



Stads- en Streekbeplanners
Town and Regional Planners

Yorkstraat 56 York Street | Posbus 1186/P.O. Box 1186 | George 6530 | Tel: (044) 874 5207 | Fax: (044) 8736354
Cell: 082 569 2438 E-pos/E-mail: neldek@mweb.co.za

7 May 2025

The Municipal Manager
P.O. Box 19
George
6530

Sir

PROPOSED REZONING AND PERMISSION FOR THE APPROVAL OF A SITE
DEVELOPMENT PLAN FOR ERF 233, BLANCO, SITUATED IN THE
MUNICIPALITY AND ADMINISTRATIVE DISTRICT OF GEORGE.

Duly authorized by the authorised representative of Erf 233 we hereby apply for the
following in terms of Section 15.(2) of the Land Use Planning By-Law of George
Municipality, 2023:

1. Rezoning of Erf 233, Blanco, from Business Zone III and General Residential
Zone IV to Business Zone II in terms of Section 15.(2)(a); and
2. Permission for the approval of a Site Development Plan in terms of Section
15.(2)(g).

In support of the application, the following documentation is attached for your
consideration:

- a) Application form fully completed and signed (**Annexure 1**);
- b) Power of Attorney by the Authorised Representative (**Annexure 2**);
- c) Company Resolution (**Annexure 3**);
- d) Proof of Company Membership (**Annexure 4**);
- e) Motivation Report (**Annexure 5**);
- f) Copy of Surveyor General Plan No. 2892/1882 (**Annexure 6**);
- g) Plan No. G/G/705-2 (**Annexure 7**);
- h) Site Development Plan by One Cubic Meter (**Annexure 8**);

- i) Proof of Payment will be provided in due course as it is made available to the applicant (**Annexure 9**);
- j) Copy of Title Deed T39867/2021 (**Annexure 10**);
- k) Conveyancer Certificate by Adèle van Wyk (**Annexure 11**);
- l) Electro Technical Report BDE Consulting Engineers (**Annexure 12**); and
- m) Pre-Application dd. 05/03/2025 (**Annexure 13**).

Should there be any further information required you are kindly requested to contact us.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Havenga', enclosed within a circular scribble.

Nel & de Kock Town and Regional Planners
Per: Alexander Havenga A/3313/2023



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)	Alexander				
Surname	Havenga				
SACPLAN Reg No. (if applicable)	Pr. Pln A/3313/2023				
Company name (if applicable)	Nel & de Kock Town and Regional Planners				
Postal Address	P.O. Box 1186,				
	George	Postal Code	6530		
Email	neldek@mweb.co.za				
Tel	044 874 5207	Fax	n/a	Cell	079 513 3530

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

Registered owner	Ample Distributors Pty (Ltd) (Registration No. 2017/510364/07)				
Address	1 st Floor Saley House, 81 Crown Road, Fordsburg				
	Gauteng	Postal code	2092		
E-mail	jacqui@dottogo.co.za				
Tel	n/a	Fax	n/a	Cell	083 459 9622

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 233, Blanco										
Physical Address	30 George Road, Blanco										
GPS Coordinates	33°56'45.79"S 22°24'59.33"E				Town/City		Blanco, George				
Current Zoning	Business Zone III and General Residential Zone IV			Extent	2449m ²		Are there existing buildings?		Y	N	
Current Land Use	Vacant										
Title Deed number & date	T39867/2021										
Any restrictive conditions prohibiting application?	Y	N	If Yes, list condition number(s).								
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).								
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?								
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?								
Any existing unauthorized buildings and/or land use on the subject property(ies)?					Y	N	If yes, is this application to legalize the building / land use?			Y	N
Are there any pending court case / order relating to the subject property(ies)?					Y	N	Are there any land claim(s) registered on the subject property(ies)?			Y	N
PART D: PRE-APPLICATION CONSULTATION											
Has there been any pre-application consultation?			Y	N	If Yes, please complete the information below and attach the minutes.						
Official's name	Robert Janse van Rensburg		Reference number		Collab no. 3612765		Date of consultation		05/03/2025		
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:** Erven ____, George/Wilderness/Hoekwil...

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

Application is being made for the following in terms of Section 15.(2) of the By-Law on Municipal Land Use Planning of George Municipality, 2023, with regard to Erf 233, Blanco:

1. Rezoning of Erf 233, Blanco, from Business Zone III and General Residential Zone IV to Business Zone II in terms of Section 15.(2)(a); and
2. Permission for the approval of a Site Development Plan in terms of Section 15.(2)(g).

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

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

Is the following compulsory information attached?

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

Minimum and additional requirements:

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

Y	N	N/A	Site Development Plan	Y	N	N/A	Landscaping / Tree Plan
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes	Y	N	N/A	Required number of documentation copies 2 copies
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	Other (specify)

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

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			National Water Act, 1998 (Act 36 of 1998)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A	(strikethrough irrelevant)
Y	N/A	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/A	Other (specify)
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:

7 May 2025

Full name:

Alexander Havenga

Professional capacity:

Registered Professional Planner

SACPLAN Reg. Nr:

Pr. Pln A/3313/2023

POWER OF ATTORNEY

I, the undersigned,
MOGAMAD ZAKIR KHAN

In my capacity as the authorised representative of AMPLE DISTRIBUTORS (PTY) LTD
(Registration Number 2017/510364/07)

And duly authorised as such in terms of Resolution

hereby nominate and appoint:

NEL & DE KOCK TOWN & REGIONAL PLANNERS

With power of substitution, to be our true and lawful Agent in our name, place and stead, to apply to the George Municipality for the rezoning of Erf 233, Blanco, George, from Business Zone III and General Residential Zone IV to Business Zone II, and I hereby ratify, allow and confirm, and promise and agree to ratify, allow and confirm all and whatsoever our said Agent shall lawfully do or cause to be done by virtue of these presents.

SIGNED at CAPE TOWN on this 13TH MARCH 2025 in the presence of the under mentioned witnesses.

[Signature]

AS WITNESSES:

1. [Signature]
2. [Signature]

RESOLUTION TAKEN AT A MEETING OF THE DIRECTORS OF AMPLE DISTRIBUTORS (PTY) LTD
(Registration Number 2017/510364/07).

Held at CAPE TOWN on the 13 MARCH 2025

DECIDE THAT:

1. The company apply for the rezoning of Erf 233, Blanco, George, from Business Zone III and General Residential Zone IV to Business Zone II; and
2. The firm NEL & DE KOCK TOWN AND REGIONAL PLANNERS be appointed by the company to prepare and submit the said application.

That Muhammad Khan (ID 8102115786088) in his capacity as a DIRECTOR been authorized to sign all documents that may be necessary for the purposes of the application for the consent uses of the above mentioned farm.

DIRECTORS:

M2 KHAN MZ MAYAT

**Certificate issued by the Commissioner of Companies & Intellectual
Property Commission on Wednesday, September 25, 2019 at 14:03**

Notice of Incorporation

COR 14.1A

Registration Number: K2017510364
Enterprise Name: AMPLE DISTRIBUTORS



Tracking Number: 992369273



Customer Code: MFHACC

INITIAL DIRECTOR DETAILS

Full Name	Occupation	ID Number / Date of Birth & Country	Appoint. Date	Cellphone Number	Address
SACOOR, ABOOBAKER MOHAMMED		9603175138082 South Africa	16/11/2017	0824786557	Postal: 304 TAJ STREET, LAUDIUM, PRETORIA, GAUTENG, 0037 Residential: 304 TAJ STREET, LAUDIUM, PRETORIA, GAUTENG, 0037
MAYAT, MAHOMED ASHRAF		5309035167089 South Africa	23/11/2018	0836653230	Postal: PRIVATE BAG X6, V A WATER FRONT, CAPE TOWN, WESTERN CAPE, 8002 Residential: GRANGER BAY COURT BEACH ROAD, V A WATER FRONT, CAPE TOWN, WESTERN CAPE, 8000
MOHAMED RAZAK, SHENAZ		6112290161089 South Africa	29/11/2018	0823776600	Postal: P O BOX 101, CROWN MINES, JOHANNESBURG, GAUTENG, 2025 Residential: 18A 12TH AVENUE, HOUGHTON ESTATES, JOHANNESBURG, GAUTENG, 2198
KHAN, MOGAMAD ZAHIR		8102115186088 South Africa	17/07/2019	0826466800	Postal: P O BOX 6593, ROGGEBAAL, CAPE TOWN, WESTERN CAPE, 7708 Residential: UNIT 41 THE ALBANY, OAK AVENUE, KENILWORTH, WESTERN CAPE, 7708
MAYAT, MOHAMMED ZAYNE		7701065253086 South Africa	17/07/2019	0835563230	Postal: P O BOX 928, SAXONWOLD, JOHANNESBURG, GAUTENG, 2196 Residential: 37 ROSEBANK ROAD, DUNKHELD, JOHANNESBURG, GAUTENG, 2196

*The incorporators confirm that each person named above has consented to being
appointed in terms of section 66(7)(b) as a director of the company, whose Memorandum
of Incorporation is attached.*



MOTIVATION REPORT

PROPOSED REZONING AND PERMISSION FOR THE
APPROVAL OF A SITE DEVELOPMENT PLAN
FOR
ERF 233, BLANCO, SITUATED IN THE MUNICIPALITY AND
DIVISION OF GEORGE
FOR
THE REGISTERED OWNERS



Stads- en Streekbeplanners
Town and Regional Planners

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1. APPLICATION

Application is being made for the following in terms of Section 15.(2) of the By-Law on Municipal Land Use Planning of George Municipality, 2023, with regard to Erf 233, Blanco:

1. Rezoning of Erf 233, Blanco, from Business Zone III and General Residential Zone IV to Business Zone II in terms of Section 15.(2)(a); and
2. Permission for the approval of a Site Development Plan in terms of Section 15.(2)(g).

2. BACKGROUND

One of the oldest well-known shops in Blanco, i.e. Millies, was operated from the front portion of the subject property currently zoned Business Zone III. In December 2018 Millies burned down and ever since the fire, the property was vacant until the current owners started with the cleaning and demolishment of old buildings. The new owners acquired the property in 2021 and wish to rezone the split zoned erf in order to establish a new business on the property.

3. PURPOSE

The purpose of this application is to obtain approval for the rezoning of the subject property in order to establish a Drive Thru Quick Service Restaurant (KFC) and Shop on the property as well as to obtain approval for a Site Development Plan of the proposed development.

4. MOTIVATION

4.1 NEED

The need for the rezoning of the subject property is aimed at establishing businesses on the relevant erf which is situated within a business sub-node of Blanco. The centrally located and easily accessible erf is situated in George Street, Blanco. The central location makes it a sought after property for businesses as it serves the majority of the residents of the nearby neighbourhoods and road users using this transport route – it is especially the pedestrian residents of Riverlea, which is situated on the opposite side of George Road, and the school which will benefit most by the proposed development. The new owners of the property wishes to establish a Quick Service Drive Through Restaurant on the property, i.e. KFC and a shop. The shop will be leased out to prospective tenants. This proposal is in line with the character of the area as the direct adjoining erf, i.e. Erf 1091, is also zoned Business Zone II. Further down the street several other properties are also zoned for business purposes which indicates that the subject property will add value to the business

potential of the area as opposed to being left vacant which it has been for the last 5 plus years.

4.2 DESIRABILITY

PHYSICAL CONDITION:

4.2.1 TOPOGRAPHY

The property forming the subject of this application has a flat topography with a 1m fall in a south-easterly direction over a distance of roughly 57m. The 1:57 slope which is present on the property makes it ideal for a business development as is proposed with this application minimising cut and fill and development costs. Therefore, topography pose to not negatively affect this application.

4.2.2 BOTTOM CONDITIONS

The bottom conditions of the relevant property pose to be stable as the structures previously constituting Millies showed no signs of structural damage which could have been caused by poor bottom conditions. Should the Municipality have records of poor bottom conditions in the area, a geotechnical report can be a condition of approval prior to the approval of building plans.

4.2.3 VEGETATION

There is no sensitive conservation worthy vegetation on the erf which will be negatively influenced by the approval of this application. Therefore, no further elaboration will be made in this regard.

4.2.4 FLOOD LINES

The property does not abut the sea or a river with a flood line. Therefore, the property is not affected by flood lines which would impinge the approval of this application.

4.2.5 SENSITIVITIES

There are no sensitivities present on the property. The property is situated within the urban edge of George and is earmarked for development and not reserved as an open space preserving sensitive vegetation. In light thereof, no further elaboration will be made in this regard.

4.2.6 WATER TABLE

There is no watercourse near the subject property and no problems have been encountered with regard to the water table. Therefore, this subject will not be elaborated further on in this motivation report.

4.2.7 DRAINAGE PATTERN

The design and construction of the proposed new structures will take drainage into consideration and will adhere to the Municipality's Stormwater By-Law. Therefore, no further elaboration will be made in this regard as the drainage pattern will be evaluated in depth by the Municipality during the evaluation of building plans.

4.2.8 FILLINGS AND EXCAVATIONS

Application is made for the rezoning of the subject property in order to establish a quick service drive through restaurant and shop on the property. Therefore, approval of this application will result in construction, but due to the flat topography of the property no major and fillings and excavations are foreseen merely normal fillings and excavations associated with construction.

4.3 EXISTING PLANNING AND LEGISLATION

4.3.1 SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013, (S.P.L.U.M.A.)

4.3.1.1 SPATIAL JUSTICE

- **Past spatial and other development imbalances must be redressed through improved access to and use of land.**

The property forming the focus of this application constitutes a vacant erf in Blanco and is 2449m² in extent. The property was made available on the free market when the current owners acquired it in 2021. Therefore, this rezoning application aimed at establishing a shop on the property pose to not be adequate to address this principle of access to and use of land.

- **Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterises by widespread poverty and deprivation.**

Due to considerations discussed above, this objective is not readily achievable with this application.

- **Spatial Planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.**

As discussed above, the limited size of the land unit does not lend itself to the compliance of this objective as the proposed zoning of the property is for business purposes serving the entire community of George and not to address the access to land by disadvantaged communities or persons. The jobs which the proposed businesses will create will contribute to the employment of individuals in George and previously disadvantaged communities.

- **Land use management systems must include all areas of a Municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas.**

A pragmatic approach to the management of land use systems to follow flexible and appropriate processes to facilitate housing for the disadvantaged community is indispensable.

- **Land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas.**

This aspect has already been discussed above.

- **A Municipal Planning Tribunal considering an application before it, may not be implemented or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of the application.**

This provision does not apply to this application.

4.3.1.2 PRICIPLE OF SPATIAL SUSTAINABILITY

- **Promote land development that is within the fiscal, institutional and administrative means of the Republic.**

The proposed development will be done with private funding and therefore the fiscal, institutional and administrative capacity of government agencies are not relevant to this application.

- **Ensure that special consideration is given to the protection of prime and unique agricultural land.**

The subject of this application is proposed to be rezoned Business Zone II and is situated within George which is included within the urban edge. Therefore, the protection of prime and unique agricultural land is not relevant to this application as the property was withdrawn from agriculture in the past.

- **Uphold consistency of land use measures in accordance with the environmental management instruments.**

This application is not accompanied by any activities that require special environmental management measures.

- **Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.**

The proposed development will be done with private funding. Therefore, it will not demand any costs to any state department with regard to the provision of infrastructure and social services.

- **Promote land development in locations that are sustainable and limit urban sprawl.**

Application is made for the rezoning of a property situated within a business sub-node of Blanco. Therefore, approval of this application will promote development within the urban edge and limit urban ribbon development along main roads in Blanco.

- **Result in communities that are viable.**

Approval of this application will result in a new development on the subject property. Therefore, a viable business will be built on the erf as opposed to vacant erf which is the current status of the property. The proposed new shop and drive through restaurant will serve the surrounding neighbourhoods resulting in a viable community bringing the provided services closer to places of residence which is essential in a place like George with its unpredictable weather conditions.

4.3.1.3 PRINCIPLE OF EFFICIENCY

- **Land development optimises the use of existing resources and infrastructure.**

This application is in line with the principle of efficiency as application is made for a property situated within the urban edge which is already serviced by the Municipality. Approval of this application may require the upgrading of the existing services which will be financed by the developer. Therefore, approval of this application will result in the optimal utilisation of existing resources and infrastructure. Furthermore, it can also result in the upgrading of existing infrastructure at no additional cost to the Municipality which will rather result in additional rates and taxes contributing to the Municipal fiscus.

- **Decision-making procedures are designed to minimise negative financial, social, economic, or environmental impacts.**

As a privately funded project, sensible decision making to have minimal negative consequences are indispensable for the successful implementation

of the project. As already discussed, it will have no negative social, economic and environmental impact, but will result in viable business node in Blanco.

- **Development applications procedures are efficient and streamlined and timeframes are adhered to by all parties.**

Adherence to prescribed timeframes vest in the Municipality and therefore the applicant does not have any control over it.

4.3.1.4 PRINCIPLE OF SPATIAL RESILIENCE

This principle, which is primarily aimed at a sustainable way of life for communities that are most vulnerable to economic and environmental setbacks, is not directly applicable to this application.

4.3.1.5 PRINCIPLE OF GOOD ADMINISTRATION

- **All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.**

The only authority involved in this application is George Municipality and therefore there is no other authority with which an integrated approach needs to be followed. The various departments of the Municipality involved function as an integrated team and the applicant has no further comment on this principle.

- **Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.**

Procedures for the public participation process will be adhered to as prescribed in the Section 38 Letter and the applicant will commence once instructions is given.

4.3.2 LAND USE PLANNING ACT, 2014, (L.U.P.A.)

As far as the proposed development is concerned, there is a great deal of overlap between the principles of spatial justice, sustainability, good administration and resilience that are pursued under this legislation, but which have already been discussed in par 4.3.1 above. To avoid duplication, these principles will not be discussed again.

4.3.3 NATIONAL, PROVINCIAL AND LOCAL GOVERNMENT POLICIES AND MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK

National, Provincial and Local Government policies set out and put in place coherent policies and frameworks to support Municipalities fulfil their municipal planning mandate in line with national and provincial agendas. Application is made in terms of Section 15 of the Land Use Planning By – Law of George Municipality, 2023. Therefore, the local policies and frameworks of the municipality took the policies and frameworks of National and Provincial Government into consideration and only the George Municipal Spatial Development Framework, 2023 (MSDF) will be discussed for the purpose of this application.

Application is made for the rezoning of Erf 233, Blanco, to Business Zone II. This proposal is in line with George Municipality's MSDF, 2023, which states that the Blanco town centre should be promoted containing a mix of land uses. This proposal makes provision for a quick service drive through restaurant which is not currently available in the area and a shop. Policy B8 of the MSDF further stated that mixed typologies should be encouraged in Blanco, which is what this application is aimed at achieving.

4.3.4 BLANCO LOCAL SPATIAL DEVELOPMENT FRAMEWORK, 2015 (LSDF)

The Blanco LSDF, 2015, identifies the area the subject property is situated within, as Precinct J, which is described as a revitalisation area consisting of a mixed land use area and densification. This proposal does not make provision for a housing component, but the proposed zoning allows a dwelling house and flats as consent uses should the owners wish to explore a housing component in the future. Therefore, the proposed rezoning of the subject property to Business Zone II is in line with the forward planning documents of George Municipality.

4.3.5 BY-LAW ON MUNICIPAL LAND USE PLANNING OF GEORGE MUNICIPALITY, 2023

4.3.4.1 According to Section 38(1), the following documents are required in support of the application:

4.3.5.1.1 Annexure 1, Application form fully completed and signed;

4.3.5.1.2 Annexure 2, Power of Attorney to Nel & de Kock Town and Regional Planners by the authorised representative of the registered owner to prepare and submit this application;

4.3.5.1.3 Annexure 3, Company Resolution which gives the authorised representative authorisation to appoint Nel & de Kock;

4.3.5.1.4 **Annexure 4**, Proof of Company Membership;

4.3.5.1.5 **Annexure 5**, Motivation Report by Nel & de Kock Town and Regional Planners;

4.3.5.1.6 **Annexure 6**, Copy of the Surveyor General Plan No. 2892/1882 is attached to this application;

4.3.5.1.7 **Annexure 7**, Plan No. G/G/705-2 is attached to this application which includes a locality map;

4.3.5.1.8 **Annexure 8**, Site Development Plan by One Cubic Meter is attached to this application;

4.3.5.1.9 **Annexure 9**, Proof of Payment will be provided in due course as it is made available to the applicant;

4.3.5.1.10 **Annexure 10**, Copy of Title Deed T39867/2021 is attached to this application;

4.3.5.1.11 **Annexure 11**, Conveyancer Certificate by Adèle van Wyk is attached to this application;

4.3.5.1.12 **Annexure 12**, Electro Technical Report BDE Consulting Engineers is attached to this application; and

4.3.5.1.13 **Annexure 13**, Pre-Application dd. 05/03/2025 with the following comments:

Town Planning:

- **Need to address compliance with MSDF 2023, LSDF, SPLUMA, Zoning Scheme etc.**
 - Compliance with the relevant legislation is discussed extensively in Par. 4.3.1-4.3.6 of this report.
- **As the Service station is no longer applicable, it is advice to revisit the configuration and lay out of buildings. To consider relocating the buildings to the front of the property near the street to promote active streetscapes and pedestrian orientated development with parking to be hidden behind the building away from the street.**
 - The owners of the property wishes to position the proposed shops at the back of the property as they would like to leave space near George Road for future expansions on the erf. Therefore, in future when the property is fully developed, it will promote active streetscapes and pedestrian orientated development.

- **Parking, manoeuvrability, access and all areas and dimensions etc. to be included in the layout plans.**
 - The attached Site Development Plan, Annexure 8, illustrates all of the required measurements referred to in this comment.
- **Greening in terms of landscaping along abutting residential properties and in general must be look at.**
 - The submitted SDP indicates greening of the property forming a buffer and screen between the proposed development and the adjoining residential properties. Therefore, this comment is addressed in the development proposal.
- **To confirm the proposed uses on the property.**
 - The attached SDP indicates that one structure is proposed to be utilised as a shop which will be let out to tenants, while the other structure will constitute a quick service drive through restaurant, i.e. KFC.

CES:

Access:

- **Access restricted to George Street.**
 - This comment is complied with as can be seen on the attached Site Development Plan as access is obtained perpendicular to Pastorie Street.
- **Access is permitted in accordance with the George Municipality Zoning Scheme (GIZS) 2023 regulations.**
 - George Municipality's Integrated Zoning Scheme By-Law stipulates that combined access and exit ways for the proposed land use be limited to 5.0m – 8.0m. The attached SDP indicates that the proposed access is 8.0m wide which is in line with this requirement.
- **Developed may be required to submitted a TIA.**
 - The Developer will appoint a relevant registered engineer to compile a Traffic Impact Assessment should the Municipality require it. The applicant is, however, of the opinion that the proposed land use is in line with the MSDF and a precedent has already been set in the area to rezone properties to Business Zone II. Therefore, it shuld not be necessary to submit a TIA for the proposed development.

Parking:

- **All parking must be provided on-site, in compliance with the GIZS 2023 parking requirements.**
 - The parking requirements of George Municipality's Integrated Zoning Scheme By-Law, 2023, for shops in high intensity areas is 6 bays per

100 GLA. The proposed development constitutes a total GLA of 340m² which requires 21 parking bays, while 38 bays are provided. Therefore, parking is provided in line with the Municipality's requirements. Furthermore, many of the customers will use the drive through service and therefore not rely on the designated parking area.

- **No parking is allowed within the road reserve, and the owner may be held liable for any costs incurred to prevent unauthorized parking in this area.**
 - All of the provided parking bays are indicated on the subject property and not within the road reserve. Therefore, this development proposal complies with this comment.
- **All movability should be done on site.**
 - All movability will be accommodated on the subject property as can be seen on the attached Site Development Plan.

Development Charges (DCs):

- **Normal Development Charges (DCs), if applicable, will be levied in accordance with the DC policy and the applicable By-law and or policy.**
 - The applicant takes note of this comment, but wishes to point out that the property currently has rights for a Neighbourhood Shop and Flats which should be taken into account with the calculation of Development Charges.

Water and Sewer:

- **Water and Sewer are available, subject to confirmation of capacity.**
 - This comment is noted and will be addressed upon submission of building plans.

Stormwater:

- **The developer must ensure full compliance with the relevant Stormwater By-law.**
 - This comment is noted and will be addressed during the submission of building plans for the proposed new structures.

ETS:

- **Electrical services report will be required.**
 - Attached as Annexure 12, please find an Electro Services Report compiled by BDE Consulting Engineers for the proposed development.
- **DCs will be applicable.**
 - The applicant takes note of this comment and the developer will comply with the calculations of the Municipality's Electro Technical department.

4.3.6 GEORGE MUNICIPALITY'S INTEGRATED ZONING SCHEME BY-LAW, 2023

The proposed zoning of the property is Business Zone II of which the primary use is a shop. A shop is governed by the following development parameters as contained in George Municipality's Integrated Zoning Scheme By-Law, 2023:

(a) Floor factor:

The maximum floor factor on the land unit is 1.5.

- The floor factor proposed with this development is 0.13 which is in line with this development parameter.

(b) Coverage:

The maximum coverage of all building on a land unit is 75%.

- The coverage proposed with this proposal is 16%, which is therefore in line with this parameter.

(c) Height:

(i) The maximum height of a building is 12 metres to the top of the roof.

(ii) The general provisions regarding earth banks and retaining structures in this by-law apply.

- This proposal is not associated with earth banks and the maximum height of the proposed structure is 7.3m. Therefore, this development parameter is complied with.

(d) Street centreline setback:

The Municipality may require a street centreline setback, in which case all buildings or structures on the land units must be set back 8 metres from the centre line of the abutting public street or streets.

- The buildings proposed with this application is set back roughly 37 metres from the street boundary. Therefore, this development parameter is complied with.

(e) Street boundary building line

The street boundary building line is 0 metres, subject to the following conditions:

(i) the street centreline setback restriction in subparagraph (d);

(ii) minor architectural and sunscreen features may project beyond the street boundary building line provided that such features do not project more than 250 millimetres beyond the street boundary; and

(iii) for service stations, the street boundary building line is 5 metres subject to the general building line encroachments in this by-law.

- As stated above the structures proposed with this application is set back 37m from the street boundary building line.

(f) Side and rear boundary building lines

- (i) The side and rear boundary building lines are 0 metres up to a height of 8.5 metres and 4.5 metres for the remainder of the building;**
- (ii) where a “shop” shares a common boundary with a property in any of the single or general residential use zones, the building line along that common boundary shall be 3 metres;**
- (iii) provided that the Municipality may lay down more restrictive common building lines in the interest of public health and safety or in order to enforce any other law or right.**
 - The subject property abuts a General Residential Zone IV property on its western side boundary. The proposed quick service restaurant is proposed to be constructed 4.369m from this boundary;
 - The subject property abuts Single Residential Zone I properties along its rear boundary. The proposed quick service restaurant is proposed to be built 5.1m from this boundary.
 - The property abuts a Business Zone II property on its eastern boundary, while the structures are proposed 11.919m from this boundary.
 - Bearing the above in mind this development proposal complies with the building line development parameter.

(g) Canopy projection

- (i) The Municipality may approve canopy projection over the street boundary in accordance with the following conditions:**
- (ii) The canopy may not project nearer than 500 millimetres to a vertical plane through a kerb line or proposed kerb line.**
- (iii) No portion of a canopy projection may be less than 2.8 metres above the pavement.**
- (iv) The Municipality may lay down more restrictive requirements relating to the dimensions, design, and materials of the canopy.**
- (v) The owner must enter into an encroachment agreement with the Municipality in the case of a canopy projection.**
 - This proposal does not make provision for a canopy projection. Therefore, no further elaboration will be made in this regard.

(h) Street corners

The Municipality may require that the owner of a building which is to be situated at a public street corner, and which the Municipality considers to be significant, must incorporate in the building architectural features which focus visual interest on the corner, and which emphasise the importance of pedestrian movement around the corner; and such features may include building cut-offs, walk-through covered arcades, plazas or other elements.

- The subject property is not situated on a street corner, therefore this development parameter is not relevant to this application.

(i) Parking and access

Parking and access must be provided on the land unit in accordance with this by-law, except in a case where the Municipality has approved alternative parking supply under subsection 43(1).

As stated in the above paragraph 4.3.4.1.11 the proposed shops require 21 parking bays for the 340m² GLA, while 38 parking bays are provided.

Therefore, the parking requirements of George Municipality's Integrated Zoning Scheme By-Law is complied with.

(j) Loading

Loading bays must be provided on the land unit in accordance with this by-law.

- A loading bay of 4.5m x 10m is provided as can be seen on the attached Site Development Plan. This complies with the loading bay requirements of George Municipality's Integrated Zoning Scheme By-Law and in light thereof no further elaboration will be made in this regard.

(k) Screening

The Municipality may require screening in accordance with this by-law.

- The Municipality made a proposal in the Pre-Application that the developer must consider the greening of the subject property along the boundaries where it abuts residential properties. As can be seen on the attached Site Development Plan, this proposal was incorporated into the plan and in addition to a boundary wall the greening poses to screen off lights and potential noise generated from the proposed shops onto the abutting residential properties. Therefore, screening is provided, while creating a buffer between the proposed development and adjoining properties.

(l) Repair or manufacturing concern in a shop

The floor space relating to any manufacturing or repair concern in a shop may not compromise more than 40% of the floor space of the shop.

- At this stage no manufacturing or repair components are planned for either of the shops. Therefore, no further elaboration will be made in this regard.

(m) Refuse room

The Municipality may require a refuse room to be provided on the land unit in accordance with this by-law.

- A refuse room of 17m² is proposed as can be seen on the attached Site Development Plan, Annexure 8. Therefore, this development parameter is complied with.

(n) Consent use

When a shop is approved as a consent use in Business Zone V, the total floor space of the shop or shops may not exceed 5% of the floor space of the building.

- This development parameter is not applicable to this application as the property is proposed to be rezoned to Business Zone II of which a shop is a primary use.

(o) Development charges

The Municipality may impose development charges in accordance with the provisions of Section 52.

- The developer will comply with the development charges as imposed by the Municipality.

4.3.7 TITLE DEED

Title Deed No. T39867/2021 is attached to this application. The attached Conveyancer Certificate by Adèle van Wyk, practising at Chimes & Van Wyk Attorneys in George, states that the relevant title deed does not contain any conditions restricting the Land Development Application. In addition, the certificate also states that the property is not encumbered by a bond. In light of the aforementioned no further elaboration will be made with regard to the title deed.

4.4 CHARACTER OF THE ENVIRONMENT

The property relevant to this application is situated along a main transport route traversing Blanco acting as one of the main transport routes between the George Airport and George CBD. The character in the direct environment of the erf has a commercial aspect to it as several properties are zoned for business purposes. The proposed rezoning of the subject property will not detract from the character of the environment as the proposed use will be ancillary to the other uses already present in the area. Approval of this application will add value to the environment which is an improvement over a burned down dilapidated building which was on the property, while it is now a vacant erf. The development will constitute a sensible business development which will tie in with the character of the area.

4.5 POTENTIAL OF THE PROPERTY

4.5.1 AGRICULTURE

As mentioned earlier in this report, the land unit relevant to this application is situated within the urban edge of George and is currently zoned Business Zone III and General Residential Zone IV. Therefore, the property was withdrawn from

Agricultural in the past and has no agricultural potential and will subsequently not be elaborated further on in this motivation report.

4.5.2 CONSERVATION

As mentioned in the above paragraph 4.2.3 and 4.2.5 no conservation worthy vegetation can be found on the property. Therefore, conservation will not be negatively affected through the approval of this application.

4.5.3 MINING

As of date no exploitable materials have been found on the property which could lead to any mining activities taking place.

4.5.4 RECREATION

The current zoning of property is Business Zone III and General Residential Zone IV. The property previously consisted of a dilapidated building with no recreational potential for the public, while it was in the process of being cleared for construction during the compilation of this report. Therefore, although approval of this application for the rezoning of the subject property to Business Zone II do not propose a recreational component, it is in line with the character of the environment and the land use designated for the area by the MSDF and LSDF.

4.5.5 RESIDENTIAL

As mentioned earlier in this report, the proposed zoning of the property is Business Zone II and this application does not propose a residential component. Therefore, no further elaboration will be made in this regard.

4.6 LOCATION AND ACCESSIBILITY

Erf 233, Blanco, is situated at 33°56'45.79"S 22°24'59.33"E within Blanco, a neighbourhood of George. The property is accessed from 30 George Road which is perpendicular to the Pastorie Street access to George Road. The proposed access to the development is in line with the access requirements of George Municipality's Integrated Zoning Scheme By-Law, 2023, and adheres to the comments received during the Pre-Application dd. 05/03/2025. The feedback in the Pre-Application further states that the developer may be required to submit a Traffic Impact Assessment which will be adhered to should the Municipality deem it necessary. In light of the aforementioned, no further elaboration will be made in this regard.

4.7 PROVISION OF SERVICES

The developers wish to make use of the services by the Municipality for the proposed development on the subject property. The Municipality's Civil Engineering Department indicated in the Pre-Application that water and sewer are available subject to confirmation of capacity. The Municipality's Electrical Department requested that an Electrical Services Report be compiled. Attached as Annexure 12, is the required report for the Municipality's perusal. The following is a short summary of the Electro Services Report:

"The report confirms that the proposed development can be supplied with a 250 A three-phase connection, subject to network strengthening. To meet the demand, the following upgrades are required:

- Replacement of the existing 300 kVA transformer at SS Riverlea with a 500 or 800 kVA miniature substation (to be installed by the developer, but free-issued by George Municipality).
- Supply and installation of a dedicated 300 mm² 4-core copper cable from SS Riverlea to the site.
- Supply and installation of a new Bulk Metering Kiosk (BMK) at the entrance to the property, housing the bulk electricity meter and 250 A circuit breaker.
- Provision is also made for a future upgrade to 400A without further upstream network modifications.

Discussion with Municipality & Alternative Proposal:

- The Municipality has confirmed that they support the proposed 250 A connection via SS Riverlea in principal. The LV cable will be sized for 400 A and the development contributions will be based on a 250 A supply, minus the existing approved NMD.
- An alternative solution was also discussed, involving the installation of a new miniature substation on the southern side of George Street. This option could offer benefits to both the developer and the municipality, by placing the miniature substation closer to Erf 233 as well as anticipated future load in the area. This option is still subject to municipal review and has not been confirmed."

4.8 CONSTRUCTION PHASE

Application is made for the rezoning of the subject property in order to establish a business development on the erf. Upon approval of this application will the developer instruct their architects to submit the relevant building plans for the Municipality's approval. Upon receipt of approved building plans and all of the required services, the developer will begin with the construction of the proposed businesses. The construction will take place in one phase and therefore no further elaboration will be made in this regard.

5. CONCLUSION

On strength of the rationalisation followed in this report, it is evident that there is a substantial benefit not only for the owners of the property or the residents who will benefit from the businesses being opened close to their place of residence, but also for the Municipality with regard to additional income in the form of capital contributions and rates and taxes. The proposed development will furthermore add value to the business sub-node of Blanco by replacing an old dilapidated building, with a neat business development optimising the central location of Erf 233, Blanco.

Nel & de Kock Town and Regional Planners
Per: Alexander Havenga Pr. Pln A/3313/2023

March 2025

The numerical data of this diagram are mutually consistent.

(Sgd.) Max Jurisch

Examiner

Annexure 6

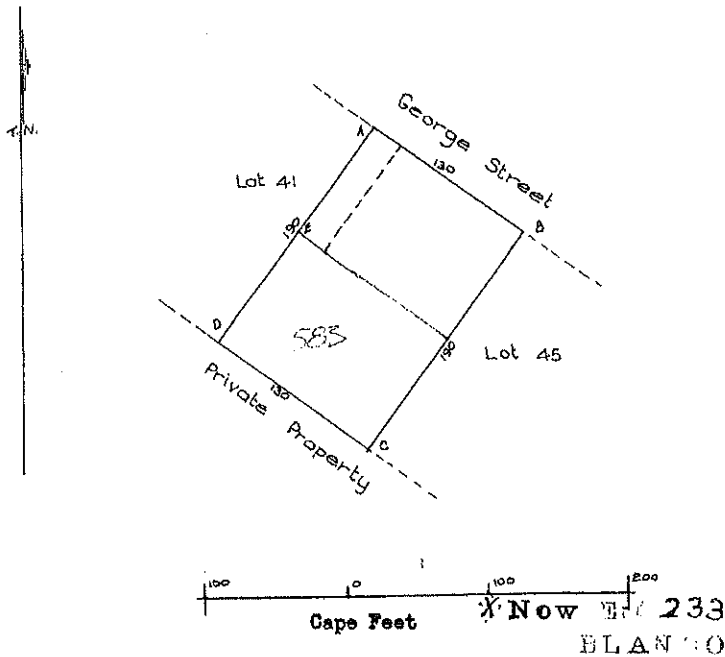
S.G. Dgm. No. 2892/1882

Approved

(Sgd.) A.H.Cornish-Bowden

Surveyor General

November, 1912.



The above rectangular figure lettered A.B.C.D represents 171 Square Roods 76 Square Feet of land, being Lot No. 44 situated in Government Blanco, in the Fieldcornetcy of Outeniqua-land, Division of George.

It is bounded on the Nwd by George Street
Swd " Private Property
Ewd " Lot 45
Wwd " Lot 41

Framed from actual Survey by me,

(Sgd.) D.W.Ballot

Government Land Surveyor

July 1882.

Copied from the diagram relating to
.....Title Deed No. Geo. F. 18.37
dated 20th December 1920 In favour of
Johannes C. Truter
.....
W. G. Hardwick
for SURVEYOR-GENERAL,
CAPE TOWN.
27. 9. 1951.

FOR ENDORSEMENTS
SEE BACK OF DGM.

CHECKED 23/6/60
DATE CHECKED 2/10

NTU, BL-7DD 233
V. 24

DE FOLLOWENDE INSTRUCTIES MOET WEREN ONT- EN NAAR HET DIAGRAM						
SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA./JG. M.	TRANSFER NO.	INITIALED	REMR.
E 1836/86	6194-86	RA 523				

SERVITUDE/LEASEHOLD AREAS				
SURVEY RECORD	DIAGRAM NO.	DESCRIPTION	DEED	INITIALED
E 1836/86	6194/86	DIC LVD. DE STEEL VERBODIC MOER - WASTALKE ERBIS VAN SERV. VAN DE WEE WEE VER. 6177		

PROPOSED REZONING AND PERMISSION FOR THE APPROVAL OF A SITE DEVELOPMENT PLAN FOR ERF 233, BLANCO, IN TERMS OF SECTION 15.(2) OF THE BY- LAW ON MUNICIPAL LAND USE PLANNING OF GEORGE MUNICIPALITY, 2023

Application is being made for the following in terms of Section 15.(2) of the By-Law on Municipal Land Use Planning of George Municipality, 2023, for Erf 233, Blanco:



- 1. Rezoning of Erf 233, Blanco, from Business Zone III and General Residential Zone IV to Business Zone II in terms of Section 15.(2)(a) in order to establish a Drive Thru Quick Service Restaurant and a Shop on the property.

- 2. Permission for the approval of a Site Development Plan in terms of Section 15.(2)(g).

EXISTING ZONINGS

	Single Residential Zone I
	General Residential Zone IV
	Business Zone II
	Community Zone I
	Utility Zone
	Transport Zone II

Notes:

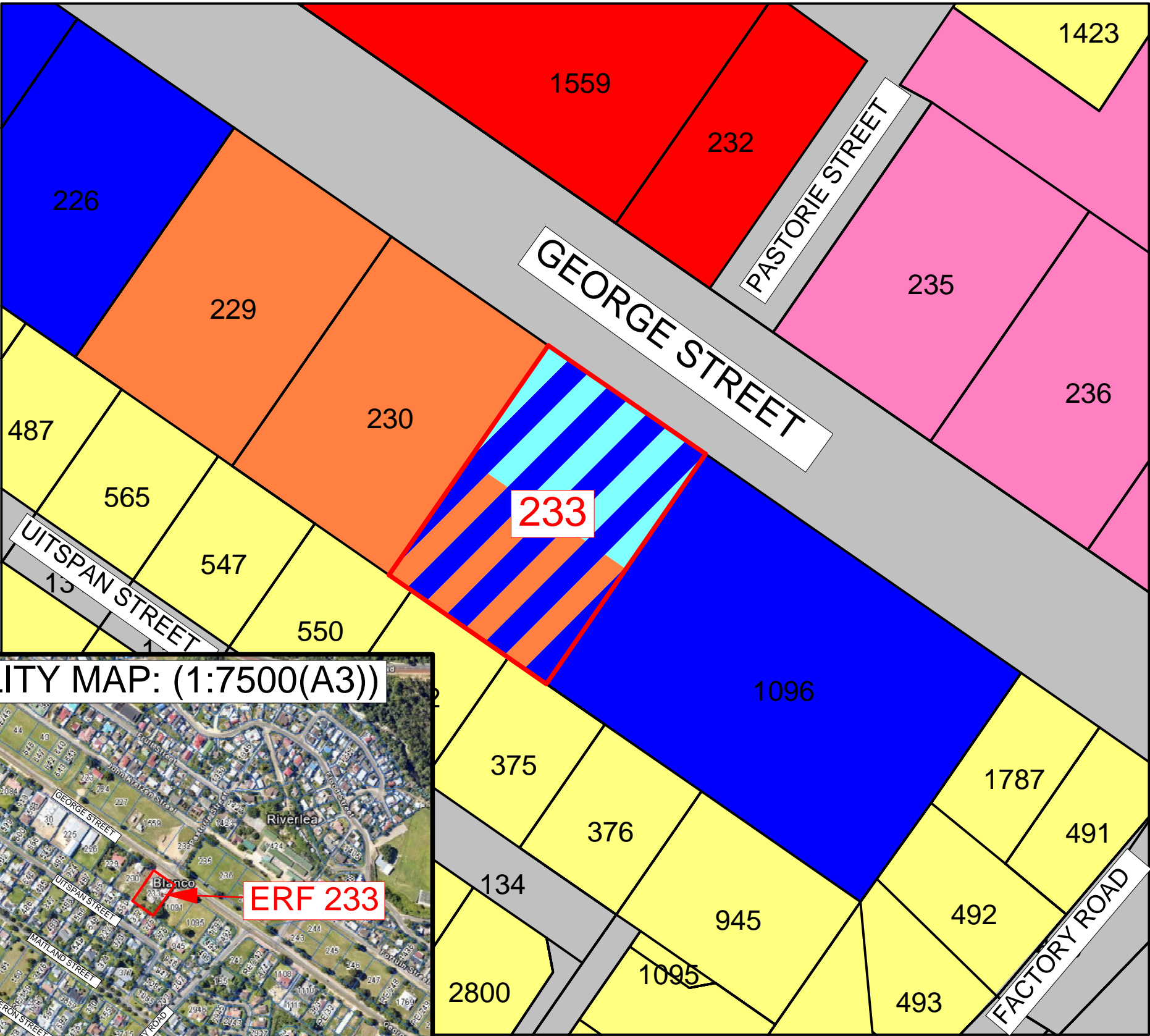
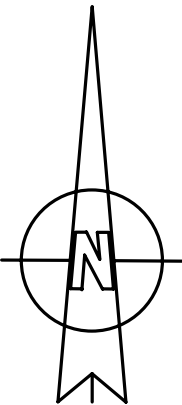
- 1. Locality Map obtained from Cape Farm mapper.
- 2. Zoning Data obtained from George Municipality GIS Viewer.

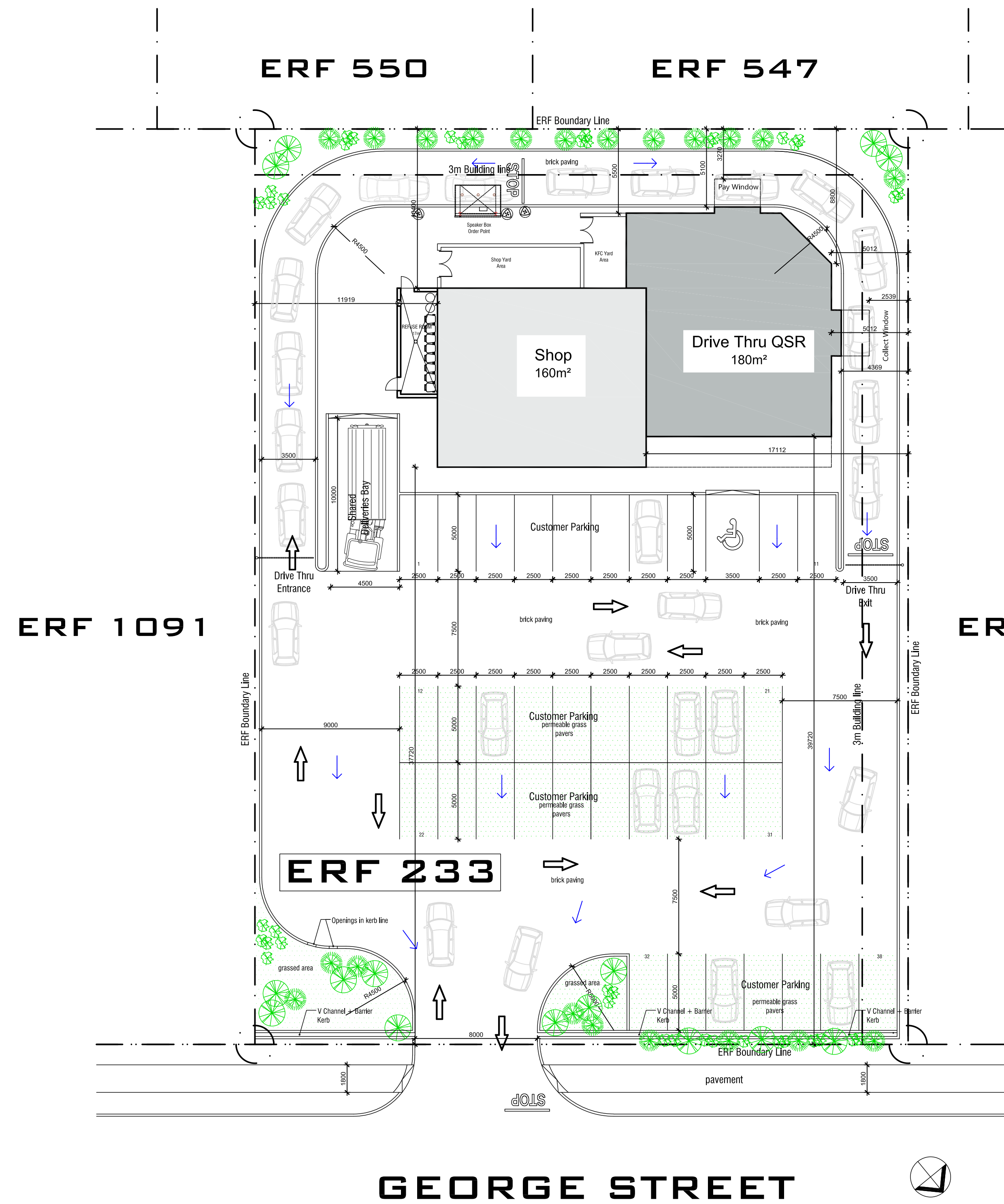
ERF 233
BLANCO
GEORGE



Stads - en Streekbeplanners
Town and Regional Planners
Yorkstraat 56 York Street Tel: (044) 874 5207
Posbus 1186 / P.O. Box 1186 Fax: (044) 873 6354
George 6530 E-pos / E-mail: neldek@mweb.co.za

SKAAL		1:1 000(A3)		SCALE				
BEPLAN PLANNED	A.H.	PLAN NO	G/G/705-2					
GETEKEN DRAWN	A.H.							
DATUM DATE		March 2025						
KOPIEREG VOORBEHOUD / COPYRIGHT RESERVED								





SCHEDULE OF RIGHTS			
PROPERTY DESCRIPTION:		SITE AREA = 2449m²	
ERF 233		TITLE DEED NO. T000039867/2021	
26 George Street, Blanco, George			
ZONING INFORMATION			
Town Planning Scheme	George Integrated Zoning Scheme By-Law, 2023, (As Amended)	Amendment Scheme No.	N/A
Use Zone	Business Zone 2	Annexure No.	7
Height Zone	Maximum height of 12m to the top of the roof		
PRIMARY USES : SHOPS			
SECONDARY USES : Consent Uses as listed in Column 3 of the Use Zones Table in George Integrated Zoning Scheme By-Law, 2023, (As Amended)			
DEVELOPMENT CONTROL MEASURES			
Control	Permissible	Actual	
Height of buildings	12m	7.3m	
Coverage	75% x 2449m² = 1836.75m²	KFC	= 215m²
		Shop	= 180m²
		Refuse Room	= 18m²
		TOTAL	= 393m² = 16%
Floor Area Ratio	1.5 X 2449m² = 3673.5m²	KFC SHOP	= 180m²
		TOTAL	= 340m² = .13
Density	N/A		
Building Lines	Street Boundary: 0m Rear and Side Boundary: 0m up to a height of 8.5m, and 4.5m for the remainder of the building. Where a "shop" shares a common boundary with property in any of the single or general residential uses, the building line along that common boundary shall be 3m		
PARKING			
Parking Ratio per Use		Required	Provided
6 BAYS PER 100m²		21 BAYS	38 BAYS

PROPOSED SITE DEVELOPMENT PLAN

SCALE 1:200

PROJ TITLE:	Blanco George
PROJ DESCRIP:	New Retail and QSR
LOCATION:	Erf 233, 26 George Street, Blanco George
CLIENT:	Dot to Go (Pty) Ltd.



ONE
cubic metre

+27 (0) 71 885 0067
salish@onecubicmetre.co.za
www.onecubicmetre.co.za

Standard Bank
3 Simmonds Street, Johannesburg, 2001
P.O. Box 61344, Marshalltown, 2107
Tel. +27 (0) 860 123 007
Fax: +27 (011) 636 4156
Website: www.businessonline.standardbank.co.za

To: GEORGE MUNICIPALITY

Date: 25-06-05

Subject: Business Online PayAlert

An electronic payment has been initiated by AMPLEDISTR to your bank account, details below:

Bank:	FIRSTRAND BANK
Branch:	COMM ACCOUNT SERVICES CUST
Account Number:	62869623150
Reference:	4031286
Amount:	13,354.95

Payments to Standard Bank accounts may take up to one business day to reflect.
Payments to other banks may take up to three business days. Please check your account to confirm you have received this payment.

Regards,

The Business Online team

A Chimes & Van Wyk Inc
58 Cathedral Street
George
6529

Prepared by me

CONVEYANCER
JANINE FOUCHE
LPCM60411

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 2 400 000,00	R. 1 778,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....



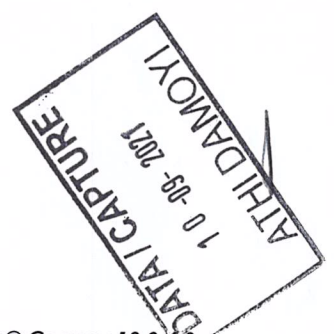
T0000039867 / 2021

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

JANINE FOUCHÉ (LPCM60411)

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



1. **HERN WALDO PIENAAR**
Identity Number 880722 5525 088
Unmarried
2. HERN WALDO PIENAAR, duly authorized hereto by virtue of a Special Power of Attorney signed at George on 28 June 2021 by

HEIDI PIENAAR
Identity Number 780315 0102 085
Unmarried
3. HERN WALDO PIENAAR, duly authorized hereto by virtue of a Special Power of Attorney signed at George on 28 June 2021 by

LINDO HERN PIENAAR
Identity Number 801107 5132 083
Unmarried

which said Power of Attorney was signed at GEORGE on 29 June 2021

And the appearer declared that his/her said principal had, on 23 April 2021, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

AMPLE DISTRIBUTORS PROPRIETARY LIMITED
Registration Number 2017/510364/07

or its Successors in Title or assigns,

ERF 233 BLANCO
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 2449 (TWO THOUSAND FOUR HUNDRED AND FORTY NINE)
Square metres

FIRST TRANSFERRED by Deed of Grant dated 20th December 1920 (George Freeholds Volume 18 number 37) with Diagram No. 2892/1882 relating thereto and held by Deed of Transfer No. T40021/2018.

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

1. **HERN WALDO PIENAAR, Unmarried**
2. **HEIDI PIENAAR, Unmarried**
3. **LINDO HERN PIENAAR, Unmarried**

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

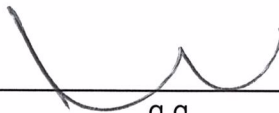
AMPLE DISTRIBUTORS PROPRIETARY LIMITED
Registration Number 2017/510364/07

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 R2 400 000,00 (TWO 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

19 AUG 2021



q.q.

In my presence



REGISTRAR OF DEEDS





CONVEYANCER'S CERTIFICATE**REZONING IN TERMS OF SECTION 15(2)(a)
OF THE LAND USE PLANNING BY-LAW OF THE GEORGE MUNICIPALITY,
2023****ERF 233 BLANCO****APPLICATION DETAILS**

- An application in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023, for a Rezoning from Business Zone III and General Residential Zone IV to Business Zone II to establish a Drive Thru Quick Service Restaurant and a Shop on the property.

APPLICATION DATE

March 2025

I, the undersigned,

ADÉLE VAN WYK, a duly qualified and admitted Conveyancer, practising at A Chimes & Van Wyk Attorneys, Cathedral Street, George do hereby certify as follows:

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

T000039867/2021 (current Title Deed)

in respect of:

ERF 233 BLANCO**IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE**

**IN EXTENT: 2449 (TWO THOUSAND FOUR HUNDRED AND FORTY NINE)
SQUARE METRES**

HELD BY DEED OF TRANSFER NUMBER T000039867/2021.

REGISTERED in the name of:

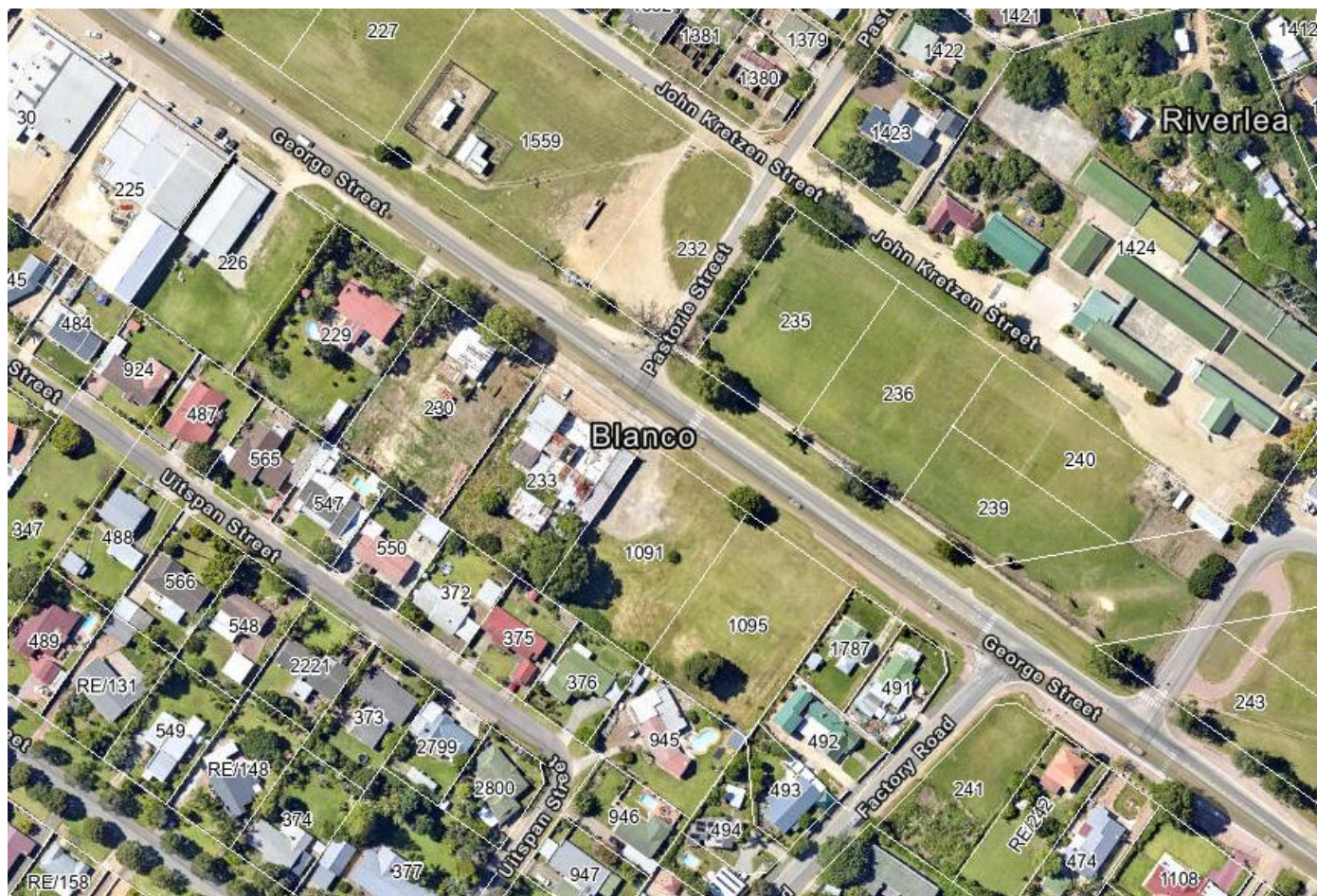
**AMPLE DISTRIBUTORS PROPRIETARY LIMITED
Registration Number 2017/510364/07**

2. I have apprised 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 March **2025**


CONVEYANCER
ADELE VAN WYK (LPCM 87992)

**ELECTRICAL CONNECTION TO
ERF 233, 30 GEORGE STREET, BLANCO, GEORGE**



ELECTRO TECHNICAL REPORT

Submitted by:

BDE Consulting Engineers

6 MAY 2025

Reference: GRG 563, Revision 1

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1 INTRODUCTION AND SCOPE

BDE Consulting Engineers were requested by Dot To Go Trading as Consulting Electrical Engineers to prepare the Electrical Services Report for the required electrical connection to ERF 233, 30 George Street, Blanco, George.

This electrical engineering services report covers the external municipal point of supply for the Property.

2 DEVELOPMENT

The proposed development comprises a new KFC fast-food outlet of approximately 305 m², and an adjoining shop of approximately 120 m², on ERF 233, located in Blanco, George. The site layout includes the main KFC building with kitchen and dining areas, a drive-thru facility, customer and staff parking, as well as external service areas for deliveries and refuse management as shown in Figure 1.

KFC floor area	180m ²
Shop floor area	160m ²
Total floor area	340m²

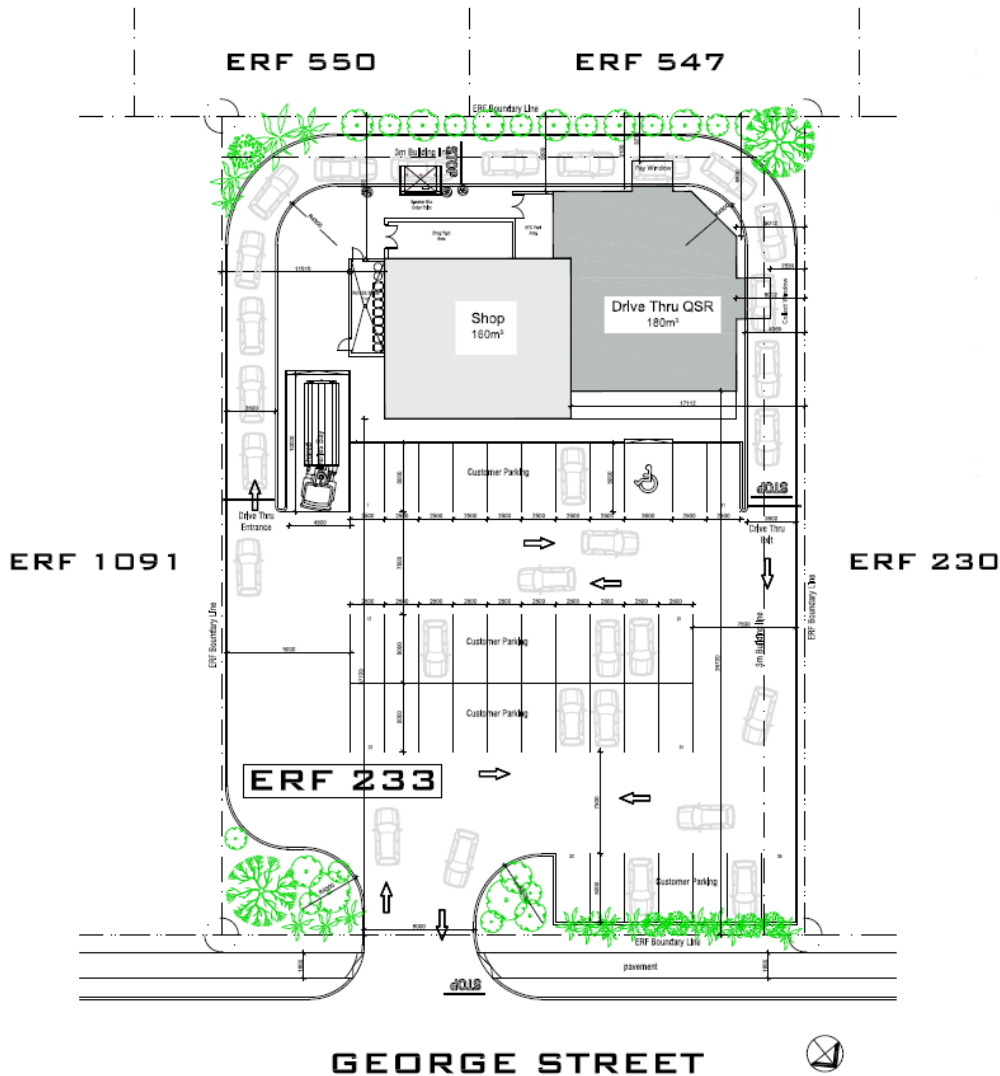


Figure 1: Site development plan

3 **SUPPLY AUTHORITY**

The supply authority in the area is George Municipality.

4 **LOCATION**

The site, Erf 233, is located at 30 George Street, Blanco, George as indicated in Figure 2 below.



Figure 2: Site Location

5 **PROJECTED DEMAND**

The total projected demand for the proposed development on Erf 233 is summarised in Table 1 below. The projected load calculation is based on an allocation of 600 VA per square meter of usable floor area for the KFC and 300 VA per square meter of usable floor area for the Shop.

Table 1: Projected Demand

Description	Load (VA/m ²)	Size (m ²)	Total (kVA)	Total (A)
KFC	600	180	108	173.2
Shop	300	160	48.0	77.0
Total		340	156	250.2

6 NETWORK CAPACITY AND POINT OF SUPPLY

6.1 Existing Infrastructure and Point of Supply

Erf 233 was historically supplied from the low-voltage (LV) overhead line located opposite George Street. In 2021, the municipality installed a new underground LV cable network, complete with strategically positioned distribution kiosks, running from SS Riverlea to Kiosk 3G (serving the Erf 1729 development).

The municipality plans to decommission the existing LV overhead supply and migrate all affected connections to the newly established kiosks between SS Riverlea and Kiosk 3G.

This upgrade made provision of an 80 A three-phase connection to Erf 233 from Kiosk 3B, as indicated in Figure 3. Network analysis, detailed in Annexure A, confirms that this connection can be increased to a maximum of 120 A three-phase without the need for upgrades to either SS Riverlea or the existing LV feeder cable between SS Riverlea and Kiosk 3B, which is less than the required 250 A, and upgrades to the existing infrastructure is therefor required.

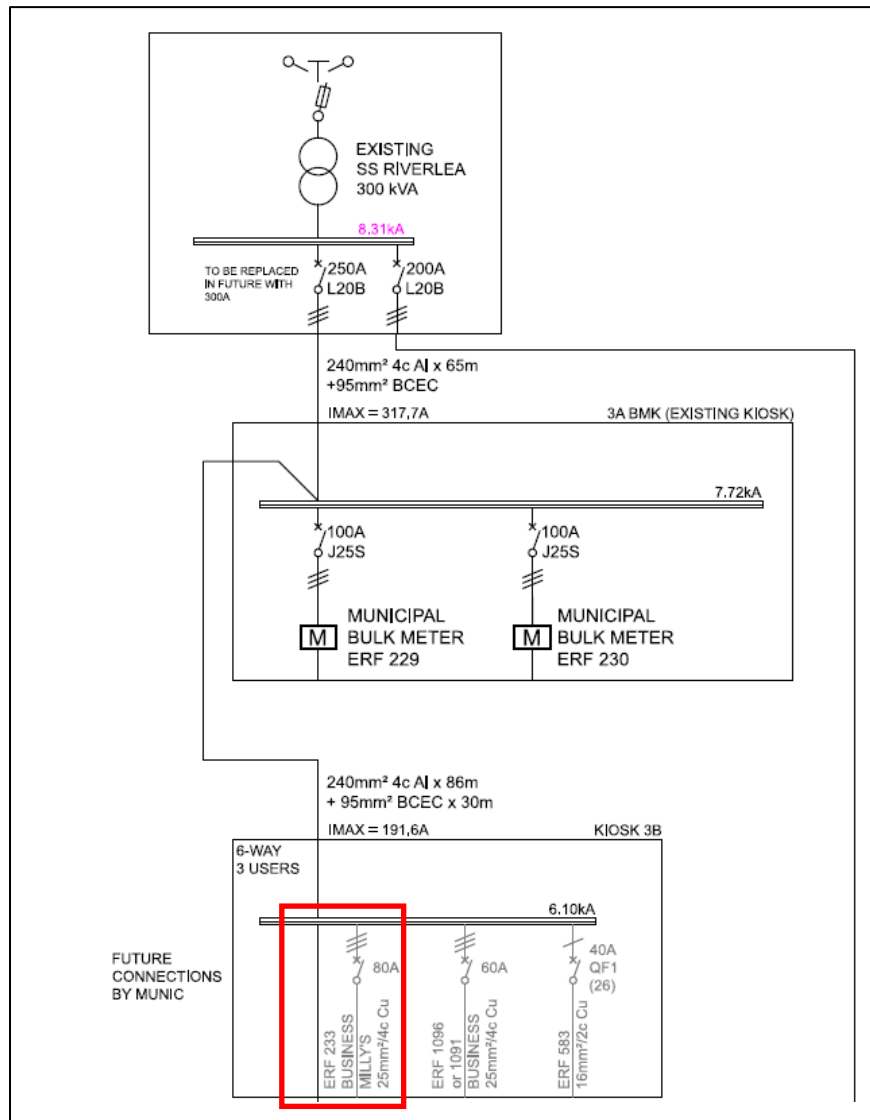


Figure 3: Existing infrastructure and Point of supply

6.2 Capacity and Network Strengthening – 250 A 3 Phase Connection

The network analysis indicate that to accommodate the projected electrical demand of the development, the following infrastructure upgrades will be required (refer to Figure 4):

- The existing 300 kVA transformer at SS Riverlea needs to be upgraded to a 500/800 kVA miniature substation.
- A new municipal Bulk Metering Kiosk (BMK) will be installed adjacent to Kiosk 3B at the entrance to the development. This kiosk will house the bulk electricity meter and a 250 A three-phase circuit breaker, sized to meet the development's maximum demand.
- The BMK will be supplied directly from SS Riverlea via a new dedicated 300mm² 4 core PVC Cu, to be installed next to George Street, parallel to the existing 300mm² 4 core PVC Cu cable.
- The design, supply, and installation will be done following the ruling Municipal specifications and requirements.

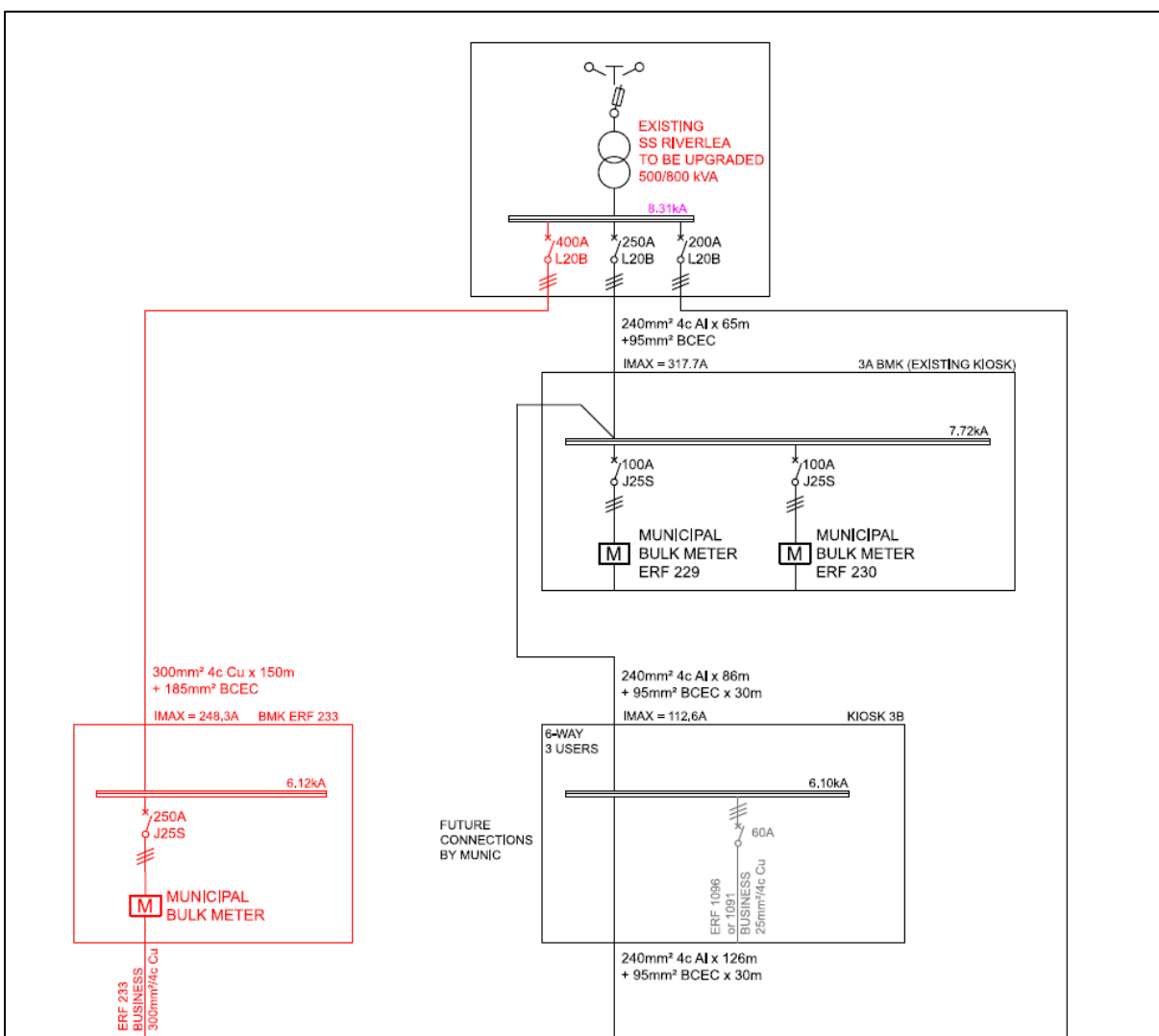


Figure 4: Required Network Strengthening Single line diagram

6.3 Capacity and Network Strengthening – 400 A 3 Phase Connection

The developer has indicated that future tenants within the development may increase the electrical demand on Erf 233. The network analysis confirms that the upgrades described in Section 6.2 will also enable the developer to further increase the supply from the initial 250 A three-phase connection to a 400 A three-phase connection in the future, without requiring additional upstream network enhancements.

7 **CONCLUSION**

7.1 General

This report confirms that the electrical connection for the proposed development at Erf 233, 30 George Street, Blanco, George, can be accommodated subject to network strengthening as outlined. The existing network infrastructure allows for an interim supply of up to 120 A three-phase, while the recommended upgrade to a 250 A three-phase connection will adequately meet the projected demand of the development. Furthermore, the design provisions will allow for a future upgrade to a 400 A three-phase supply, should the load requirements increase.

7.2 Costing

The cost of establishing the municipal electrical connection to Erf 233 will primarily be covered by the Developer, with the exception of the miniature substation and associated medium-voltage (MV) equipment and materials, which will be free-issued by the Municipality.

The following infrastructure components will be supplied and installed by the Developer:

- A new 400 A feeder circuit breaker at SS Riverlea,
- A dedicated 300 mm² 4-core copper cable with 185 mm² bare copper earth wire (BCEW), to be installed parallel to the existing LV feeder in George Street,
- A Bulk Metering Kiosk (BMK) at the development entrance, housing the municipal bulk meter and 250 A circuit breaker,
- A new 500 or 800 kVA miniature substation, which will be installed by the Developer but free-issued by the Municipality.

In addition, the standard municipal development contributions (DCs) will be applicable and are to be calculated at MV/LV level. These contributions will be confirmed by the Municipality during the design approval process and should be provisionally allowed for in the Developer's budget.

7.3 Municipal Approval Required

Construction drawings, including the Bill of Materials for all infrastructure intended for handover to the Municipality, must be submitted for review and approval prior to construction.

Once all municipal approvals are in place, the Developer will be responsible for appointing a qualified electrical contractor to carry out the installation in accordance with municipal standards and the approved design documentation.

Yours faithfully

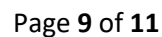


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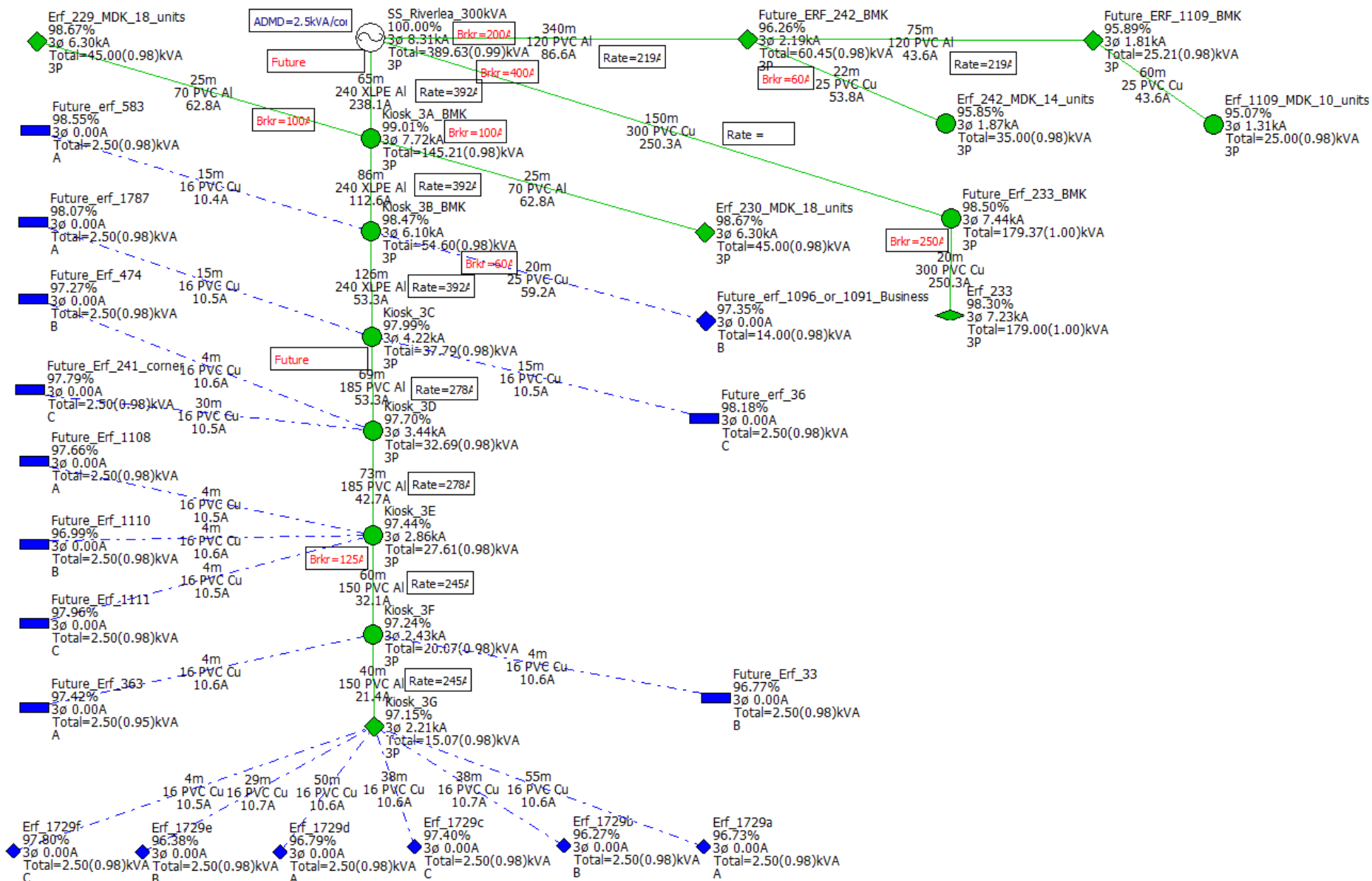
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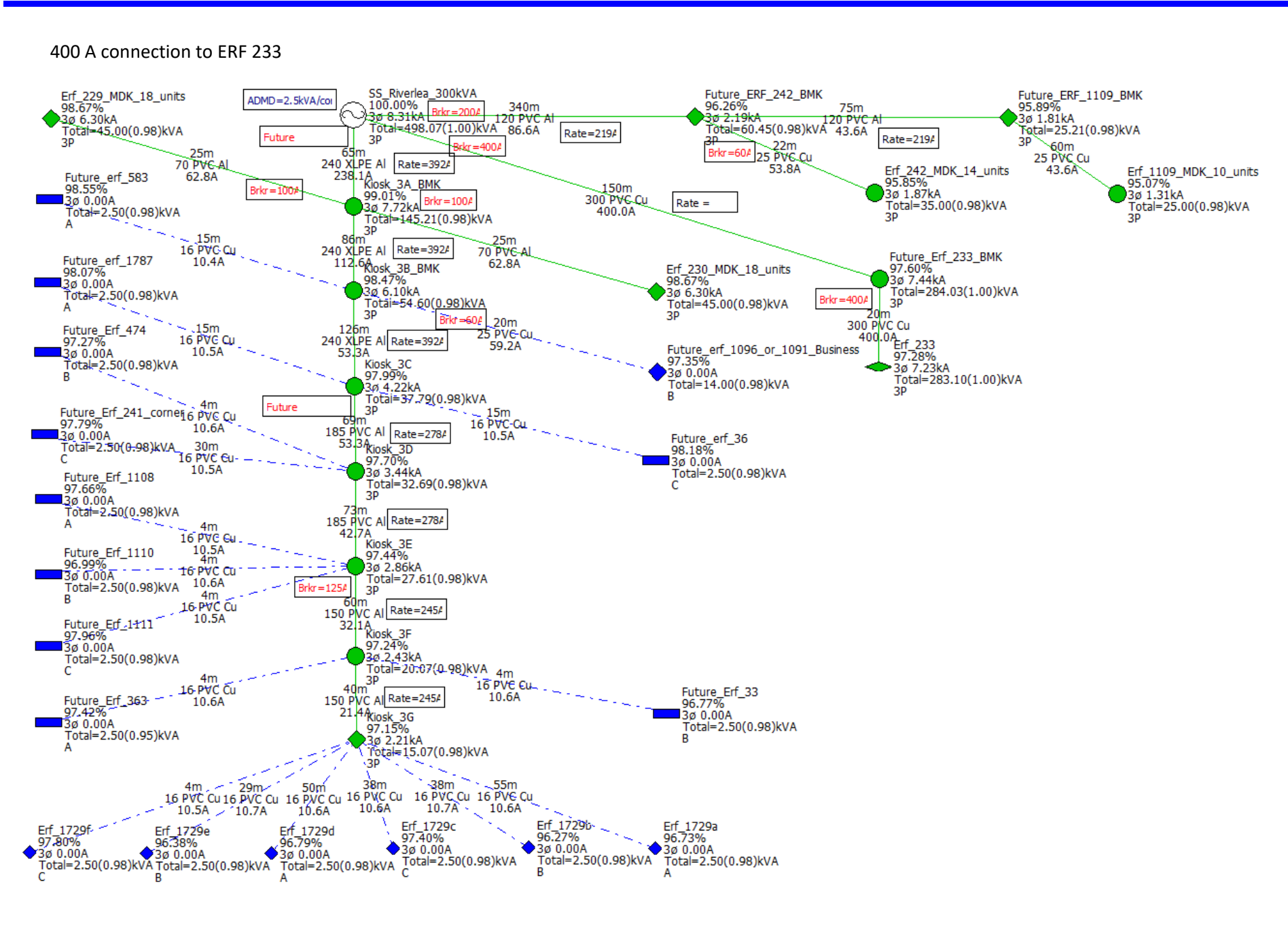
On behalf of **BDE CONSULTING ENGINEERS**

120 A connection to ERF 233



250 A connection to ERF 233





LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

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

PART A: PARTICULARS

Reference number: **Collab no. 3612765**

Purpose of consultation: **To discuss the proposed application.**

Brief proposal: **Application for the rezoning of Erf 233, Blanco, George.**

Property(ies) description: **Erf 233, George.**

Date: **20/02/2025**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Robert Janse van Rensburg	George Municipality	044 801 9477	rhjansevanrensburg@george.gov.za
Official	Ilane Huyser	George Municipality	044 801 9477	ihuyser@george.gov.za
Pre-applicant	Alexander Havenga	Nel & de Kock Town and Regional Planners	044 874 5207	neldek@mweb.co.za

Documentation provided for discussion:

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

1. Plan No. G/G/705-1;
 2. Site Development Plan by One Cubic Metre;
 3. Title Deed No. T39867/2021; and
 4. Surveyor General Plan No. 2892/1882.
-

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

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

Comprehensive overview of proposal:

YES	NO
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A previous Pre-Application with Collab No. 3387513 was submitted by another consultant in 2024 for the rezoning of the subject property from General Residential Zone IV and Business Zone III to Business Zone VI.

The client has, however, now decided to amend the land use proposal and therefore the need to submit a new Pre-Application. The new application will provide for the following:

Application is being made for the rezoning of Erf 233 from Business Zone III and General Residential Zone IV to Business Zone II in order to establish a Drive Thru Quick Service Restaurant and Shop on the property.

The proposed land use is illustrated on the attached SDP for the Municipality's perusal. The parking requirements of shop in a high intensity area are adhered to with the proposal.

PART C: QUESTIONNAIRES

SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant		What land use planning applications are required?	Application fees payable
✓	2(a)	a rezoning of land;	R
	2(b)	a permanent departure from the development parameters of the zoning scheme;	R
	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land	R

		unit;	
	2(g)	a permission required in terms of the zoning scheme;	R
	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i)	an extension of the validity period of an approval;	R
	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l)	a permission required in terms of a condition of approval;	R
	2(m)	A determination of a zoning;	R
	2(n)	A closure of a public place or part thereof;	R
	2(o)	a consent use contemplated in the zoning scheme;	R
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a home owner's association;	R
	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant		What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N	Serving of notices (i.e. registered letters etc.)	R
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):			To be confirmed

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

SECTION B:

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

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned			George Spatial Development Framework, 2023 and the	To be determined

documentation/plans?			Blanco Local Spatial Development Framework, 2015	
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			X	Conveyancer certificate to confirm
Any other Municipal by-law that may be relevant to application? (If yes, specify)			X	
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? Flats and Neighbourhood Shop. _____ What is the current zoning of the property? General Residential Zone IV and Business Zone III. _____ What is the proposed zoning of the property? Business Zone II. _____ Does the proposal fall within the provisions/parameters of the zoning scheme? Yes. _____ Are additional applications required to deviate from the zoning scheme? (if yes, specify) TBD _____				

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

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		X		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)		X		National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		X		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or		X		Eskom

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
servitudes?				
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		X		SANParks / CapeNature
Will the proposal require comments from DEFF?		X		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (strikethrough irrelevant)		X		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

SECTION D:

SERVICE REQUIREMENTS

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

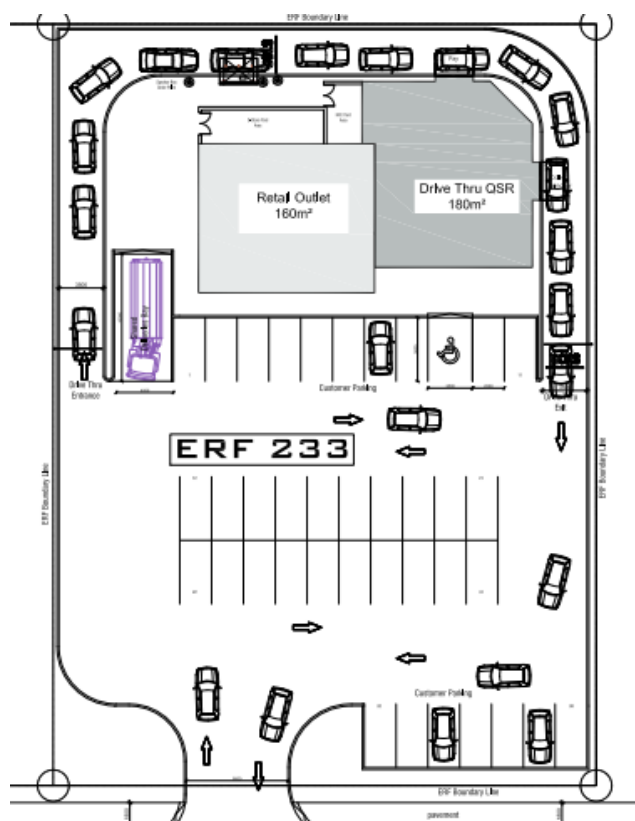
Development charges:			X	

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

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

PART E: DISCUSSION

The pre application meeting dated 21 August 2024 and 26 February 2025 refers. The layout plan presented is illustrated below.



Town Planning

- Need to address compliance with MSDF 2023, LSDF, SPLUMA, Zoning Scheme etc.
- As the Service station is no longer applicable, it is advice to revisit the configuration and layout of buildings. *To consider relocating the buildings to the front of the property near the street to promote active streetscapes and pedestrian oriented development with parking to be hidden behind the building away from the street.*
- Parking, manoeuvrability, access and all areas and dimensions etc to be included in the layout plans.
- Greening in terms of landscaping along abutting residential properties and in general must be looked at.
- To confirm the proposed uses on the property.

CES

Access

- Access restricted to George Street
- Access is permitted in accordance with the George Integrated Zoning Scheme (GIZS) 2023 regulations.
- Developed may be required to submitted a TIA.

Parking

- All parking must be provided on-site, in compliance with the GIZS 2023 parking requirements
- No parking is allowed within the road reserve, and the owner may be held liable for any costs incurred to prevent unauthorized parking in this area.
- All movability should be done on site.

Development Charges (DCs)

- Normal Development Charges (DCs), if applicable, will be levied in accordance with the DC policy and the applicable By-law and or policy.

Water & Sewer

- Water and Sewer are available, subject to the confirmation of capacity.

Stormwater

- The developer must ensure full compliance with the relevant Stormwater By-law.

ETS

- Electrical services report will be required.
- DCs will be applicable.

PART F: SUMMARY / WAY FORWARD

See comments in Part E.

OFFICIAL: Robert Janse van Rensburg _____
(Town Planner)

PRE-APPLICANT: **Alexander Havenga** _____
(FULL NAME)

SIGNED: _____



SIGNED: _____



DATE: _____ 05/03/2025 _____

DATE: **20/02/2025** _____

OFFICIAL: Ilane Huyser
(SeniorTown Planner)

SIGNED: _____



DATE: _____ 2025.03.10 _____

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