
paint specification.
Interior: Non-loadbearing brickwork in superstructure to be Clay bricks
Imperial clay bricks in Class I mortar. Apply 15mm thick smooth
plaster coat and paint finish as per Manufacturer specification.
- 7 - PLASTERED FINISH:
Apply 15mm thick plaster. Paint finish as per Manufacturer paint Specification
- 8 - WINDOW CILLS
External: TO MATCH EXISTING
- 9 - WINDOWS AND DOORS.
TIMBER WINDOWS to match existing.
- 10 - LINTOLS
Standard 105x75mm pre-cast concrete lintols spanning over openings.
in 110 & 230mm thick brick walls. Standard 1x 105x75mm & 1x 175x75mm
pre-cast concrete lintols spanning over openings in 270mm thick brick walls.
- 11 - Boundary Fence : EXISTING
- 12 - SKIRTING:
75x25mm Meranti skirting nailed to wall, paint finish.
TO MATCH EXISTING
- 13 - FOUNDATIONS: (ALL FOUNDATIONS DESIGN BY ENGINEER)
270mm thick cavity wall: 800x250mm Concrete strip foundations
115mm thick internal wall: 600x250mm Concrete strip foundations
230mm thick wall: 700x250mm Concrete strip foundations
Foundations (DPA) to be minimum 600mm under natural
ground level, to solid base.
- 14 - FLOOR CONSTRUCTION:
Floor finish on cement screed and floor finish to be in total 45mm thick
on 100mm concrete surface bed (25MPa) on GUNDE GUNPLAS
GREEN 350 micron waterproofing membrane on 50mm thick sandlayer
on layers of well compacted fill not exceeding 150mm thick.

GENERAL DRAINAGE COMMENTS

- NOTE:**
DRAINAGE INSTALLATION TO COMPLY WITH SANS 10400 PART P
SANITARY FITTINGS DISCHARGING TO A GULLY TO DISCHARGE OVER THAT
GULLY AS PER PART P OF SANS 10400 (4.21)
DRAINAGE INSTALLATIONS UNDER BUILDING WORK MUST BE INSTALLED
IN TERMS OF PART 9 SANS 10400 (4.19.4)
DRAINAGE INSTALLATIONS UNDER BUILDING WORK MUST BE PROTECTED
IN TERMS OF SANS 10400 (4.22.2)
DRAINAGE INSTALLATION AS PER REGULATION A2(1)(d) and PART A (A8)
EXISTING DRAINAGE AND SANITARY FITTINGS INSTALLATION TO BE AS
INDICATED AND AS PER PREVIOUSLY APPROVED BUILDING PLAN.
- NOTE:**
EXISTING WALLS ON BOUNDARY TO BE FINISH TO THE SATISFACTION
OF THE ADJACENT OWNERS.
NO STRUCTURE OR ANY PORTION THEREOF TO ENCROACH THE
PROPERTY BOUNDARY.
RAINWATER GOODS TO BE INSIDE PROPERTY.
RAINWATER NOT TO BE DISCHARGE ONTO NEIGHBORING PROPERTY.
EXISTING PATIO, OPEN STOEP, VERANDAS ETC. TO REMAIN OPEN AS
PER BUILDING PLAN.

NEW ADDITION = 28M²

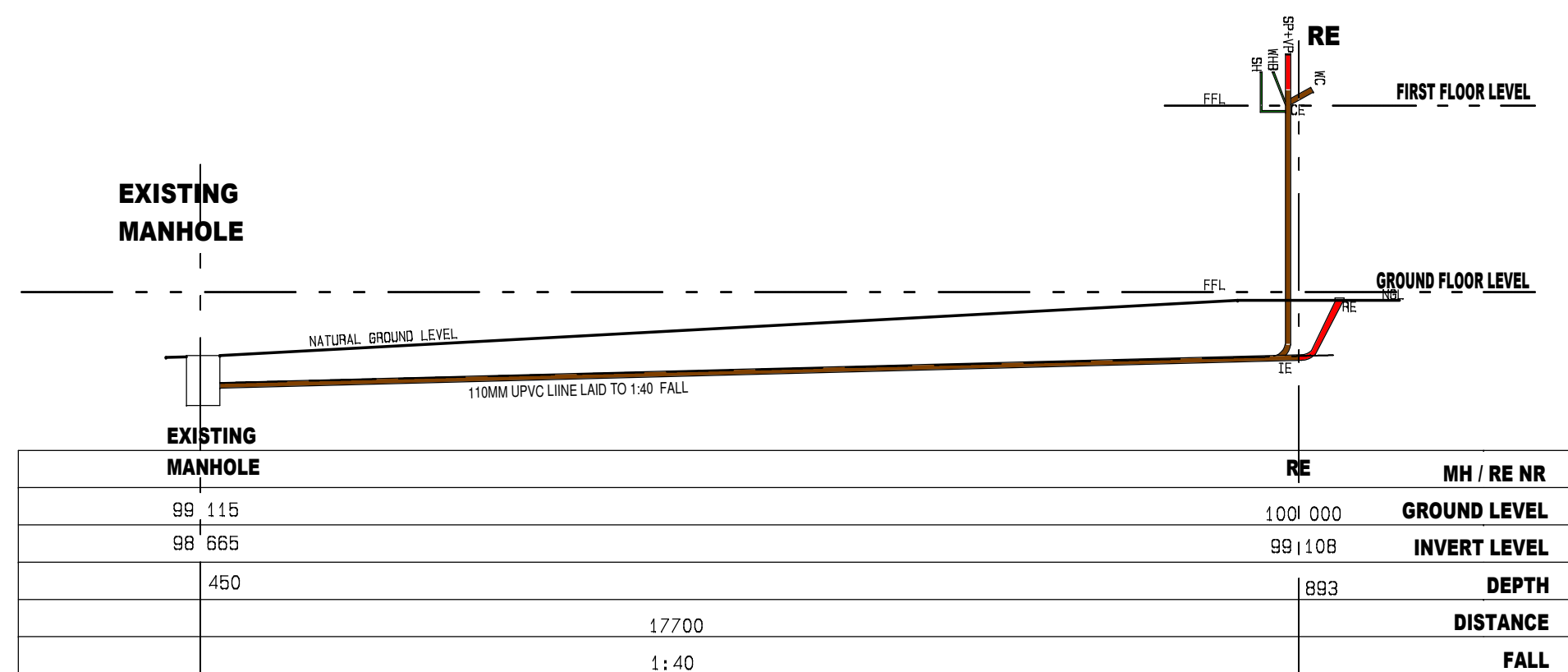
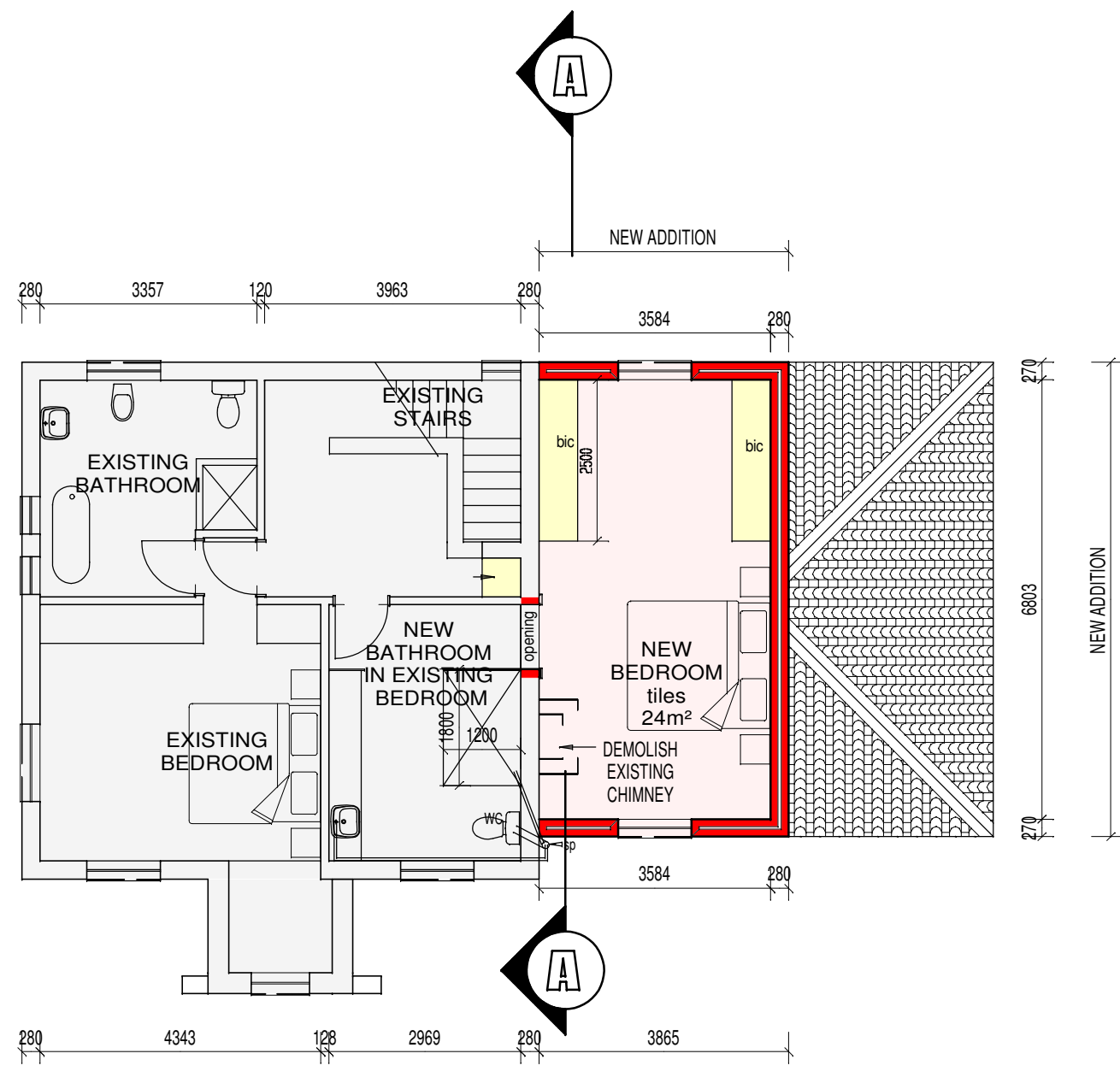
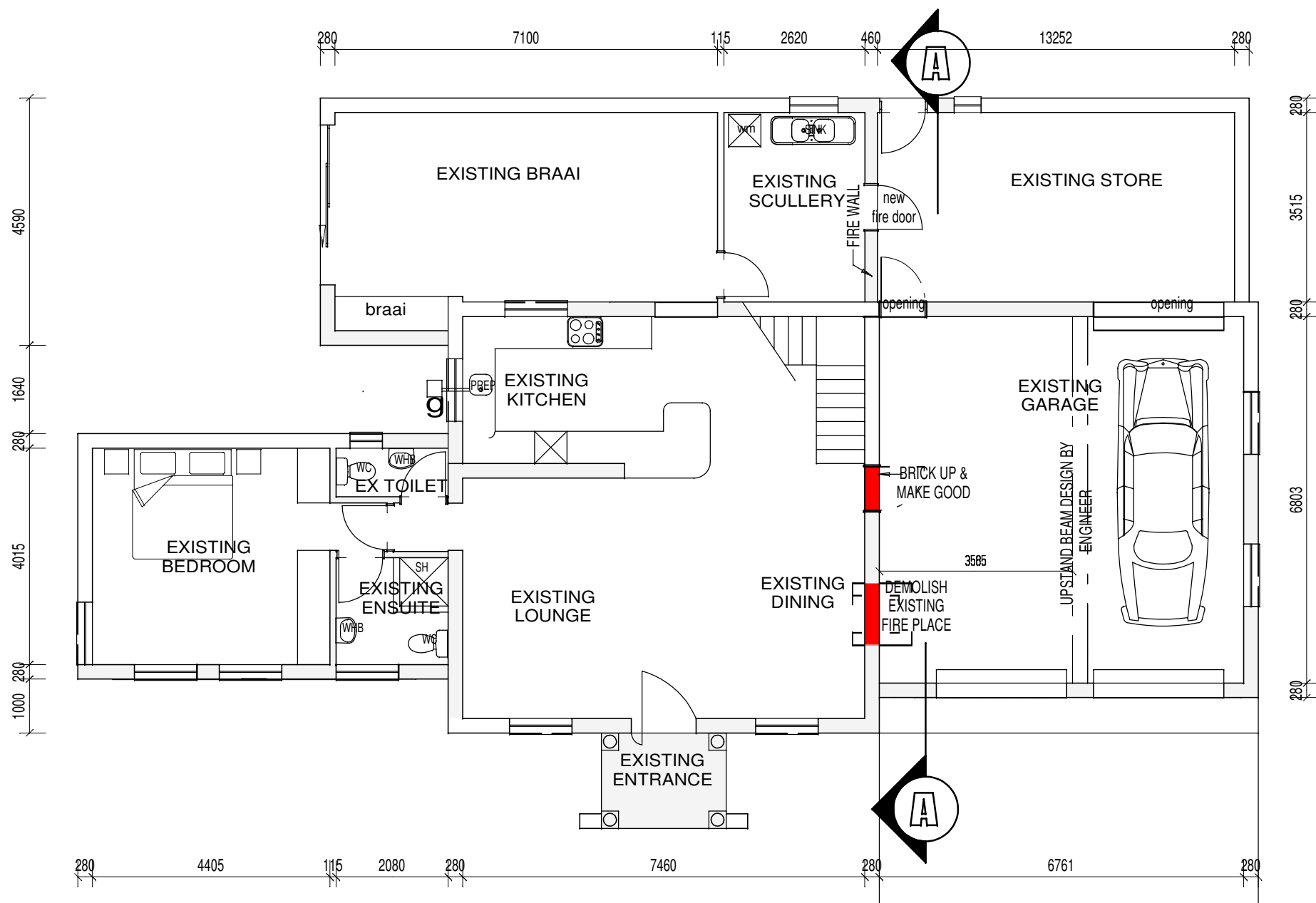
NOTA:
ALLE WATERS EN VLAKE MOET EERS OP TERREIN GEKONTROLEER WORD VOORDAT
DAAR MET ENIGE BOUWERK BEGIN WORD. ALLE FONDAMENTE EN BETONWERK MOET
DEUR 'N INGENIEUR ONTWERP WORD. PLANNIE MOET EERS DEUR MUNISPALITEIT
GOEDGEKEUR WORD VOOR DAAR MET BOUWERK BEGIN WORD.
ANY DISCREPANCIES OR CONTRADICTIONS MUST IMMEDIATELY BE
POINTED OUT TO Tertius Conradie FOR CORRECTIONS OR
EXPLANATIONS BEFORE ANY CONSTRUCTION PROCEED.

Tertius Conradie
Argitek & uur
P&SArchT
15 PROGRESS STREET
DORMEHLSDRIF
GEORGE
SELL: 083 2227 283
E: POS@terconradie.co.za

ICON Architects
Cell: 078 225 9154
Address: 15 Progress St, Dormehlsdrif George
Email: inge.architect@gmail.com

PROPOSED ADDITIONS
FOR MR JJ VISSER
ON ERF 15201
25 SIDWELL AVE
HEATHERPARK
GEORGE

MUNICIPALITY			
BATUM	15-11-2023	SKAAL	1:100 1:200
EENAR		W01	

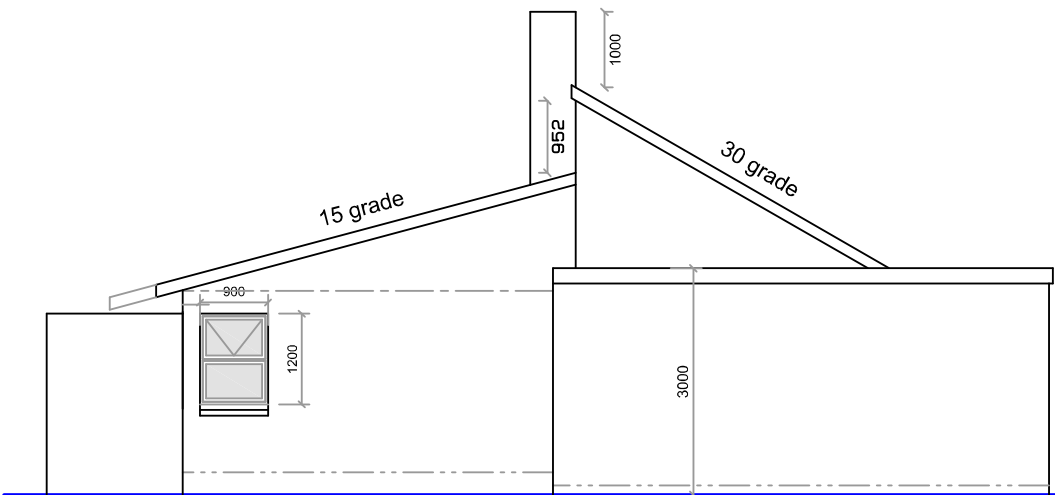


EXISTING MANHOLE	RE	MH / RE NR
99 / 115	100 / 000	GROUND LEVEL
98 / 665	99 / 108	INVERT LEVEL
450	893	DEPTH
		DISTANCE
17700		FALL
1:40		

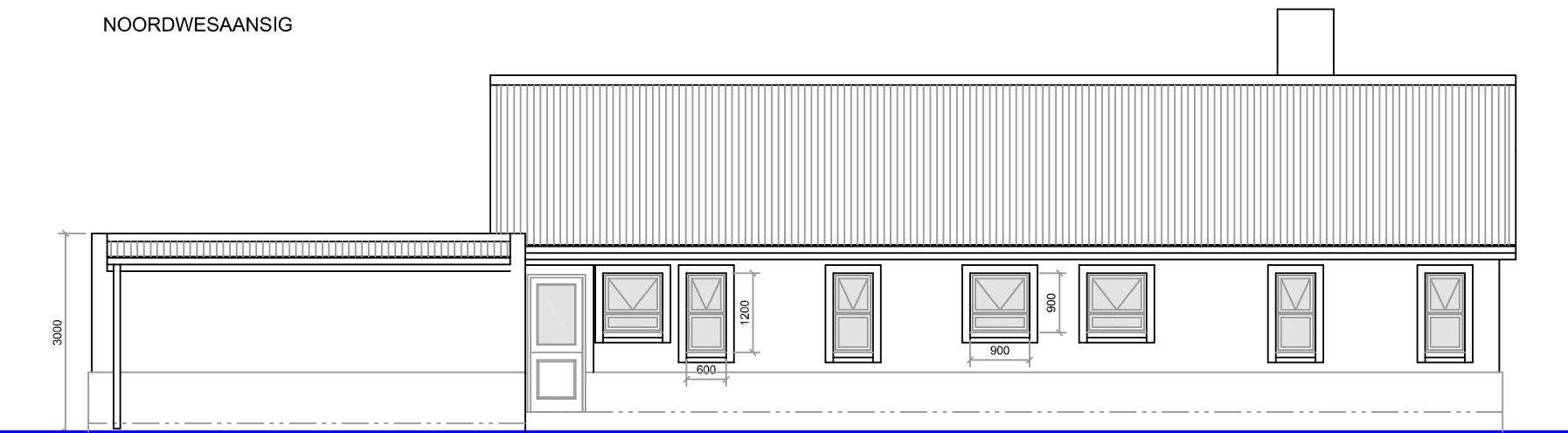
ANNEXURE 8



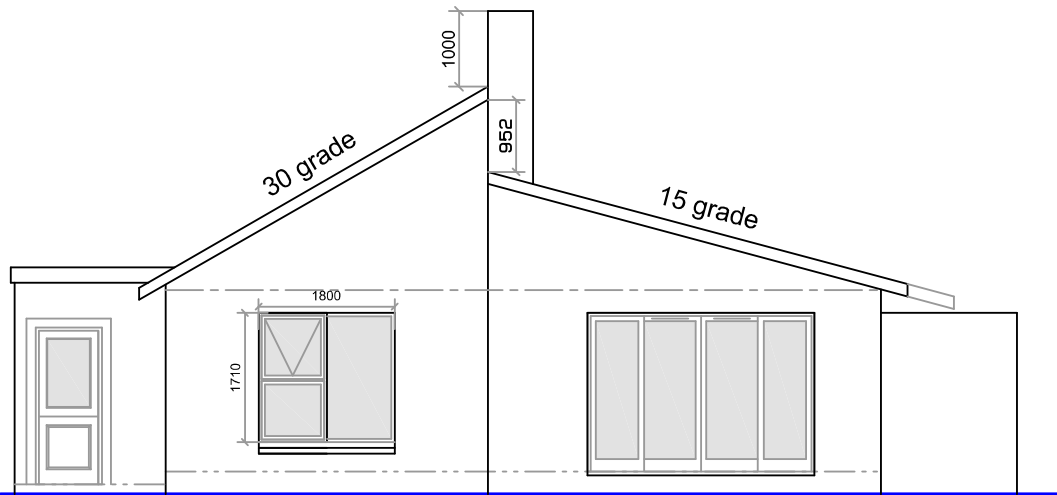
NOORDWESAANSIG



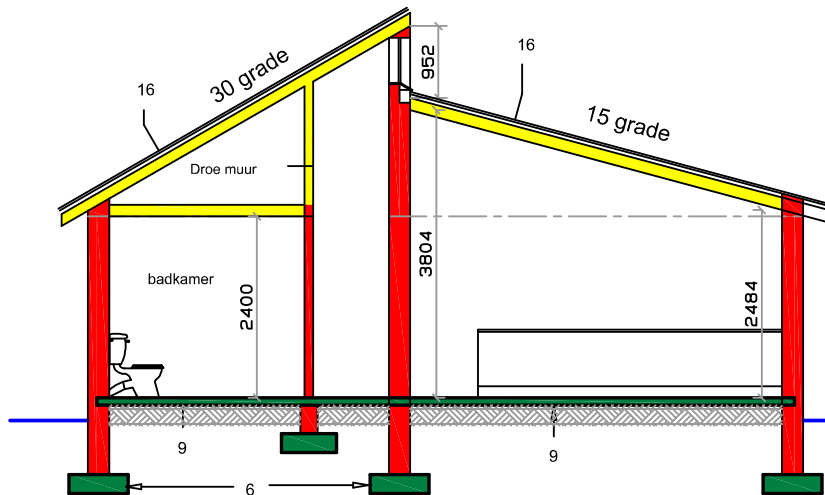
SUIDWESAANSIG



SUIDDOOSAANSIG



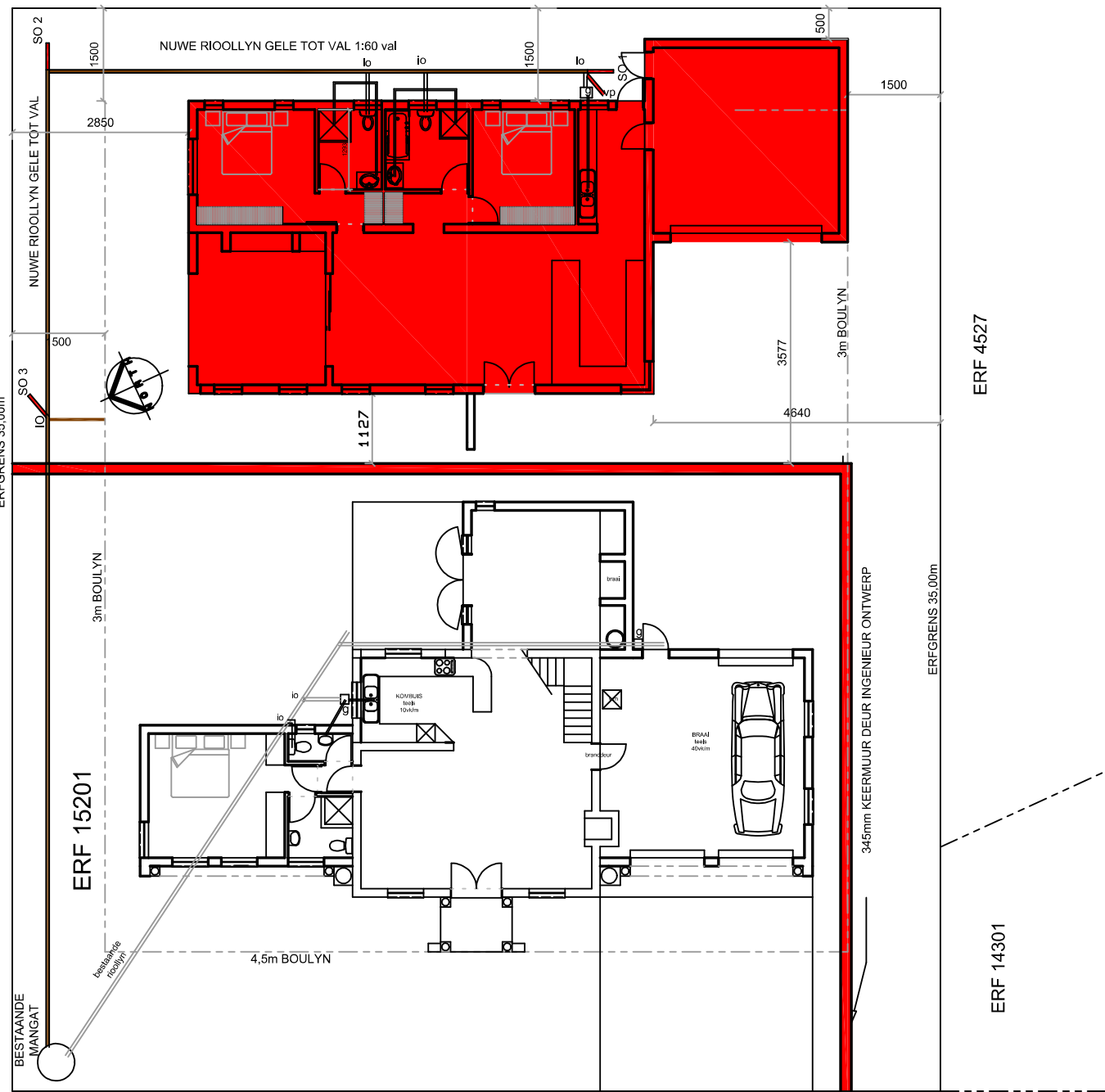
NOORDDOOSAANSIG



DEURSNIET A-A

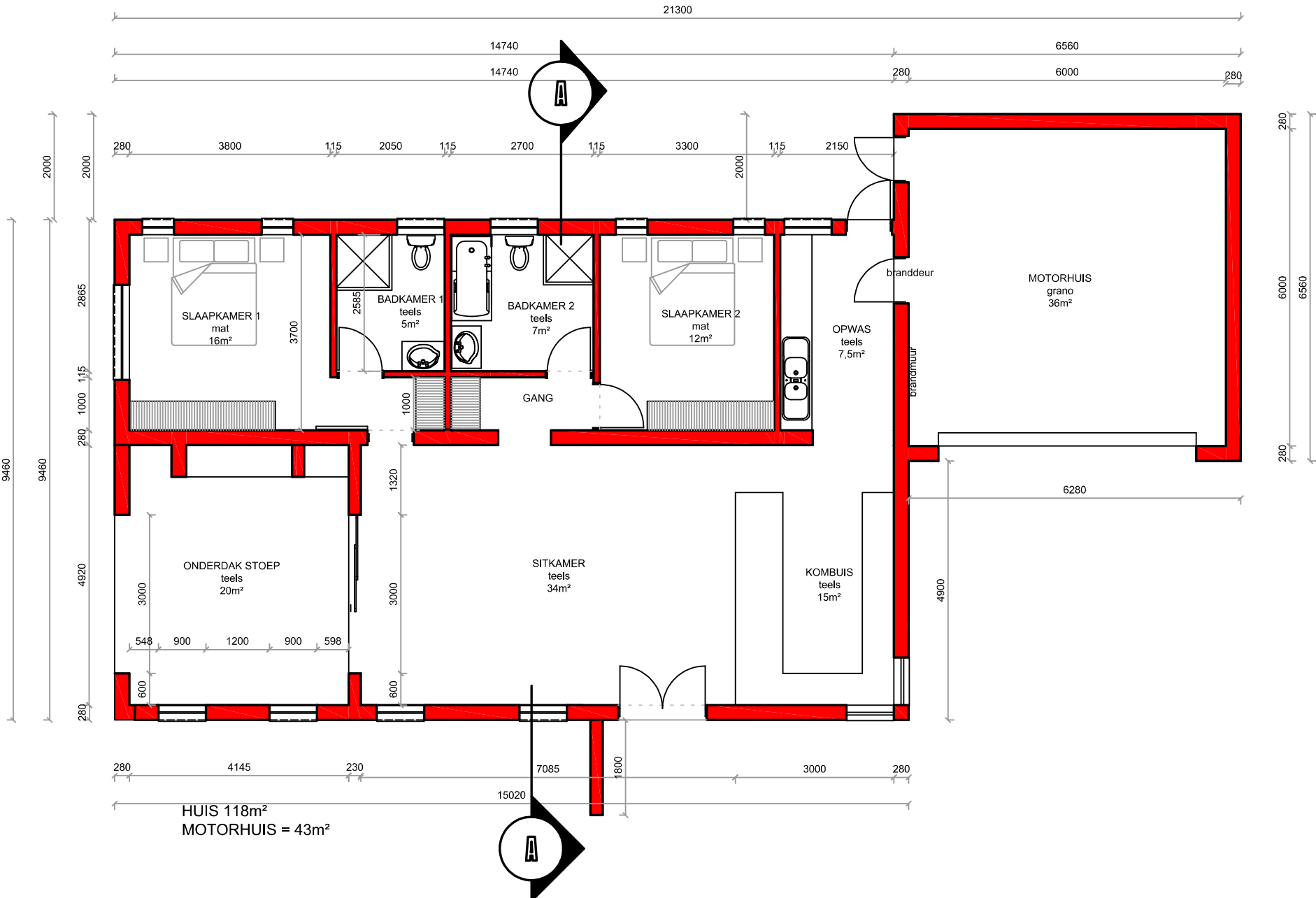
LOOGBETERINGSWERK:
ONDERGRONDSE UPVC RIGIDITEIT 110mm DA MET MINIMUM 150 VAL.
INDRESE DOG MOET VOORSIEN WORD BY ELKE AANSLUITING.
STEFKODG MOET VOORSIEN WORD BY BEGRIN VAN SISTEM.
RATING VERANKEER EN ELKE 20m LANGS N REIGUT RIGIDITEIT.
MANGAT MOET VOORSIEN WORD BY ELKE AANSLUITING BY
HOOFDRIGIDITEIT.
RIGIDITEIT EN RIGIDITEIT MOET VOORSIEN WORD BY
HOOGSTE PUNT VAN RIGIDITEIT OF SYTAK VAN SISTEM.
MINIMUM RIGIDITEIT N DEPTHE BE 450mm

ERF 15199



SIDWELL AVE

TERREINPLAN skaal 1:200



HUIS 118m²
MOTORHUIS = 43m²

- 1** SEMENT DAKTEELS OP 38x50mm
DAKLATTE @ MAKS 120mm HH OP
415 RESOLUTIE OP WTER DAKKAPPE @ MAKS.
760mm HH BEVESTIG OP 114x38mm S.A. DEN
MURPLAAT DAKTEELS BEVESTIG STRENG
VOLGENS VERRAARDIGER SPESIFIKASIE.
VERAL OP GEWELENTE. DAMPILING SOOS BESTAANDE
MIN 12 GRADE, VOORSIEN PLASTIESE ONDERLAAG ONDER DAKTEELS
KLEUR SOOS KLENT BEPAAL.
- 2** 114x38mm S.A. DEN MURPLAAT BEVESTIG OP MUUR MET
1,6mm x 38mm GALVANISEERDE HOEFLYSTERS @
LAAG ONDERMANT MURPLAAT ROEBOL HOEFLYSTERS
MOET OOK GEBRUK WORD OM KAPPE AAN MURPLAAT
TE BEVESTIG.
- 3** 450x450mm SEMENT PLAVEBLOKE OP GEKOMPAKTEERDE
SANDVULLING IN WERF.
- 4** KLOEK WATERDICTING (D LAAG SISTEM) OF SOORTGELYK
DEUR GOEDGEKEURDE SPESIFIKASIE.
- 5** GEUTSTELSEL NIE VAN TOEPASSING
- 6** INDIEN FONDAMENT UITDRAWINGS NIE VOLDOEN AAN
PLAASLIKE REGULASIE NIE MOET FONDAMENTE DEUR
ING ONTWERP EN GOEDGEKEUR WORD.
- 7** 4,4mm RHINO GPSBORD PLAFON BEVESTIG TEEN 38x38mm
S.A. DEN PLAFONLATTE @ MAKS. 400mm HIA.
LASTE MOET GEBRUK WORD
GEBRUK SLEGS 38mm GEGALV. PLAFONSPYKERS.
ALLES IN OOREENSTEMMING MET DIE SPESIFIKASIES VAN
RHINO GYPSUM INDUSTRIES, RHINO 75mm GYPSUM
HALFONDE KROONLIS MOET DEURGAANS GEBRUK WORD.
- 8** MAT VOLGENS KLENT OP ONDERKALT OP
100mm BETON BEDDINGLAAG OP GUNDE
USB GROEN VVL OP GOEDGEKOMPAKTEERDE VULLING
- 9** TEELS VOLGENS KLENT OP 100mm
BETON BEDDINGLAAG OP GUNDE USB GROEN
VVL OP GOEDGEKOMPAKTEERDE VULLING
- 10** VENSTERS EN DEURE ALUMINIUM SOOS DEUR EENNAAR BEPAAL.
- 11** GEWELENTE VAN DAK AFGEWERK OOR 15x225mm
VESELSMENT WINDVEER.
- 12** BUITENMURE VAN HUIS 380mm KLESTENE MET FLIESTER
ALLE BESTAANDE WERK EN NIEUE FLIESTER WERK MOET
GEVERF WORD, ALLE OPPERVLAKTE MOET VOLDOEN AAN
VERSKAFFER SE SPESIFIKASIES.
- 13** ALLE BUIE HOUTWERK TANALITH BEHANDEL EN
AFGEWERK MET PRODUK SOOS AANBEVEEL DEUR VERSKAFER.
(PRODUK MOET GOEDGEKEUR WORD DEUR KLENT.)
- 14** FONDAMENTE DEUR ING. (SIEING SPESIFIKASIES.)
- 15** GRANO OP 100mm BETON BEDDINGLAAG OP GUNDE
USB GROEN VVL 250mm OP GOEDGEKOMPAKTEERDE
VULLING IN MOTORHUIS.
- 16** GEGOLDFE CHROMADEK DAKPLATE OP 75x50mm S.A. DEN DAKLATTE @
MAKS 120mm HH OP 152x50mm S.A. DEN BAKKE @ MAKS 100mm HH
HOEBOL IN BUIE MURE.

NOTA:
ALLE MATES EN VLAKKE MOET EERS OP
TERREIN GEKONTROLEER WORD VOORDAT
DAAR MET ENIGE BOUWERK BEGIN WORD.
ALLE FONDAMENTE EN BETONWERK MOET
DEUR N INGENIEUR ONTWERP WORD.

NOTA:
ALLE STAAL AFMETINGS, BESKRYWINGS EN
DETAIL MOET ONTWERP EN GOEDGEKEUR WORD
DEUR N INGENIEUR.

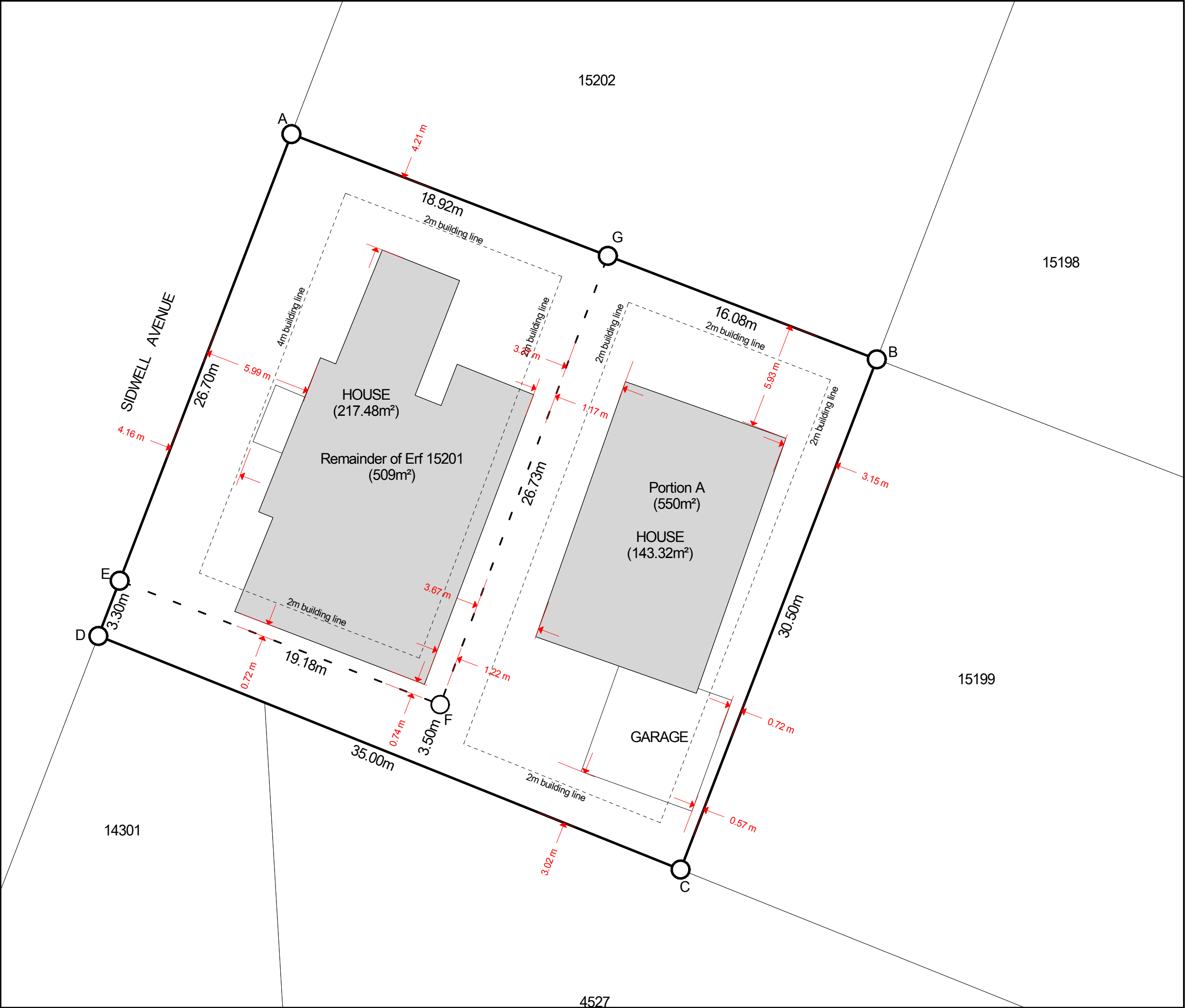
TERTIUS CONRADIE
NAS DIP ARCH. KPT
POSBUS 845
GEORGE
6530
P.O. BOX 845
GEORGE
6530
TEL 0411 8707637 n/l
CELL 083 7227 283

VOORGESTELDE "OUMA WOONSTEL"
OP ERF 15201
VIR MNR EN ME J VISSER
HEATHERPARK
GEORGE

DATUM 20-08-2009 SKAAL 1/100

EIENAAR

ANNEXURE 9



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PROJECT: Proposed subdivision for JJ & MD Visser

PROJEK:

DESCRIPTION: Erf 15201, George

BESKRYWING:

TITLE: Subdivision plan

TITEL:

NOTES: Proposed subdivision of Erf 15201, George, into:

Portion A: 550m², and (Coverage = 26%)

a Remainder: 509m² (Coverage = 42.7%)

NOTAS:

A3 Scale: 1:200

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

DELPLAN
CONSULTING

URBAN & REGIONAL PLANNERS

DESIGNED: DV

DRAWN: MV

FILE PATH: 1157/GEO/21/Tek/SKF

PLAN NO: SUB1

DATE: APRIL 2025

DATUM:

PLAN NAME: ANNEXURE

PLAN NAAM:

ANNEXURE 10



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

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

PART A: APPLICANT DETAILS

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

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

Registered owner	Johannes Jacobus Visser & Marius Du Bois Visser				
Address	25 Sidwell Street Heather Park				
	George	Postal code	6529		
E-mail	v3konstruksie@gmail.com				
Tel		Fax		Cell	083 261 6567

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 15201, Heather Park									
Physical Address	25 Sidwell Street Heather Park									
GPS Coordinates	33.958357°S 22.420112°E					Town/City		George		
Current Zoning	Single Residential Zone I			Extent	1059m ²			Are there existing buildings?		Y
Current Land Use	Dwelling									
Title Deed number & date	30303/2007									
Any restrictive conditions prohibiting application?		N	If Yes, list condition number(s).							
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).							
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?							
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?							
Any existing unauthorized buildings and/or land use on the subject property(ies)?						N	If yes, is this application to legalize the building / land use?			N
Are there any pending court case / order relating to the subject property(ies)?					Y	N	Are there any land claim(s) registered on the subject property(ies)?			Y N

PART D: PRE-APPLICATION CONSULTATION

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

PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE

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

BANKING DETAILS

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

***Payment reference:**

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

- **Subdivision** in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023 of Erf 15201, George into a Portion A ($\pm 550\text{m}^2$) and a Remainder ($\pm 509\text{m}^2$).
- **Departure** in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 to:
 - relax the 2m common boundary building line between the subdivided portions to 1.1m & 1.2m for the existing building on proposed RE/15201.
 - relax the 2m southern common boundary building line to 0.7m for the existing dwelling on proposed RE/15201.
 - relax the 4m panhandle requirement to 3.3m.

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

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

Is the following compulsory information attached?

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

Y	N		Motivation report / letter	Y	N		Proof of payment of fees
Y	N		Full copy of the Title Deed	Y	N		S.G. noting sheet extract / Erf diagram / General Plan
Y	N		Locality Plan	Y	N		Site layout plan
Minimum and additional requirements:							
Y	N	N/A	Conveyancer's Certificate		N	N/A	Land Use Plan / Zoning plan
Y	N		Proposed Subdivision Plan (including street names and numbers)	Y	N	N/A	Phasing Plan
Y	N	N/A	Consolidation Plan	Y	N	N/A	Copy of original approval letter (if applicable)
Y	N	N/A	Site Development Plan	Y	N	N/A	Landscaping / Tree Plan
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Home Owners' Association consent
	N		Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes	Y	N	N/A	Required number of documentation copies 2 copies
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	Other (specify)
PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION							
	N		National Heritage Resources Act, 1999 (Act 25 of 1999)				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)	Y	N/A		National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),
Y			Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)				

Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations				National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y		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:

14/02/2025

Full name:

DELAREY VILJOEN

Professional capacity:

PROFESSIONAL PLANNER

SACPLAN Reg. Nr:

A/1021/1998