

Our Ref.: 1353/GEO/24
Your Ref.: Erf 1347, George

18 August 2025

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

ATTENTION: MR. CLINTON PETERSEN

Dear Mr. Petersen,

PROPOSED REZONING, CONSENT USE AND REMOVAL OF RESTRICTIVE CONDITIONS OF ERF 1347, 7 ST JOHN'S 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/2024/1353-GEO-24/Korrespondensie/b1.doc>

Cc: CONSKI (PTY) LTD

**PROPOSED REZONING, CONSENT USE AND REMOVAL OF RESTRICTIVE
CONDITIONS OF ERF 1347, 7 ST JOHN'S STREET, GEORGE MUNICIPALITY AND
DIVISION**



FOR: CONSKI (PTY) LTD



URBAN & REGIONAL PLANNERS

DEVELOPMENT ENVIRONMENT LINK

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PROPOSED REZONING, CONSENT USE AND REMOVAL OF RESTRICTIVE CONDITIONS OF ERF 1347, 7 ST JOHN'S STREET, GEORGE MUNICIPALITY AND DIVISION

1. INTRODUCTION

Erf 1347, George, is currently developed with a main dwelling, a carport, and a granny flat located at the rear of the property. The property owner intends to rezone the land and apply for consent to utilize offices under the proposed zoning, as well as to remove the restrictive condition. *DELPLAN Consulting* was appointed by the new registered owner of Erf 1347, George, referred hereafter as the “subject property”, to prepare and submit the required rezoning application. A copy of the Power of Attorney to submit this land use application is attached as **Annexure 1**.

1.1 Title deed

The subject property is registered to CONSKI (PTY) LTD according to the Title Deed (T38877/2023). The title deed is hereafter attached as **Annexure 2**, and the CIPC is attached as **Annexure 3**. The conveyancer certificate (attached as **Annexure 4**) reveals that there are relevant restrictions. The owner wishes to remove all the conditions to establish offices on the property as well as allow an additional dwelling. The title deed describes the property as 1075m² to its current extent and is also shown in the accompanying SG Diagram is attached as **Annexure 5**.

1.2 Land Use Application

- **Rezoning** in terms of Section 15(2) (a) of the George Municipality: Land Use Planning By-Law (2023) of Erf 1347 to rezone the property from Single Residential Zone I to Business Zone IV to allow offices on the site.
- **Consent** use in terms of Section 15(2) (o) of the George Municipality: Land Use Planning By-Law, 2023 of Erf 1347 to allow a dwelling house on the site.
- **Removal of restrictive conditions** in terms of Section 15(2) (f) of the George Municipality: Land Use Planning By-Law, 2023 of Erf 1347 to remove restrictive title deed conditions B(a) and (c).
- **Departure** in terms of Section 15(b) of the George Municipality: Land Use Planning By-Law, 2023 on Erf 1347 for:

- the relaxation of the following building lines
 - the 3m eastern lateral boundary building line to 0m for the existing granny flat (applied for as dwelling house) and garage with carport exceeding the maximum 12m length by 0.48m.
 - the 5m southern street boundary building line (along Progress Street) to 0.9m for proposed shade ports 1 & 2 as well as 0m for shade ports 4 & 5.
 - the 3m western lateral boundary building line to 1.3m for the existing structure with the existing windows (within 1.5m), patio and water tank.
- the relaxation of the minimum carriageway crossing width from 5m to 4.4m

2. CONTEXTUAL INFORMATION

2.1 The locality of the subject property

The subject property is located within the George CBD in Ward 19 at 7 St John's Street. Figure 1 indicates the subject property in relation to the surrounding area, while figure 2 provides a more detailed view of the subject property with its immediate surrounding land uses.

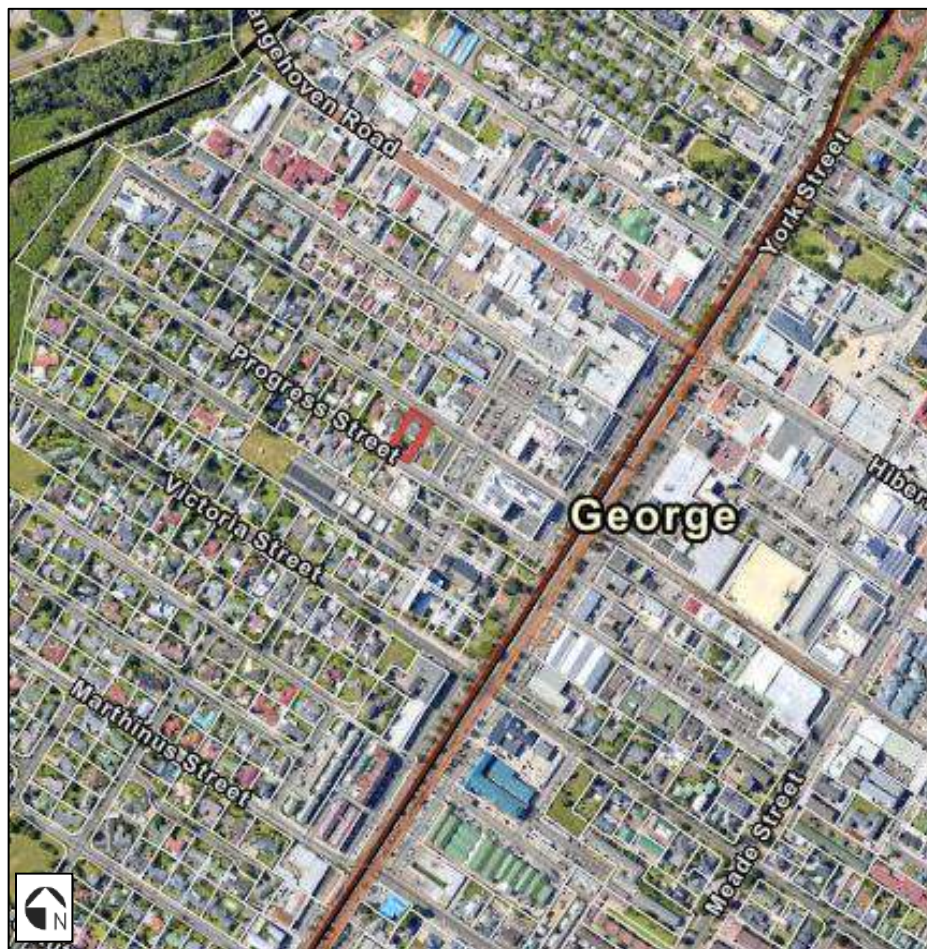


Figure 1: Location of the subject property in relation to York Street and surrounding neighbourhoods



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

A locality plan is attached hereto as **Annexure 6**.

2.2 Existing Land Uses and Character of the Area

The subject property is currently developed with a main dwelling, carport and a granny flat at the back of the property (furthest south). The approved plans are hereafter attached as **Annexure 7**. The main dwelling gains access off St John's Street. The granny flat is situated on the southern side of the property and gains access off Progress Street. Both of the access points would remain the same and unchanged. Additionally, the accessways are a sufficient distance from any intersections. The property is currently used for residential purposes a land use plan is hereafter attached as **Annexure 8**. It is not anticipated that the proposed development will have a negative impact on the character of the area since no new structures are being proposed to the existing structure as well as the fact the character of the area resembles a transition area towards business orientated uses. The only new proposal is for shade ports along Progress Street. Given that these structures have become common practice in many residential properties as well as business even its impact is seen as minimal at best.

The subject property is located within the George CBD. The purpose of the CBD's central business district (CBD) is to create a vibrant business sector. The property is currently zoned as *Single Residential Zone I*, the owner wishes to rezone the subject property from its current

zoning, “*Single Residential Zone I*” to “*Business Zone VI*” to get business rights for the subject property as the property is bounded by a variety of businesses. Thus, it is not foreseen that the proposed rezoning will have any negative impact since the subject property is located within the subject property. The owner is not proposing any physical changes on the subject property, as a result, the streetscape and the character will remain unchanged.

2.3 Zoning



Figure 3: Zoning of Erf 1347

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. As mentioned above, the subject property is bounded by an existing business. The current zoning plan is attached as **Annexure 9** while the proposed zoning is attached as **Annexure 10**.

3. DEVELOPMENT PROPOSAL

3.1 Proposed Development

The subject property is currently developed with a dwelling house, a carport and a granny flat. The owner wishes to rezone the subject property from *Single Residential Zone I* to *Business Zone IV* to allow business rights for the subject property. As the main dwelling will now be utilised for business purposes, the owner would like to apply a consent use for a dwelling unit on the property to allow the granny flat. The purpose of the proposed dwelling is for contractors lodging when large projects are undertaken, as this could take several weeks at a time. It is therefore not occupied at all times. The existing granny flat also requires a building

line relaxation as it is over the common boundary building line and has changed slightly from the approved building plans.

There are, however, title deed conditions which prevent the utilisation of the proposed zoning as well as limiting the property to only one dwelling. Therefore, the owner would like to remove the relevant title deed conditions B(a) and (c) to allow the proposed development as illustrated in Figure 4.



Figure 4: Extract of the proposed site plan

The application also entails a building line relaxation for other existing structures. The existing structure was approved over the 3m western common boundary building line and, as the use changes, the building line requires a relaxation to 1.3m. There is also a window facing the boundary within the mandated 1.5m as well as a water tank that is higher than the boundary wall. The access off St John's Street also requires a departure from the required 5m to 4.4m. The garage and carport on the erf are also existing developments, being within the height

requirement, but having a combined length of 12.48m, thus also requiring a relaxation of the building line.

Only new shade ports are proposed on the erf, which unfortunately do protrude the street building line along Progress Street, requiring a relaxation to 0.9m and 0m respectively. The shade ports are within the height restriction and therefore allowable over the common boundary building lines. The approval of the application will allow for the creation of a new business within George CBD. The current proposal allows the owner to utilise the property to its full potential as the character of the area has changed sufficiently to allow the proposed use. The subject property is located in an area that is already serviced by municipal engineering services. The proposed development will optimise the use of municipal engineering services. A site plan is hereby attached as **Annexure 11**.

3.2 Accessibility and Parking

The existing structures currently have two access points to the property. One access is off Saint John's Street, and the other is off Progress Street, both remaining unchanged. Sufficient parking will be supplied on-site for both the granny flat and offices. The granny flat will utilise the garage and carport, with the office component utilising the other parking bays. Figure 5 provides a visual of the access off Saint John's Street, while Figure 6 provides a visual of the access off Progress Street. The access off Saint John's Street requires a slight departure for the width as the existing gate is only 4.4m. As can be seen in figure 5, there is still enough space in front of the gate for a car to park without interfering with road traffic.



Figure 5: Access off Saint John's Street



Figure 6: Access off Progress Street

The proposed use is for office use as aquatic specialists. This business use is very specific in its scope of operations thus it is not a business that draws a large number of clientele on a daily basis. The parking is therefore sufficient.

3.3 Engineering Services

The property is located in an already developed and serviced residential area. The property owner will be held financially responsible for the capital contributions.

3.4 Heritage feedback

Feedback from the heritage practitioner is attached as **Annexure 12**. As no amendments are being made, no heritage resources are triggered.

3.5 Pre-Application feedback

A pre application was completed on 28/02/24 and a follow up application was discussed on 21/05/25. Both are attached as **Annexure 13**. The comments below were received for the latest pre-application as outline below:

Town Planning comments

- Applicant is advised to reconsider the manoeuvrability for parking 6 and 7, it suggested to rather move them deeper onto property.
 - ***Noted, layout was amended.***
- Necessary departures to be included in terms of minimum access width, building lines etc.
 - ***Noted, all relevant departures are being applied for as stated in the land use section.***
- It is noted that no additional construction is proposed for the existing heritage building, confirmation from heritage practitioner to be included with formal submission.
 - ***Noted, confirmation from a heritage practitioner is attached as Annexure 12.***
- To show all exiting indigenous trees/vegetation on site. To retain as for as possible and plant more where required/possible.
 - ***Noted, the existing trees are indicated on the SDP and will be retained.***

- Only a single access from each street will be allowed (existing accesses).
 - ***Noted, no additional accesses are being proposed.***
- The application must consider the character of the area and show compliance of the proposed development with the existing residential area (to blend in with the area).
 - ***Noted, no additional developments are being proposed to the building. Only shade ports are newly proposed. Furthermore, the existing structure already fits in with the surrounding area.***
- Proposal must address zoning scheme by-law, MSDF and LSDF.
 - ***Noted.***
- Applicant to consider previous comments from CES and ETS as detailed below.
 - ***Noted.***

CES comments

- Access will be restricted 1 access points both from Progress and St John's Streets.
 - ***Noted, no new accesses are being proposed.***
- Parking to be provided in terms of the GIZS, 2023. No parking will be allowed in the road reserve.
 - ***Noted, sufficient parking is supplied on-site.***
- In terms of Water & Sewer, services are available the site subject to the required capacity.
 - ***Noted.***
- DC's charges will be required and payable on submission of building plans.
 - ***Noted.***
- The development to must adhere to the applicable stormwater by-law.
 - ***Noted.***

ETS comments

- Developer to ensure that existing internal electrical services and proposed external and internal services comply with municipal bylaws and national standards.
- DC's to be applied on town planning approval.
 - ***Noted.***

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 1347, George specifically or rezoning relating to this application. The property does fall within the medium-term business development edge where business uses are promoted as seen in Figure 7 and Figure 8. The MSDF also states that the George CBD is a high-intensity mixed-use area that is defined by a business edge, including offices and housing options. Furthermore, it states that the CBD is the core of the city, where development and revitalisation are promoted. The primary activity of the city is to create a vibrant mix of residential, services and offices, thus the proposed development suits this use.

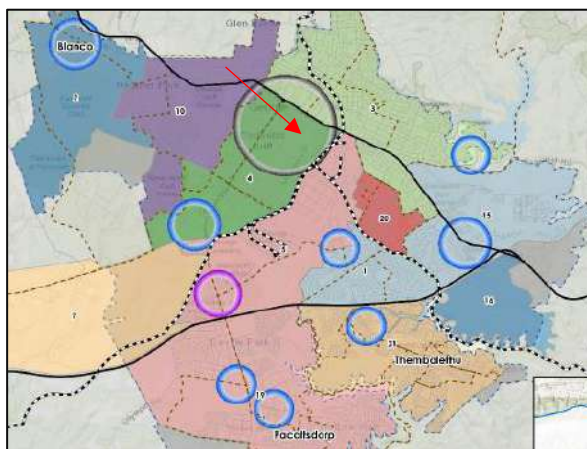


Figure 7: Extraction from the MSDF

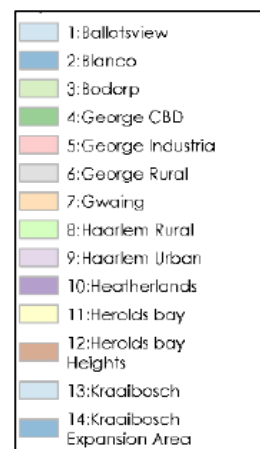


Figure 8: Legend of the MSDF extraction



Figure 9: Aerial image of the subject property in the medium business zone

Figure 9 provides an aerial image of the subject property in the medium business zone. It is argued that the proposal is considered to not be in conflict with the SDF as it promotes a business use that is encouraged by the SDF.

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 SDF or relevant planning policies, except that the property falls within the CBD and Medium-Term Business Development Edge. This development principle does not apply to this application.*

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 use is in line with the SDF proposal for business uses around the CBD thus spatial sustainability is supported by the proposed use.*

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 in an area that can accommodate the proposed use (as designated by the SDF).*

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 aspects of spatial resilience are, however, not considered relevant to this application as the proposal is located in an area already containing a precedent of business uses.*

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 northern neighbour will not be influenced as the existing structures are a sufficient distance from the proposed development. The subject property will not influence the neighbouring property, as the subject property has vegetation as well as a wall. This not only secures privacy but also acts as a sound buffer between the properties. The view of the neighbouring property will not be influenced by the proposed development as the development occurs on the rear side of the property.

No significant new additions are indicated, for the most part, the development on the site remains the same as only new shade ports are proposed. As a result, the neighbour of the subject property will be unaware of the proposed development. Figure 10 provides a visual of the subject property in relation to the neighbouring property.



Figure 10: Visual of the subject property (left) in relation to the neighbouring property

The neighbouring property to the east will not be negatively impacted by the proposed development. Both properties are built up to the boundary line and are separated by a solid wall, which ensures mutual privacy as seen in figure 11. Additionally, there are no windows proposed or existing along the eastern side of the subject property, eliminating any concerns regarding reduced privacy and reducing the potential fire hazard to the neighbouring structure.

Additionally, the vegetation acts as a sound buffer, minimising noise transmission between the neighbouring properties, noting that after business hours, the property would be mostly vacant as contractors would only occasionally stay in the existing granny flat. The neighbour's view will remain unaffected, as the wall obstructs direct visibility into the subject property, and it is unlikely that the owner will be aware of the proposed development. Furthermore, since no new structures are being proposed, the neighbour will not experience any negative impact. Lastly, the neighbouring property's access to sunlight will not be compromised, as the existing structure is only one story and the neighbouring dwelling has a driveway abutting the subject property, thus the neighbouring dwelling is a sufficient distance away.



Figure 11: Subject property in relation to the eastern neighbour

The southern neighbour will remain unaffected, as the existing structure is a sufficient distance from the proposed development. Additionally, the neighbouring property's view will remain unchanged, as no new developments are currently being planned. The subject property is bounded by a wall that ensures privacy between the properties, preventing any direct view from the neighbouring property. Furthermore, the wall serves as a sound buffer, reducing noise transmission from the subject property. Given these factors, it is unlikely that the neighbouring property would be aware of the proposed development. Additionally, the subject property's access to natural sunlight will remain unaffected, as it will remain a single-story structure, the proposed carports will also not affect this. Figure 12 provides a visual of the subject property in relation to the neighbouring property.



Figure 12: Visual of the subject property (right) in relation to the southern neighbour

The neighbouring property on the western side will remain unaffected, as the existing structure is a sufficient distance from the proposed development. Additionally, the properties are separated by a wall and vegetation, as shown in Figure 13. This not only ensures privacy between the properties but also serves as a sound buffer, reducing noise from the subject property. Furthermore, the neighbouring property's access to sunlight will remain unaffected, as the existing structure will remain a single-story building. It should also be noted that this erf is already zoned for business use thus the proposed use will fit this character. Figure 14 provides a visual representation of the neighbouring property from the rear. It is evident that the neighbouring property is operating as a business, which supports the argument that the proposed development will not impact its operations.



Figure 13: Visual representation of the Boundary hedge between the neighbouring properties



Figure 14: Streetview of the rear side of the neighbouring property

The impact of the proposed carports is seen as minimal given that there are many examples in the surrounding area of the same developments, as is indicated in figure 15.



Figure 15: Examples of shade ports in the surrounding area

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. Trees on the property will remain in their current position.

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 this application will create a new opportunity for a business. Several departures are required as certain parameters of the GIZS are encroached, but none will hinder the operational capacity of the proposed use.

6. DESIRABILITY/NEED

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 rezoning of a property. This section expresses the desirability of the proposed development taken in conjunction with the development principles and criteria set out through the statutory planning framework listed above, as well as the degree to which this proposal may be considered within the context of broader public interest. It is our view that the initial investigation into the desirability of the proposal reveals no obvious negative impacts.

The proposed application will not have a negative impact on the surrounding neighbours as the property is located in the CBD area and surrounded by a variety of businesses. Furthermore, the character of the area will remain unchanged since no additional development is being proposed to the building itself, with only shade ports along Progress Street being proposed. It is not anticipated that the approval of this application will have any negative impact on the aesthetic appearance of the property from the street, given that the existing buildings already fit in with the character of the area. In this case, the changes to the subject dwelling cannot be seen from the street. The proposed shade ports currently over the building line along Progress Street, are within the height requirement and its impact is seen as minimal given the multitude of examples of other shade ports in the area. The approval of this application will allow for the creation of a new business located within George CBD, which is already in an area that is serviced by municipal engineering services.

The development is not *needed* to realise a specific spatial goal of the SDF, but the development does fall within an area designated for such as use, thus the proposed use not only abides by, but also promotes the spatial vision of the SDF.

7. CONCLUSION

It is believed that the abovementioned principles, considerations, and guidelines for this land use application for the subdivision of Erf 1347, George, satisfy the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



DELAREY VILJOEN Pr. Pln

AUGUST 2025

ANNEXURE 1

COMPANY RESOLUTION

CONSKI(PTY) LTD

RESOLUTION PASSED ON 08/05/2025

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

This decision was approved by all parties concerned.



J Dabrowski



J M Dabrowski

I, Jacqueline Dabrowski, hereby accept my appointment as representative of the above entity without any objections.



J Dabrowski

POWER OF ATTORNEY

I, Jacqueline Dabrowski, the undersigned and authorised representative of CONSKI(Pty) Ltd, the registered owner of Erf 1347, George Municipality and Division hereby instruct Delarey Viljoen of *DELPLAN Consulting* to submit the land use application with the local authority.

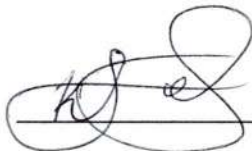


J Dabrowski

24 June 2025
Date: _____

Witnesses:

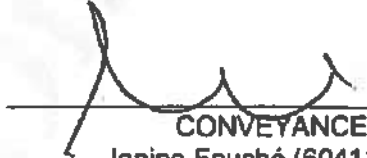
1.  *Branke*

2. 

ANNEXURE 2

SB Attorneys
Millwood Building
c/o York and Victoria Street
George

Prepared by me


CONVEYANCER
Janine Fouché (60411)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 2 500 000 - 00	R 2014 - 00
Reason for exemption	Category Exemption.....	Exemption i to. Sec/Reg..... Act/Proc.....

VERBIND : MORTGAGED	
R 2 250 000 - 00	
B 000020033 / 2023	
13 SEP 2023	REGISTRAR/REGISTRAR

DATA / CAPTURE
15-09-2023
NOLUVO MTYATYAMBA

T 000038877 / 2023

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

RONELLE WILKINSON(97489)

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

EDWARD LOUIS REPPERT
Identity Number 2904075065087
Unmarried

WENDY FANTI
19-09-2023
DATA / VERIFY

which said Power of Attorney was signed at GEORGE on 22 June 2023

And the appearer declared that his/her said principal had, on 21 June 2023, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

CONSKI PROPRIETARY LIMITED
Registration Number 2023/819953/07

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

ERF 1347 GEORGE, in the Municipality and Division of George
Province of the Western Cape

IN EXTENT 1075 (ONE THOUSAND AND SEVENTY FIVE) Square metres

FIRST Transferred by Deed of Transfer No. 13052/1943 with Diagram No.
1986/1943 relating thereto and held by Deed of Transfer No. T64023/1992

- A. **SUBJECT** to the conditions referred to in the said Deed of Transfer No. 13052/1943.
-
- B. **SUBJECT FURTHER** to the following special conditions contained in said Deed of Transfer No. 13052/1943 imposed by the Administrator of the Cape Province with approval of DOMINION TOWNSHIP, by virtue of the provisions of Ordinance No 13 of 1927 and binding on the Transferor and his assigns being enforceable by the registered owner of any erf that forms part of the DOMINION TOWNSHIP in connection with the said erf namely:
- (a) That the erf be used for residential purposes only;
 - (b) That the erf not be subdivided;
 - (c) That not more than one dwelling together with the necessary outbuildings and appurtenances be erected on a residential erf or a business or industrial erf used for residential purposes, and that not more than half the area of the erf be built upon;
 - (d) That no building shall be erected within 3,15 metres of any street line which forms a boundary of the erf;
 - (e) That the owner of each erf, whether the applicant for the establishment of the township or any future owners, shall be obliged to allow the drainage or sewerage of any other erf or erven to flow conveyed over such erf if deemed necessary by the Town Council and in such manner and in such position as may from time to time be reasonably required by the Council;
 - (f) That the above conditions may be enforced by the registered owner of any erf forming part of this Township in respect of any other erf.
- C. **SUBJECT FURTHER** to the servitude referred to in an endorsement dated 22 December 1944 on the said Deed of Transfer No. T13052/1943 which endorsement reads as follows:

By Notarial Deed 396 dated 15 November 1944, the restrictions conditions numbered (a), (b) and (c) herein contained have been deleted in respect of erf 22 held by para 2 of Trf. No 7994/1942; subject to conditions as will more fully appear on reference to Not. Deed vide copy annexed hereto.

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

EDWARD LOUIS REPPERT
Unmarried

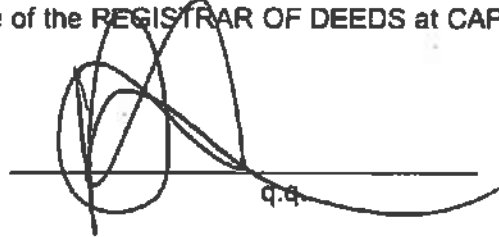
heretofore had to the premises, did in consequence also acknowledge him to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

CONSKI PROPRIETARY LIMITED
Registration Number 2023/819953/07

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 500 000,00 (TWO MILLION FIVE HUNDRED THOUSAND RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 13 SEP 2023



q.q.

In my presence



REGISTRAR OF DEEDS

CONSKI (PTY) LTD

Attention: Dr Jacqueline Dabrowski

Email: jackie@confluent.co.za**cc. DR JAMES DABROWSKI**Email: james@confluent.co.za

15 August 2025

cc. DELPLAN CONSULTING

Attention: Richard McKnight / Delarey Viljoen

Email: richard@delplan.co.za / delarey@delplan.co.za

Dear Sir / Madam

BONDHOLDERS CONSENT**APPLICATION FOR REZONING, CONSENT USE, REMOVAL OF RESTRICTIVE CONDITIONS AND DEPARTURE ON THE PROPERTY****OUR REF: CONSKI (PTY) LTD (CLIENT NO. 483441/001)****ERF 1347 GEORGE ("THE PROPERTY")**

Investec Bank Limited, in its capacity as the holder of a mortgage bond registered over the aforementioned property, consents to the:-

1. Rezoning of the Property from Single Residential Zone I to Business Zone IV to permit offices on the site.
2. Special consent to the Property to allow a dwelling house on the site.
3. Removal of restrictive conditions B(a) and (c) on page 2 of Deed of Transfer No. T38877/2023.
4. Departure on the Property for:
 - the relaxation of the following building lines
 - the 3m eastern common boundary building line to 0m for the existing granny flat (applied for as dwelling house) and garage with carport exceeding the maximum 12m length by 0.48m
 - the 5m southern street boundary building (along Progress Street) to 0.9m for proposed shade ports 1 & 2 as well as 0m for shade ports 4 & 5.
 - the 3m western common boundary building line to 1.3m for the existing structure with the existing windows (within 1.5m), patio and water tank.
 - the relaxation of the minimum carriageway crossing width from 5m to 4.4m

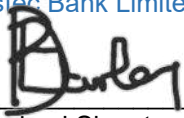
DB RL

The consent is granted on condition that the Mortgage Bond in our favour remains in place and that the relevant approvals from the George Municipality are obtained.

Kindly contact Wilhelm Koch on 044 803-6307 should you have any queries.

Yours Faithfully

Investec Bank Limited



Authorised Signatory



Authorised Signatory

ANNEXURE 3

**Certificate issued by the Commissioner of Companies & Intellectual
Property Commission on Tuesday, June 20, 2023 at 12:18**



COR14.3: Registration Certificate

Registration Number: 2023 / 819953 / 07
Enterprise Name: CONSKI

ENTERPRISE INFORMATION

Registration Number 2023 / 819953 / 07
Enterprise Name CONSKI
Registration Date 20/06/2023
Business Start Date 20/06/2023
Enterprise Type Private Company
Enterprise Status In Business
Financial Year End February
TAX Number

Addresses	<u>POSTAL ADDRESS</u>	<u>ADDRESS OF REGISTERED OFFICE</u>
	50 BOKMAKIERIE STREET EDEN GEORGE WESTERN CAPE 6529	50 BOKMAKIERIE STREET EDEN GEORGE WESTERN CAPE 6529

ACTIVE MEMBERS / DIRECTORS

Surname and First Names	Type	ID Number / Date of Birth	Appointment Date	Addresses
DABROWSKI, JACQUELINE	Director	7801180057089	20/06/2023	Postal: 50 BOKMAKIERIE STREET, EDEN, GEORGE, WESTERN CAPE, 6529 Residential: 50 BOKMAKIERIE STREET, EDEN, GEORGE, WESTERN CAPE, 6529
DABROWSKI, JAMES MICHAEL	Director	7607205075083	20/06/2023	Postal: 50 BOKMAKIERIE STREET, EDEN, GEORGE, WESTERN CAPE, 6529 Residential: 50 BOKMAKIERIE STREET, EDEN, GEORGE, WESTERN CAPE, 6529



ANNEXURE 4

CONVEYANCER'S CERTIFICATE

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

I, the undersigned, ANN MARJORY COETZEE, a duly qualified and admitted conveyancer,
practicing at Raubenheimers Inc., 60 Cathedral Street, George, Western Cape Province:

1. do hereby certify that I have perused the conditions of title in respect of:

ERF 1347 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

IN EXTENT: 1 075 (ONE THOUSAND AND SEVENTY FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T38877/2023

registered in the name of


CONSKI PROPRIETARY LIMITED
REGISTRATION NUMBER 2023/819953/07

2. have been advised that the following applications will be made in respect of the
property:

- a) Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-Law for
George Municipality, 2023 to rezone the property from Single Residential
Zone I to Business Zone IV to allow offices on the site;
- b) Consent use in terms of Section 15(2)(o) of the Land Use Planning By-Law for
George Municipality, 2023 to allow a dwelling house on the site;
- c) Removal of restrictive conditions in terms of Section 15(2)(f) of the Land Use
Planning By-Law for George Municipality, 2023 to remove the restrictive title
conditions B(a) and B(c);
- d) Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for
George Municipality, 2023 for:
 - i. the relaxation of the following building lines, namely
 - o the 3m eastern boundary building line to 0m for the existing
granny flat (applied for That as a dwelling house) and garage with
carport exceeding the maximum 12m length by 0.48m;
 - o the 5m southern street boundary (along Progress Street) to 0.9m
for proposed shade ports 1 & 2 as well as 0m for shade ports 4
& 5;

- the 3m western common boundary building line to 1.3m for the existing structure with the existing windows (within 1.5m), patio and water tank.
 - ii. the relaxation of the minimum carriageway crossing width from 5m to 4.4m.
3. hereby confirm that the following conditions contained in the abovementioned title deed may restrict the contemplated land uses in terms of the proposed application, but that application is being made for the removal of the conditions from the title deed, as per 2 (c) above, namely:
- " B (a) That the erf be used for residential purposes only;" and
 - " B (c) That not more than one dwelling together with the necessary outbuildings and appurtenances be erected on a residential erf or business or industrial erf used for residential purposes, and that not more than half the area of the erf be built upon."
4. do hereby confirm that, with the exception of the conditions referred to paragraph 3 above, there are no further conditions contained in the abovementioned title deed which restrict the contemplated land uses in terms of the proposed applications.
5. hereby confirm that there is a mortgage bond registered over the property in favour of Investec Bank Limited.

Signed and dated at George on 03 July 2025.



 A M COETZEE
 CONVEYANCER - LPC no. 83392

ANNEXURE 5

TP 57^{LD}

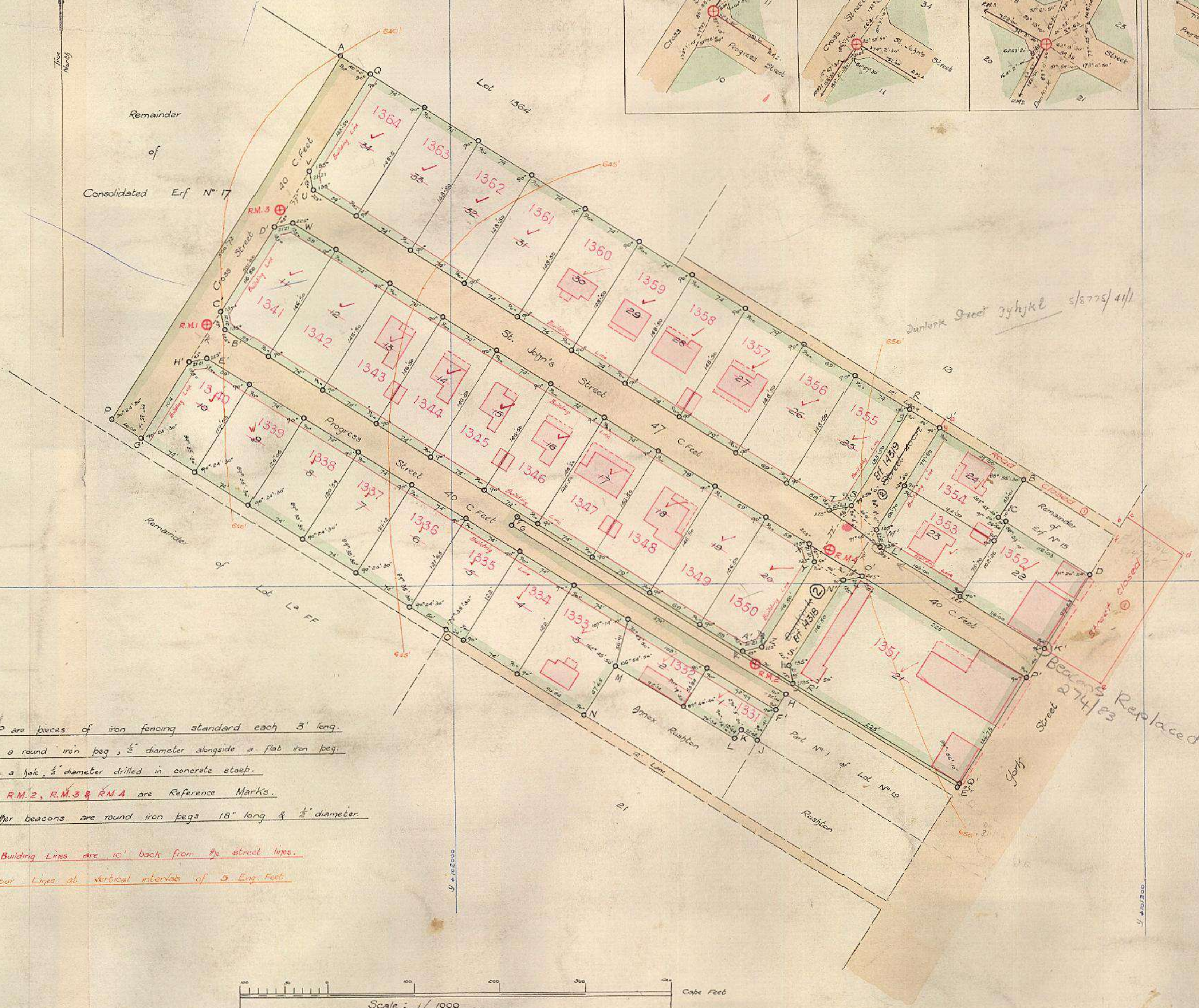
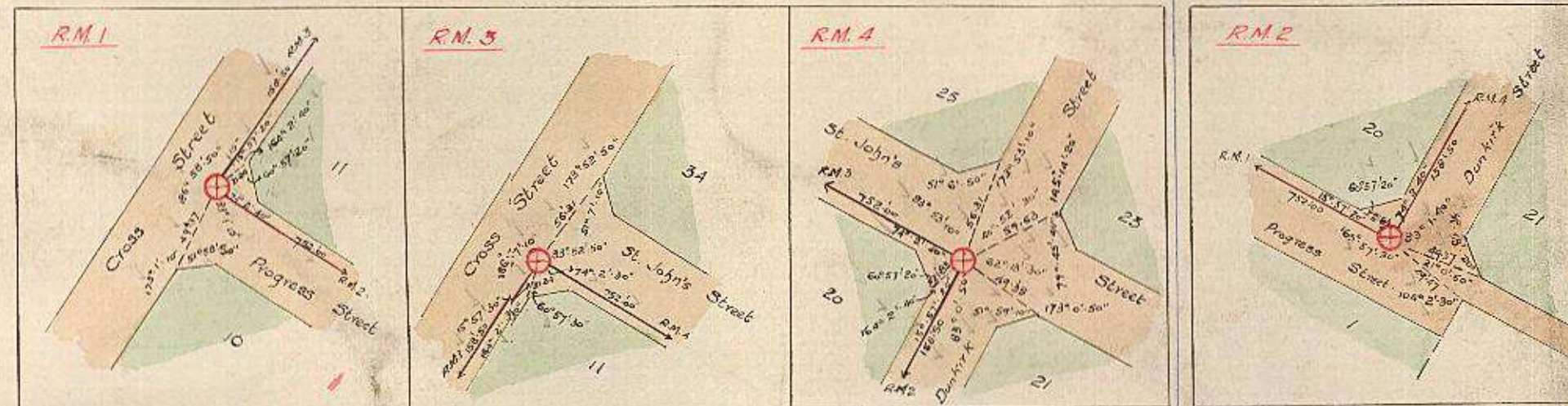
57

C.D.R.

Description of beacons:

- A & P are pieces of iron fencing standard each 3' long.
- E is a round iron peg, 2" diameter alongside a flat iron peg.
- P is a flat 2" diameter drilled in concrete along.
- RM 1, RM 2, RM 3 & RM 4 are Reference Marks.
- All other beacons are round iron pegs 18" long & 2" diameter.
- The Building Lines are 10' back from the street lines.
- Contour Lines at vertical intervals of 5 Eng. Feet.

Scale: 1" = 1000'



* NOW ERF 1330, GEORGE

C.D.R.

GENERAL PLAN

The figure ABCDEFGHIJKLMNOP represents the Township of DOMINION in extent 5-4860 Morgen comprising 34 Erven, numbered 1 to 34, and streets being Portion 1 of Consolidated Erf No 17 situated in the Municipality and Division of George, Province of Cape of Good Hope, annexed vide diagram No 464/1939 annexed to Certificate of Registered Title No 10385 dated 20-9-1939.

The beacons of each Erf represented on this plan are in accordance with regulation, and have been placed under my supervision

Surveyed in June 1938 by me *T. J. Samuel*
Land Surveyor
E123/1939
S 8775/41

GEORGE ALLOTMENT AREA

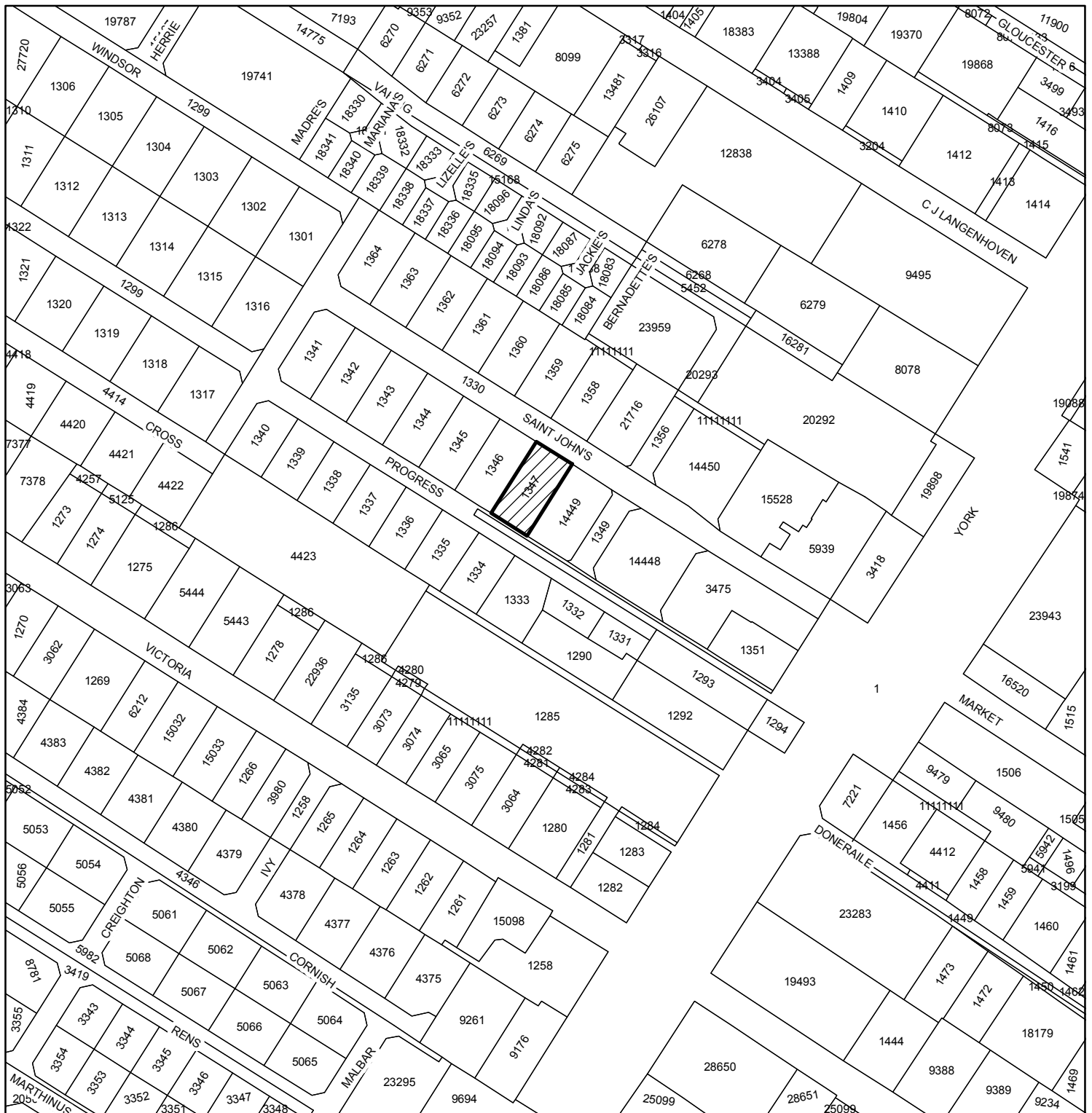
Formed under the Provisions of the Deeds Registration Act No 47/1937. Noting Plan BL-700-W-43.
Attention to numbers shown in E.S. 1/1/1938
for Surveyor-General

Allotment Area file: S 8775/42
Main file: S 8775
Noting Plan: BL-700-W-43
Degree Sheet: BL-700
George Erf Schedule

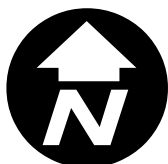
BAFRO NEGATIVE
FILED
G.W. 24.2.45. 15-4-66

ERF NO	Diagram No	Sides	Angles of Division	Coordinates
1	1134/1942	A B	16. 34	100000.00 + 40000.00
2	1135/1942	B C	33. 23. 10	155.5. 75 + 1879. 76
3	1296/1944	C D	126. 03	303. 29. 30 C + 1364. 92 + 1923. 80
4	3967/1943	D E	280. 03	32. 18. 40 D + 1860. 02 + 1993. 65
5	3965/1943	E F	600. 00	122. 18. 40 E + 1618. 11 + 2240. 46
6	3965/1943	F G	12. 00	32. 18. 40 F + 1923. 20 + 1919. 73
7	3970/1943	G H	374. 00	302. 18. 40 G + 1929. 01 + 1929. 89
8	3971/1943	H I	4800. 00	32. 18. 40 H + 1615. 53 + 2129. 80
9	3972/1943	I J	22. 68	122. 18. 40 J + 1647. 20 + 2183. 04
10	3973/1943	J K	12. 44	32. 18. 40 K + 1666. 37 + 2170. 92
11	4155-1943	K L	162. 48	121. 59. 20 L + 1676. 00 + 2181. 44
12	4155-1943	L M	67. 65	32. 18. 40 M + 1610. 81 + 2005. 87
13	4156-1943	M N	185. 86	122. 18. 40 N + 1846. 97 + 2122. 54
14	4156-1943	N O	460. 00	122. 45. 10 O + 2006. 59 + 2051. 39
15	4157/1943	O P	500. 72	212. 18. 40 P + 2253. 00 + 1802. 94
16	5354/1943	P Q	740. 00	302. 18. 40 Q + 2092. 16 + 1401. 14
17	5355/1943	Q R	153. 50	32. 18. 40 R + 1466. 74 + 1796. 08
18	5356/1943	R S	21. 21	77. 18. 40 S + 1558. 10 + 1909. 81
19	5357/1943	S T	70. 00	122. 18. 40 T + 1558. 80 + 1914. 17
20	5358/1943	T U	21. 21	167. 18. 40 U + 2158. 96 + 1554. 67
21	5359/1943	U V	153. 50	212. 18. 40 V + 2163. 52 + 1513. 47
22	5360/1943	V W	710. 00	302. 18. 40 W + 2183. 97 + 1574. 38
23	5361/1943	W X	21. 21	167. 18. 40 X + 1553. 91 + 1913. 88
24	5362/1943	X Y	116. 50	32. 18. 40 Y + 1579. 25 + 1974. 38
25	5363/1943	Y Z	21. 21	77. 18. 40 Z + 1641. 52 + 2073. 04
26	5364/1943	Z A	710. 00	122. 18. 40 A + 1862. 22 + 2077. 70
27	5365/1943	A B	21. 21	167. 18. 40 B + 2262. 28 + 1698. 00
28	5366/1943	B C	116. 50	212. 18. 40 C + 2266. 94 + 1677. 40
29	5367/1943	C D	21. 21	257. 18. 40 D + 2204. 67 + 1579. 04
30	5368/1943	D E	778. 99	302. 18. 40 E + 2283. 68 + 1732. 01
31	5369/1943	E F	41. 00	32. 18. 40 F + 1623. 29 + 2149. 39
32	5370/1943	F G	22. 68	122. 18. 40 G + 1647. 20 + 2183. 04
33	5371/1943	G H	12. 44	32. 18. 40 H + 1666. 37 + 2170. 92
34	5372/1943	H I	162. 48	121. 59. 20 I + 1676. 00 + 2181. 44
35	5373/1943	I J	67. 65	32. 18. 40 J + 1610. 81 + 2005. 87
36	5374/1943	J K	185. 86	122. 18. 40 K + 1846. 97 + 2122. 54
37	5375/1943	K L	460. 00	122. 45. 10 L + 2006. 59 + 2051. 39
38	5376/1943	L M	500. 72	212. 18. 40 M + 2253. 00 + 1802. 94
39	5377/1943	M N	740. 00	302. 18. 40 N + 2092. 16 + 1401. 14
40	5378/1943	N O	153. 50	32. 18. 40 O + 1466. 74 + 1796. 08
41	5379/1943	O P	21. 21	77. 18. 40 P + 1558. 10 + 1909. 81
42	5380/1943	P Q	70. 00	122. 18. 40 Q + 1558. 80 + 1914. 17
43	5381/1943	Q R	21. 21	167. 18. 40 R + 2158. 96 + 1554. 67
44	5382/1943	R S	153. 50	212. 18. 40 S + 2163. 52 + 1513. 47
45	5383/1943	S T	710. 00	302. 18. 40 T + 2183. 97 + 1574. 38
46	5384/1943	T U	21. 21	167. 18. 40 U + 1553. 91 + 1913. 88
47	5385/1943	U V	116. 50	32. 18. 40 V + 1579. 25 + 1974. 38
48	5386/1943	V W	21. 21	77. 18. 40 W + 1641. 52 + 2073. 04
49	5387/1943	W X	710. 00	122. 18. 40 X + 1862. 22 + 2077. 70
50	5388/1943	X Y	21. 21	167. 18. 40 Y + 2262. 28 + 1698. 00
51	5389/1943	Y Z	116. 50	212. 18. 40 Z + 2266. 94 + 1677. 40
52	5390/1943	Z A	21. 21	257. 18. 40 A + 2204. 67 + 1579. 04
53	5391/1943	A B	778. 99	302. 18. 40 B + 2283. 68 + 1732. 01
54	5392/1943	B C	41. 00	32. 18. 40 C + 1623. 29 + 2149. 39
55	5393/1943	C D	22. 68	122. 18. 40 D + 1647. 20 + 2183. 04
56	5394/1943	D E	12. 44	32. 18. 40 E + 1666. 37 + 2170. 92
57	5395/1943	E F	162. 48	121. 59. 20 F + 1676. 00 + 2181. 44
58	5396/1943	F G	67. 65	32. 18. 40 G + 1610. 81 + 2005. 87
59	5397/1943	G H	185. 86	122. 18. 40 H + 1846. 97 + 2122. 54
60	5398/1943	H I	460. 00	122. 45. 10 I + 2006. 59 + 2051. 39
61	5399/1943	I J	500. 72	212. 18. 40 J + 2253. 00 + 1802. 94
62	5400/1943	J K	740. 00	302. 18. 40 K + 2092. 16 + 1401. 14
63	5401/1943	K L	153. 50	32. 18. 40 L + 1466. 74 + 1796. 08
64	5402/1943	L M	21. 21	77. 18. 40 M + 1558. 10 + 1909. 81
65	5403/1943	M N	70. 00	122. 18. 40 N + 1558. 80 + 1914. 17
66	5404/1943	N O	21. 21	167. 18. 40 O + 2158. 96 + 1554. 67
67	5405/1943	O P	153. 50	212. 18. 40 P + 2163. 52 + 1513. 47
68	5406/1943	P Q	710. 00	302. 18. 40 Q + 2183. 97 + 1574. 38
69	5407/1943	Q R	21. 21	167. 18. 40 R + 1553. 91 + 1913. 88
70	5408/1943	R S	116. 50	32. 18. 40 S + 1579. 25 + 1974. 38
71	5409/1943	S T	21. 21	77. 18. 40 T + 1641. 52 + 2073. 04
72	5410/1943	T U	710. 00	122. 18. 40 U + 1862. 22 + 2077. 70
73	5411/1943	U V	21. 21	167. 18. 40 V + 2262. 28 + 1698. 00
74	5412/1943	V W	116. 50	212. 18. 40 W + 2266. 94 + 1677. 40
75	5413/1943	W X	21. 21	257. 18. 40 X + 2204. 67 + 1579. 04
76	5414/1943	X Y	778. 99	302. 18. 40 Y + 2283. 68 + 1732. 01
77	5415/1943	Y Z	41. 00	32. 18. 40 Z + 1623. 29 + 2149. 39
78	5416/1943	Z A	22. 68	122. 18. 40 A + 1647. 20 + 2183. 04
79	5417/1943	A B	12. 44	32. 18. 40 B + 1666. 37 + 2170. 92
80	5418/1943	B C	162. 48	121. 59. 20 C + 1676. 00 + 2181. 44
81	5419/1943	C D	67. 65	32. 18. 40 D + 1610. 81 + 2005. 87
82	5420/1943	D E	185. 86	122. 18. 40 E + 1846. 97 + 2122. 54
83	5421/1943	E F	460. 00	122. 45. 10 F + 2006. 59 + 2051. 39
84	5422/1943	F G	500. 72	212. 18. 40 G + 2253. 00 + 1802. 94
85	5423/1943	G H	740. 00	302. 18. 40 H + 2092. 16 + 1401. 14
86	5424/1943	H I	153. 50	32. 18. 40 I + 1466. 74 + 1796. 08
87	5425/1943	I J	21. 21	77. 18. 40 J + 1558. 10 + 1909. 81
88	5426/1943	J K	70. 00	122. 18. 40 K + 1558. 80 + 1914. 17
89	5427/1943	K L	21. 21	167. 18. 40 L + 2158. 96 + 1554. 67
90	5428/1943	L M	153. 50	212. 18. 40 M + 2163. 52 + 1513. 47
91	5429/1943	M N	710. 00	302. 18. 40 N + 2183. 97 + 1574. 38
92	5430/1943	N O	21. 21	167. 18. 40 O + 1553. 91 + 1913. 88
93	5431/1943	O P	116. 50	32. 18. 40 P + 1579. 25 + 1974. 38
94	5432/1943	P Q	21. 21	77. 18. 40 Q + 1641. 52 + 2073. 04
95	5433/1943	Q R	710. 00	122. 18. 40 R + 1862. 22 + 2077. 70
96	5434/1943	R S	21. 21	167. 18. 40 S + 2262. 28 + 1698. 00
97	5435/1943	S T	116. 50	212. 18. 40 T + 2266. 94 + 1677. 40
98	5436/1943	T U	21. 21	257. 18. 40 U + 2204. 67 + 1579. 04
99	5437/1943	U V	778. 99	302. 18. 40 V + 2283. 68 + 1732. 01
100	5438/1943	V W	41. 00	32. 18. 40 W + 1623. 29 + 2149. 39
101	5439/1943	W X	22. 68	122. 18. 40 X + 1647. 20 + 2183. 04
102	5440/1943	X Y	12. 44	32. 18. 40 Y + 1666. 37 + 2170. 92
103	5441/1943	Y Z	162. 48	121. 59. 20 Z + 1676. 00 + 2181. 44
104	5442/1943	Z A	67. 65	32. 18. 40 A + 1610. 81 + 2005. 87
105	5443/1943	A B	185. 86	122. 18. 40 B + 1846. 97 + 2122. 54
106	5444/1943	B C	460. 00	122. 45. 10 C + 2006. 59 + 2051. 39
107	5445/1943	C D	500. 72	212. 18. 40 D + 2253. 00 + 1802. 94
108	5446/1943	D E	740. 00	302. 18. 40 E + 2092. 16 + 1401. 14
109	5447/1943	E F	153. 50	32. 18. 40 F + 1466. 74 + 1796. 08
110	5448/1943	F G	21. 21	77. 18. 40 G + 1558. 10 + 1909. 81
111	5449/1943	G H	70. 00	122. 18. 40 H + 1558. 80 + 1914. 17
112	5450/1943	H I	21. 21	167. 18. 40 I + 2158. 96 + 1554. 67
113	5451/1943	I J	153. 50	212. 18. 40 J + 2163. 52 + 1513. 47
114	5452/1943	J K	710. 00	302. 18. 40 K + 2183. 97 + 1574. 38
115	5453/1943	K L	21. 21	167. 18. 40 L + 1553. 91 + 1913. 88
116	5454/1943	L M	116. 50	32. 18. 40 M + 1579. 25 + 1974. 38
117	5455/1943	M N	21. 21	77. 18. 40 N + 1641. 52 + 2073. 04
118	5456/1943	N O	710. 00	122. 18. 40 O + 1862. 22 + 2077. 70
119	5457/1943	O P	21. 21	167. 18. 40 P + 2262. 28 + 1698. 00
120	5458/1943	P Q	116. 50	212. 18. 40 Q + 2266. 94 + 1677. 40
121	5459/1943	Q R	21. 21	257. 18. 40 R + 2204. 67 + 1579. 04
122	5460/1943	R S	778. 99	302. 18. 40 S + 2283. 68 + 1732. 01
123	5461/1943	S T	41. 00	32. 18. 40 T + 1623. 29 + 2149. 39
124	5462/1943	T U	22. 68	122. 18. 40 U + 1647. 20 + 2183. 04
125	5463/1943	U V	12. 44	32. 18. 40 V + 1666. 37 + 2170. 92
126	5464/1943	V W	162. 48	121. 59. 20 W + 1676. 00 + 2181. 44
127	5465/1943	W X	67. 65	32. 18. 40 X + 1610. 81 + 2005. 87
128	5466/1943	X Y	185. 86	122. 18. 40 Y + 1846. 97 + 2122. 54
129	5467/1943	Y Z	460. 00	122. 45. 10 Z + 2006. 59 + 2051. 39
130	5468/1943	Z A	500. 72	212. 18. 40 A + 2253. 00 + 1802. 94
131	5469/1943	A B	740. 00	302. 18. 40 B + 2092. 16 + 1401. 14
132	5470/1943	B C	153. 50	32. 18. 40 C + 1466. 74 + 1796. 08
133	5471/1943	C D	21. 21	77. 18. 40 D + 1558. 10 + 1909. 81
134	5472/1943	D E	70. 00	122. 18. 40 E + 1558. 80 + 1914. 17
135	5473/1943	E F	21. 21	167. 18. 40 F + 2158. 96 + 1554. 67
136	5474/1943	F G	153. 50	212.

ANNEXURE 6



LEGEND:



A4 Scale:
1:3,000

PROJECT:

Proposed rezoning
for CONSKI (Pty) Ltd

PROJEK:

DESCRIPTION:

Erf 1347, George

BESKRYWING:

TITLE:

Locality plan

TITEL:

1353/GE0/24/GIS/Ligging

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: MAY 2025
DATUM:

PLAN NO: ANNEXURE 6
PLAN NR:

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



URBAN & REGIONAL PLANNERS

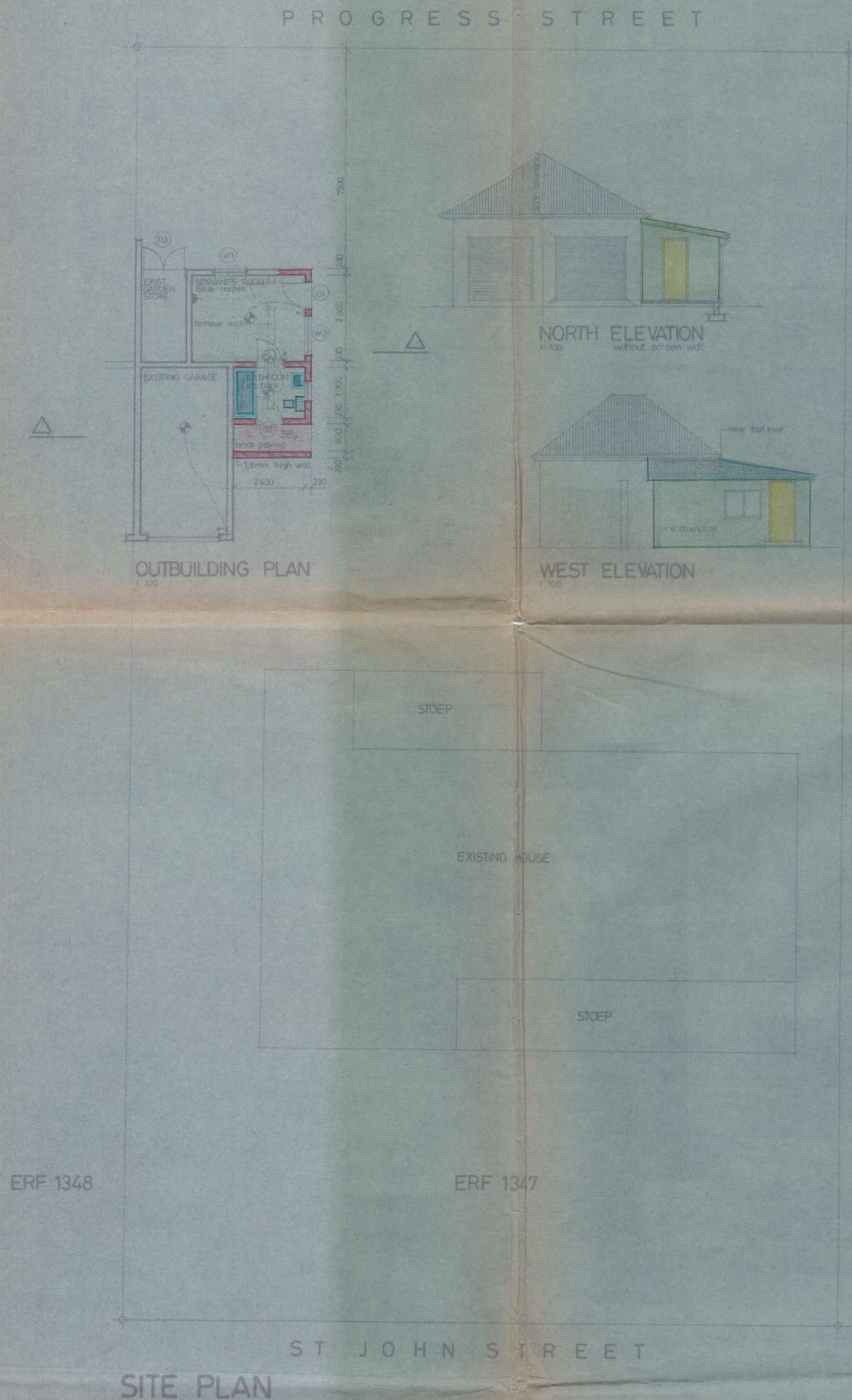
COPYRIGHT:

This drawing is the copyright of DELplan Consulting. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a professional Land Surveyor. Any discrepancies should please be reported to DELplan immediately.

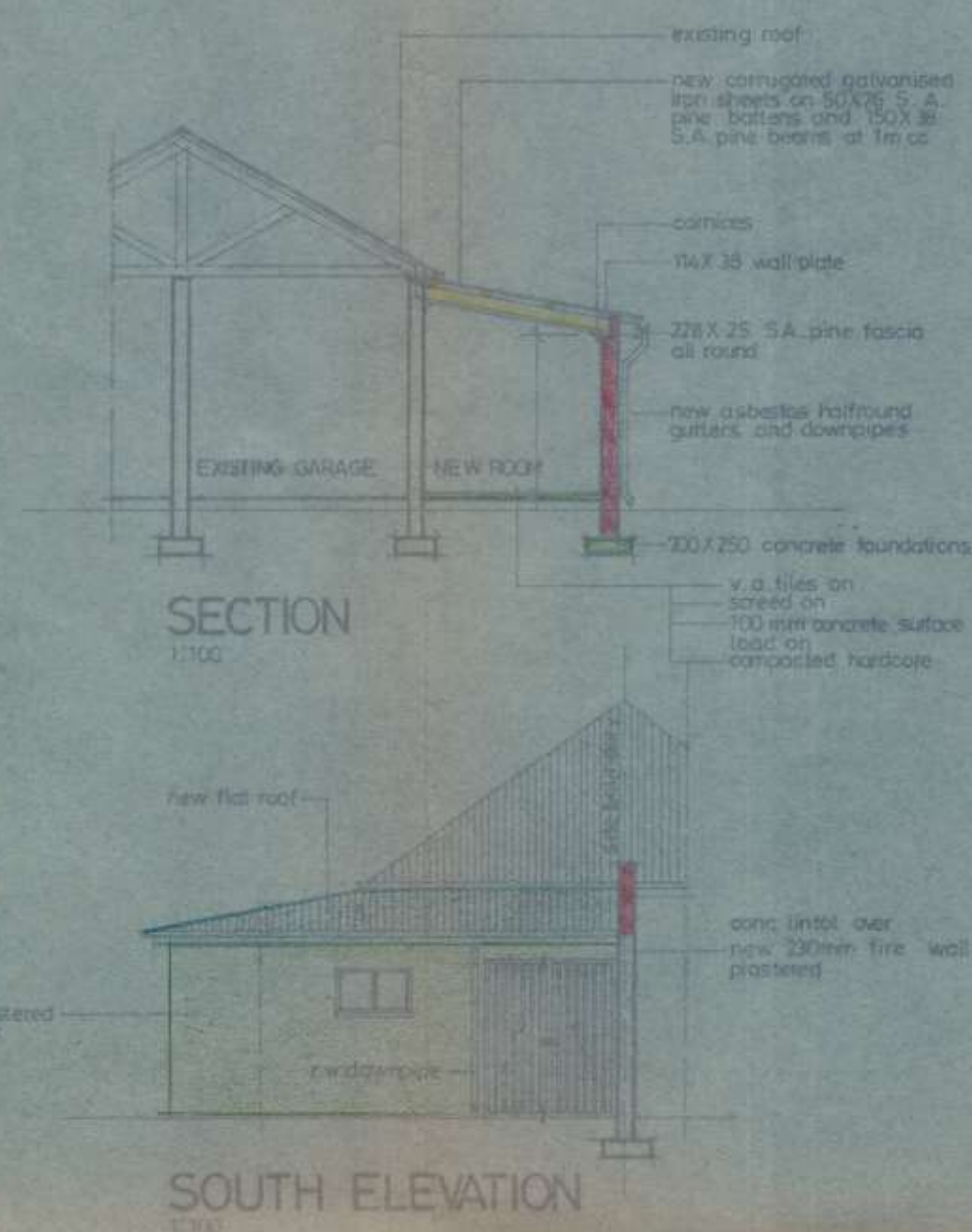
KOPIEREG:

Die kopiereg van hierdie tekening behoort aan DELplan 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



SITE PLAN



Electrical Installation to be done by registered Electrical Contractor with Town Electrical Engineer's approval.

Elektriese Installasie moet deur ge-registreerde Elektriese kontrakteur gedoen word met toestemming van die Stadsselektrogniese Ingenieur.

BUILDING INSPECTOR
BOU-INSPEKTEUR

FINISHES AND NOTES

1. GENERAL
 - 1.1 All dimensions to be checked on site before building commences with building work.
 - 1.2 Workmanship to be faultless and material to be of best quality available.
 - 1.3 All timberwork to be of first grade and "quality" treated.
2. FOUNDATIONS
 - 2.1 700 x 250 for 230 mm brick walls 500 mm deep.
3. FLOORS
 - 3.1 As on plan.
4. WALLS
 - 4.1 230 mm plastered brick walls.
5. CEILS
 - 5.1 Plastered inside and outside.
6. WINDOWS & DOORS
 - 6.1 01 - Standard brass and battened hardwood on frame with rubber bar.
 - 6.2 02 - Ditto.
 - 6.3 03 - New 2-framed double gate out of 75 x 25 S.A. pine with heavy duty hook and bolt hinges and 3 latches, one in floor, one in lintel and one horizontal in door. D to have precast concrete lintel over.
 - 6.4 04 - Standard hollow-core flush door in hardwood frame.
 - 6.5 05 - Existing - clean and repaint. 06 - Wipeco DMC2 galvanneal. 07 - Wipeco DMC2 galvanneal.
7. BUILDINGS
 - 7.1 New 1/2" battenboard ceiling with cornice and crown strips in both rooms.
8. PAINTWORK
 - 8.1 Paint new work with 1 undercoat and whole outbuilding externally 2 coats exterior PVA.
 - 8.2 Paint 1 coat undercoat and 2 coats in-terior PVA.
 - 8.3 Paint all woodwork and asbestos cement undercoat and 2 coats enamel.
 - 8.4 Paint all metal work 1 coat anti-rust primer, one undercoat and 2 coats enamel.
 - 8.5 Paint new flat roof anti-rust primer, one undercoat and 2 coats approved roof paint.
9. SANITARY FITTINGS
 - 9.1 Bath - standard white 1.500 mm bath with standard fittings.
 - 9.2 Basin - VMA 1711 white complete with standard fittings.
 - 9.3 WC - VMA 1712A white complete with plastic low level cistern.
 - 9.4 TP holder - provide standard t.p. holder.
 - 9.5 Towel rail - provide standard 450 mm mirror towel rail above bath.
 - 9.6 Tiling - provide 2 rows white glazed 150 x 150 mm tiles above bath and basin.

VENNOOTSAP JAN VAN WIJK

INGENIEUR

ARGITEKTE

C. J. LANGENHOVENWEG 31
PO BOX 605
GEORGE
6501

TEL 6562



PROJEKTSKRYWING
ADDITIONS TO HOUSE
GORDON, ST JOHN STREET,
ERF 1347, GEORGE.

TEKENINGSKRYWING
PLAN, SITE PLAN
SECTIONS
ELEVATIONS

GETEKENDE
M.F.S.

DATUM
OCTOBER '79

TEKENING NO.
W1

Application Form Aansoekvorm

To the Town Engineer,
Aan die Stadsingenieur.

I/We, the undersigned, hereby make application to carry out certain works set forth in the plans herewith at and I/We undertake to execute the same in strict accordance with the regulations made and by virtue of the Cape Municipal Ordinance No. 20 of 1974 as amended.

Ek/Ons doen hiermee aansoek om sekere werke uit te voer soos uiteengesit in die onderstaande planne te en ek/ons onderneem om sulks uit te voer stiptelik in ooreenstemming met die regulasies neergelê en volgens die Kaapse Munisipale Ordonnansie Nr. 20 van 1974 soos gewysig.

Signature of Proprietor/Handtekening van Eienaar Mrs. B. GORDON

Date 1988 - 08 - 23
Datum

Address 7 St. JOHN STREET, GEORGE.
Adres
Signature of Draughtsman G.P. HENNING
Handtekening van Tekenaar
Address P.O. BOX 545, GEORGE.
Adres

Plan to show connection distance from
nearest lateral boundary and North Point.

Lot. No. 1347
Erf Nr.

DRAINAGE PLAN DREINERINGSPLAN

Scale 1 : 200 Skaal 1 : 200

Cost of Connection
Koste van Aansluiting R

All roof and storm water is to be excluded from the drainage system.
Geen reënwater of stormwater moet in die dreineringsstelsel ingelei word nie.

Inspection chambers to be built in 215mm brickwork and 150mm concrete base to the following inside dimensions

Up to 1m deep 600mm x 450mm

Deeper than 1m 900mm x 600mm

Inspeksiekamers moet van 215mm steenwerk en 150mm beton basis gebou wees en moet die volgende afmetings hê

Tot 1m diep 600mm x 450mm

Dieper as 1m 900mm x 600mm

Dimensions of chambers to be proportionately enlarged when several branches enter the same chamber.

Inspeksiekamers moet vergroot word volgens die aantal aansluitings wat ingelei word. Alle werk te word uitgevoer in terme van die Municipal Drainage and Building Regulations.

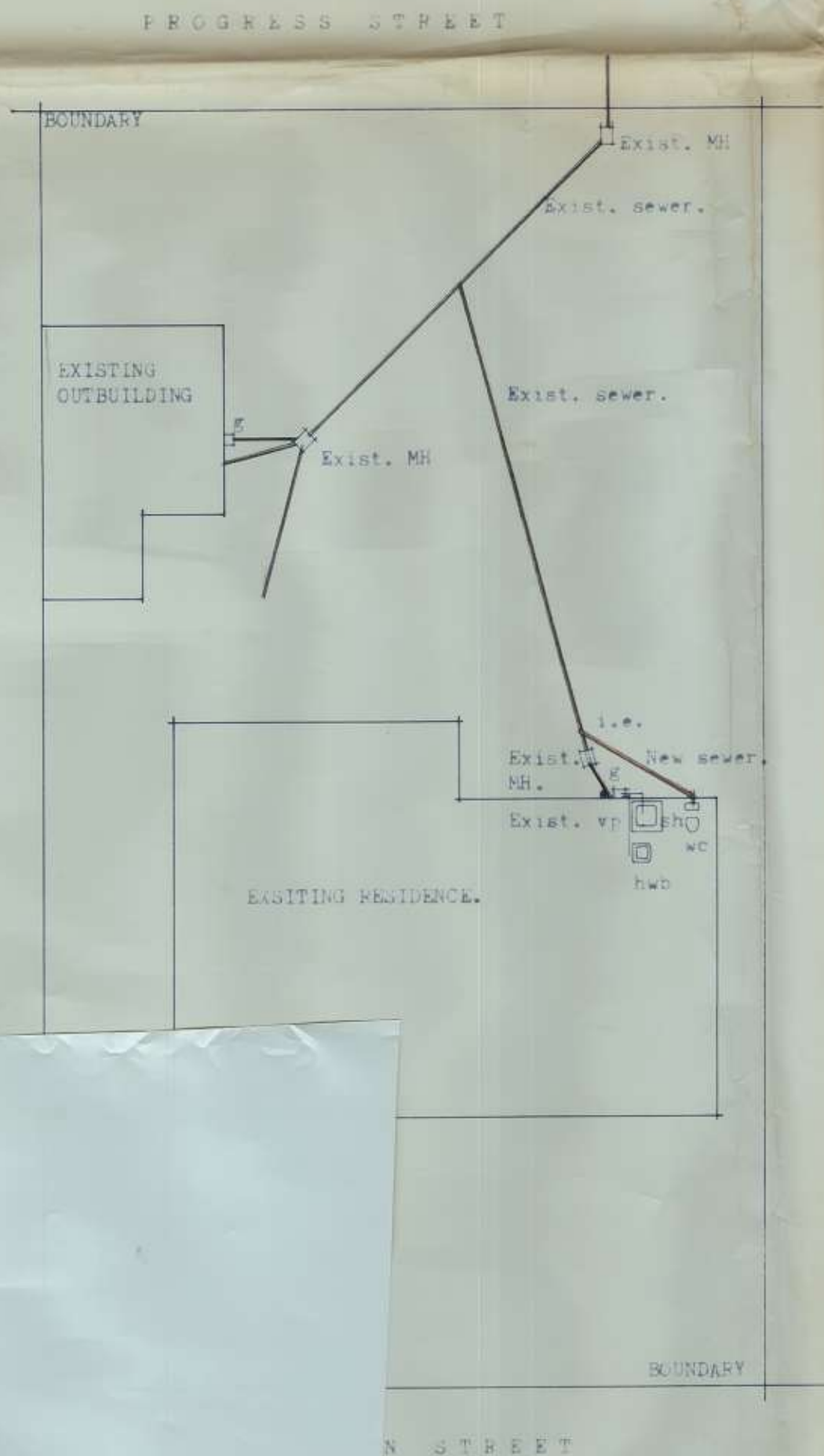
Alle werk moet uitgevoer word volgens die Munisipale Dreinerings- en Bouregulasies. Alle vlakke getoon op hierdie tekening moet verwys word na 'n vaste verwysingspunt op grondhoogte naby die voorgrens van die erf. Die verwysingspunt moet op die plan aangewys word en mag enige geskikte waarde deur die tekenaar gegee word.

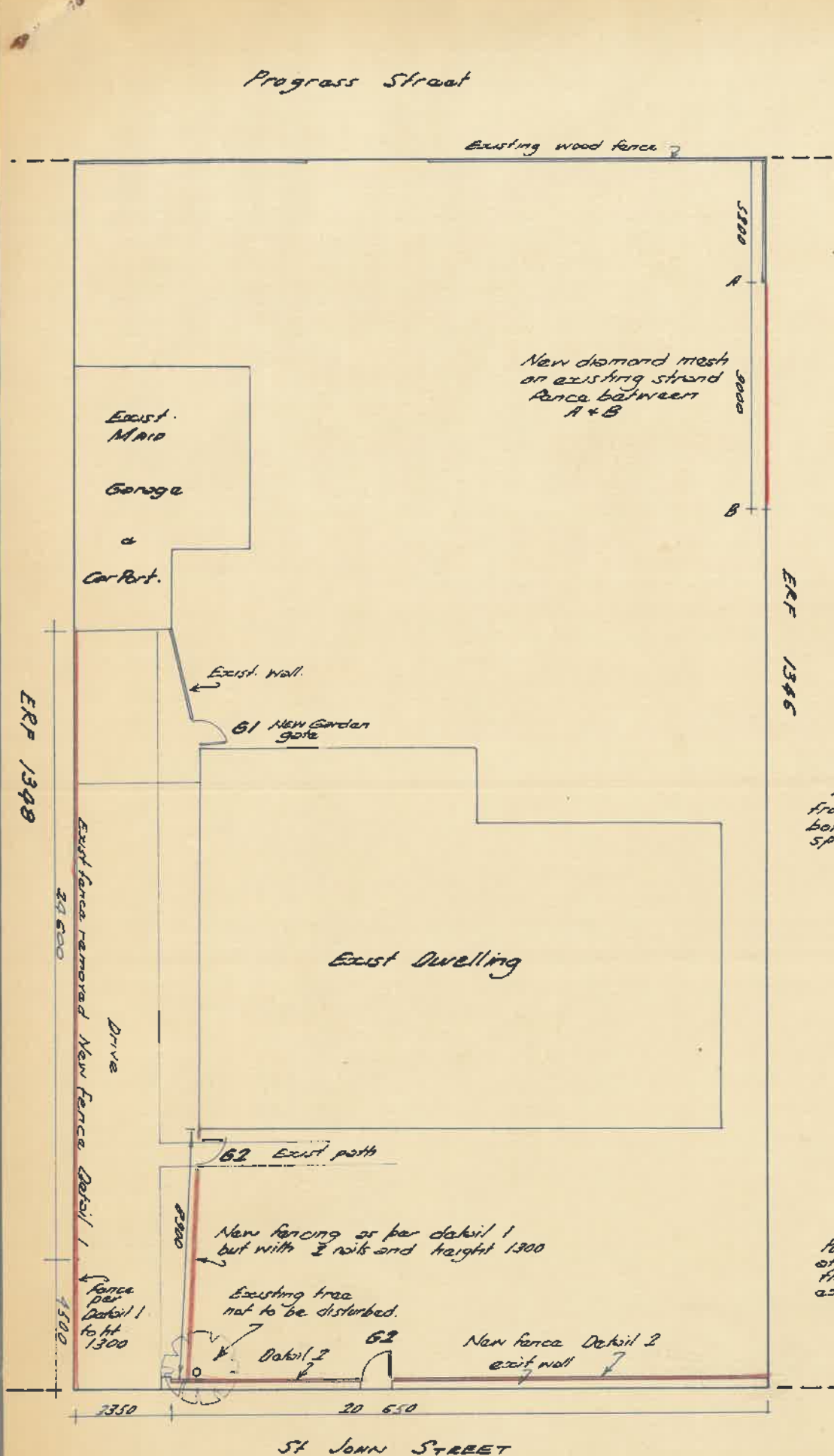
Alle hoogtes hierop aangewys moet verbind wees aan 'n betroubare verwysingspunt op grondhoogte naby die voorgrens van die erf. Die verwysingspunt moet op die plan aangewys word en mag enige geskikte waarde deur die tekenaar gegee word.

All contractors must check and verify all dimensions, levels and connection positions before quoting or commencing work.

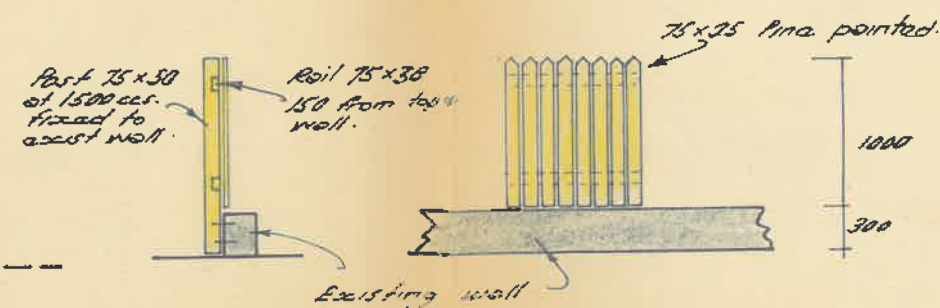
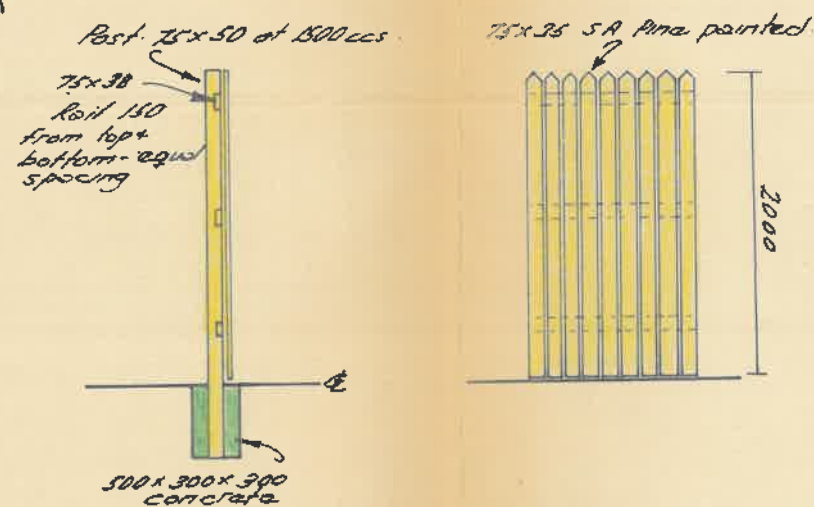
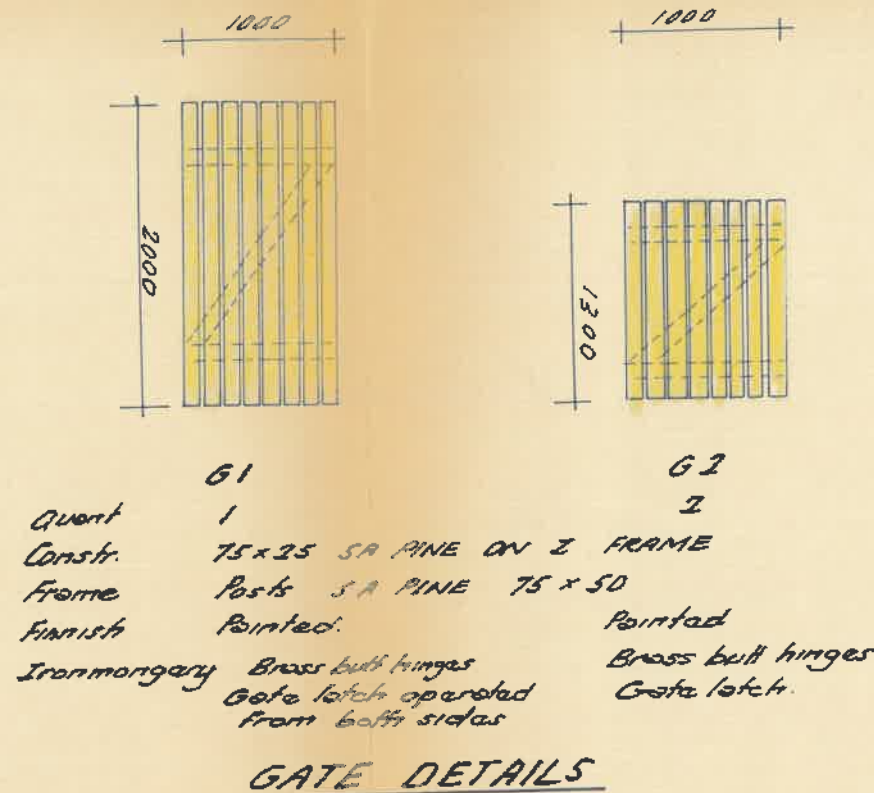
Alle kontrakteure moet alle afmetings, vlakke en aansluitingspunte kontroleer en bevestig voordat hulle kwoteer of met die werk begin.

ALL work to be carried out in accordance with the following instructions:
Alle werke moet uitgevoer word volgens die volgende instruksies:
1. All work to be carried out in accordance with the following instructions:
2. All work to be carried out in accordance with the following instructions:
3. All work to be carried out in accordance with the following instructions:
4. All work to be carried out in accordance with the following instructions:
5. All work to be carried out in accordance with the following instructions:
6. All work to be carried out in accordance with the following instructions:
7. All work to be carried out in accordance with the following instructions:
8. All work to be carried out in accordance with the following instructions:
9. All work to be carried out in accordance with the following instructions:
10. All work to be carried out in accordance with the following instructions:





PLAN & SITE PLAN



GEORGE	MUNICIPALITY MUNICIPALITEIT
STADSINGENIEURS DEPARTEMENT TOWN ENGINEER'S DEPARTMENT	
APPROVED	SUBJECT TO THE STANDARD BUILDING AND DRAINAGE REGULATIONS.
COEDGENEUR	OND. RHEWIG AAN DIE STANDAARD BOU EN DRENERING REGULATIES.
1980-02-09	PLAN No. MW/14/80
STADSINGENIEUR TOWN ENGINEER	

Proposed fencing of portions of
ERF 1347 GEORGE
for Mrs B Gordon
7 St John Street George

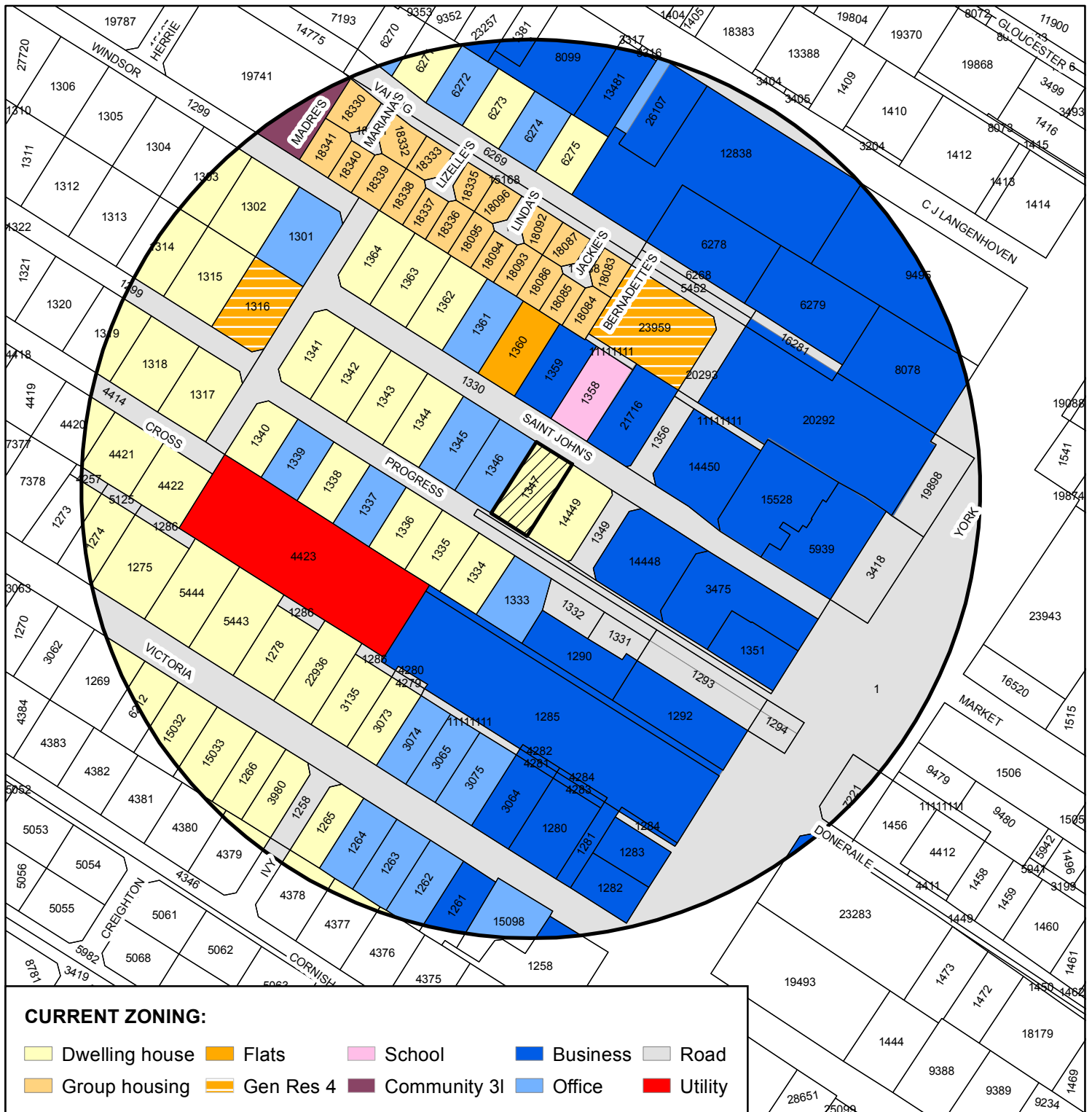
Scales 1:200 , 1:50

Drawn

M van Rensburg
123 Meade Street George
Tel 0441- 69144

PLAN No Gd - 1744/1

ANNEXURE 8



LEGEND:



A4 Scale:
1:3,000

PROJECT:

Proposed rezoning
for CONSKI (Pty) Ltd

PROJEK:

DESCRIPTION:

Erf 1347, George

BESKRYWING:

TITLE:

Proposed land use plan

TITEL:

1353/GEO/24/GIS/LandUse

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: MAY 2025
DATUM:

PLAN NO: ANNEXURE 8
PLAN NR:

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



URBAN & REGIONAL PLANNERS

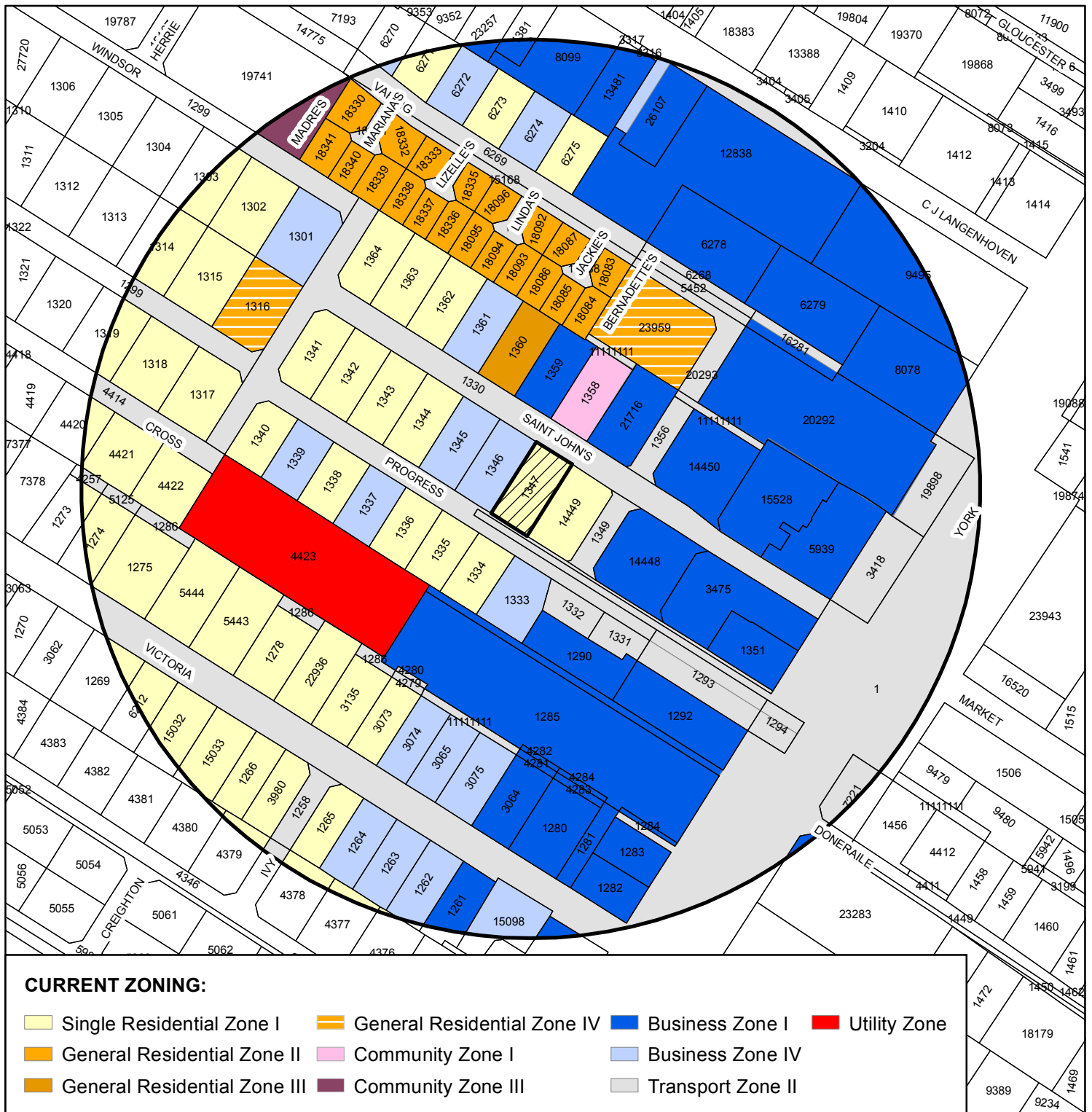
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KOPIEREG:

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 9



CURRENT ZONING:

- | | | | |
|------------------------------|-----------------------------|-------------------|--------------|
| Single Residential Zone I | General Residential Zone IV | Business Zone I | Utility Zone |
| General Residential Zone II | Community Zone I | Business Zone IV | |
| General Residential Zone III | Community Zone III | Transport Zone II | |

LEGEND:



A4 Scale:
1:3,000

PROJECT:

Proposed rezoning
for CONSKI (Pty) Ltd

PROJEK:

DESCRIPTION:

Erf 1347, George

BESKRYWING:

TITLE:

Current zoning plan

TITEL:

1353/GEO/24/GIS/CurZon

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: MAY 2025
DATUM:

PLAN NO: ANNEXURE 9
PLAN NR:

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



URBAN & REGIONAL PLANNERS

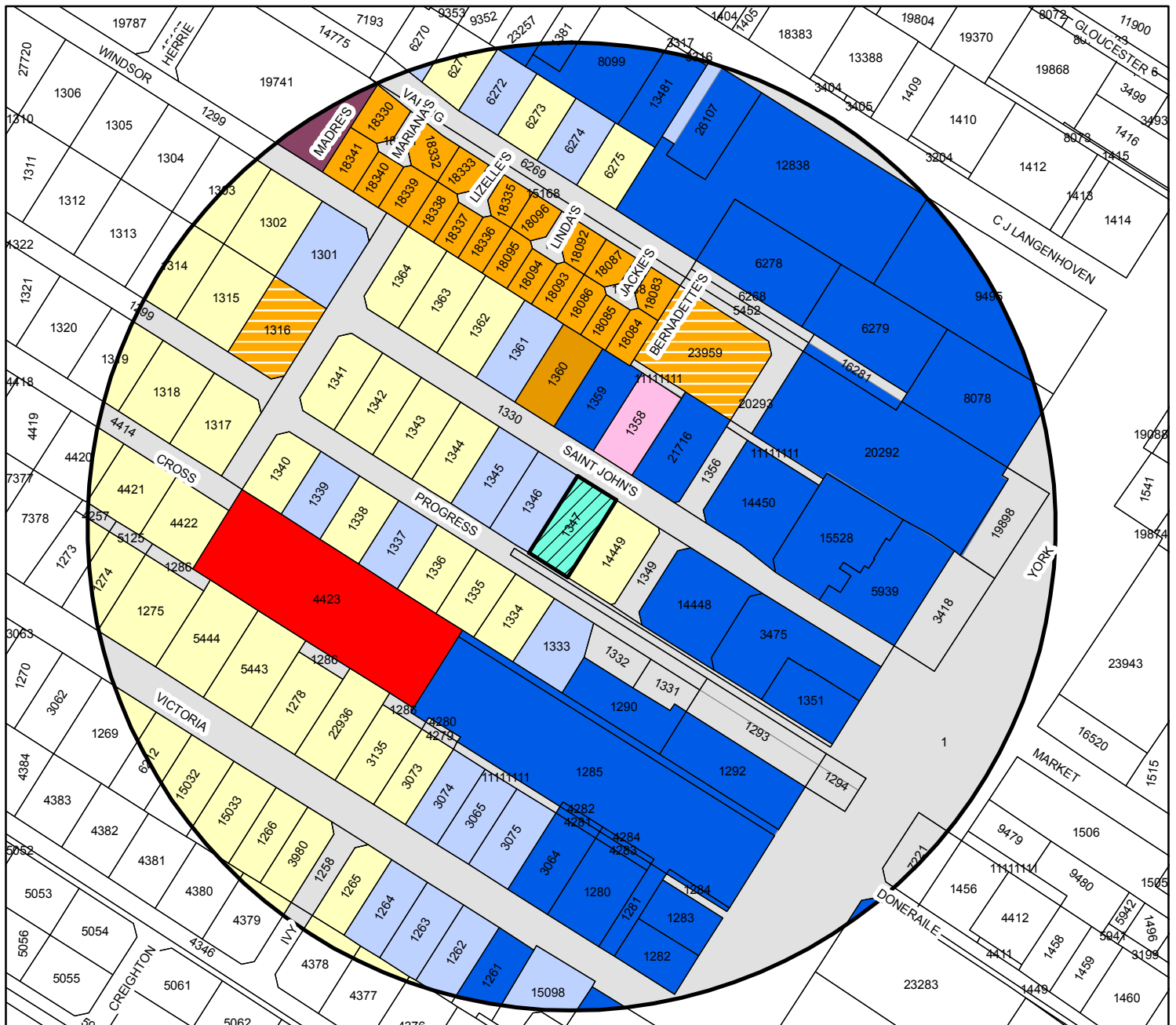
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Die kopiereg van hierdie tekening behoort aan DELplan Consulting. Moenie daarvan afskaal nie, maar verwys na afstande soos aangedui. Alle afmetings moet deur 'n professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asseblief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

ANNEXURE 10



CURRENT ZONING:

- | | | | |
|------------------------------|-----------------------------|------------------|-------------------|
| Single Residential Zone I | General Residential Zone IV | Business Zone I | Transport Zone II |
| General Residential Zone II | Community Zone I | Business Zone IV | Utility Zone |
| General Residential Zone III | Community Zone III | Business Zone VI | |

LEGEND:



A4 Scale:
1:3,000

PROJECT:

Proposed rezoning
for CONSKI (Pty) Ltd

PROJEK:

DESCRIPTION:

Erf 1347, George

BESKRYWING:

TITLE:

Proposed zoning plan

TITEL:

1353/GEO/24/GIS/PropZon

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: MAY 2025
DATUM:

PLAN NO: ANNEXURE 10
PLAN NR:

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



URBAN & REGIONAL PLANNERS

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KOPIEREG:

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ANNEXURE 11

DO NOT SCALE FROM PLAN



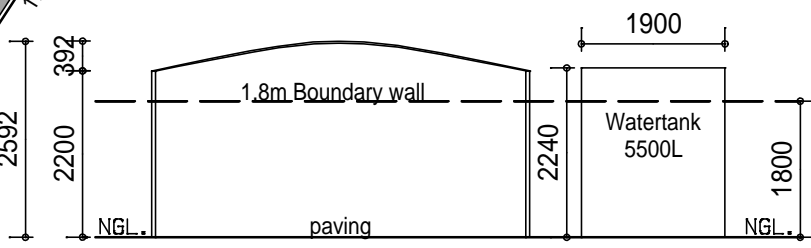
C:\MSD\MSD PLANNING\1347 JACKIE DABROWSKI\20.06.2025 - JACKIE DABROWSKI - ERF 1347 - GEORGE - A3 - SITE PLAN - KORREKSIES.DRW



SITE PLAN
SCALE 1:200

GLA: 174.42m²
Total floor space designed for,
or capable of, occupancy or
control by tenants
4x Parkings per 100m²
Therefore 7 parkings for Business on Erf

2x Parkings for Dwelling



CARPORT HEIGHT DETAIL
SCALE 1:100
MUNICIPAL STAMP

AREA SCHEDULE - ERF 1347 GEORGE		1075.00m ²
TOTAL EXISTING		328.42m ²
BUSINESS		204.91m ²
ROOFED PATIO 1		37.47m ²
ROOFED PATIO 2		15.87m ²
DWELLING		42.38m ²
CARPORT		27.73m ²
TOTAL		328.42m ²
COVERAGE		30.55%
BUILDING LINES:		
Street:	5m Building line	
Sides:	3m Building line	

Copyright Protected ©

Handwritten signature



ANNEXURE 12

Southern Cape Office:
7 Imelda Court, 103 Meade Street,
George, 6529, Western Cape

Fax: 086 510 8357
Cell: 082 568 4719
E-mail: perceptionplanning@gmail.com
www.behance.net/perceptionplanningSA
CC Reg. No. 2003/102950/23

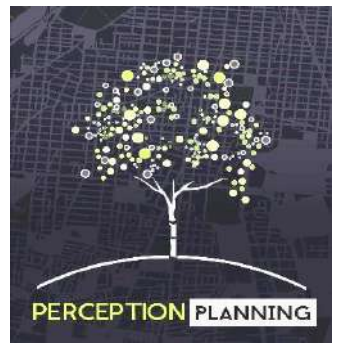
Our ref: GEO/1347/NHRA/2025

Your ref:

Conski (Pty) Ltd
7 St. Johns Street
Dormehls Drift
George
6529

Attention: Dr. Jackie Dabrowski,

24th February 2025



APPLICABILITY OF SECTION 34 OF THE NATIONAL HERITAGE RESOURCES ACT, 1999 (ACT 25 OF 1999): PROPOSED CHANGE OF LAND USE ON ERF 1347 (7 ST JOHNS STREET, DORMEHLSDIRFT), GEORGE DISTRICT AND MUNICIPALITY

1. Our previous communications in relation to the abovementioned proposal refers.
2. Based on the site development plan and ground floor plans of existing buildings as provided (compiled by MSC Draft Design and dated 29th July 2024), the proposal would not include any alterations or demolition of any structure or part of a structure older than 60 years. The proposed change of use of the property from residential purposes to office purposes, by itself, would therefore not require permission in terms of Section 34 of the National Heritage Resources Act (Act 25 of 1999).
3. It is trusted that you find the above in order however please do not hesitate to contact the writer, should any additional information be required.

Yours faithfully,

PERCEPTION Planning

STEFAN DE KOCK

Hons: TRP(SA) EIA Mgmt(IRL) Pr. Pln PHP

ANNEXURE 13

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: **3712111**

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

Brief proposal: **Application for Rezoning, Consent use and Removal of restrictive conditions and departure.**

Property description: **Erf 1347, George**

Date: **21/05/ 2025**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Mun.	044 801 9477	ihuyser@george.gov.za
	Ilané Huyser	George Mun.	044 801 9477	fvava@george.gov.za
Pre-applicant	Delarey Viljoen	DEPLAN Consulting	044 873 4566	delarey@delplan.co.za

Documentation provided for discussion:

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

Locality (in text)

Title Deed

SG Diagram

Heritage feedback

Site Development Plan

Previous Pre-app.

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

YES

NO

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

Comprehensive overview of proposal:

The subject property is located in George, between St John's Street and Progress Street and measures 1075m² in extent.

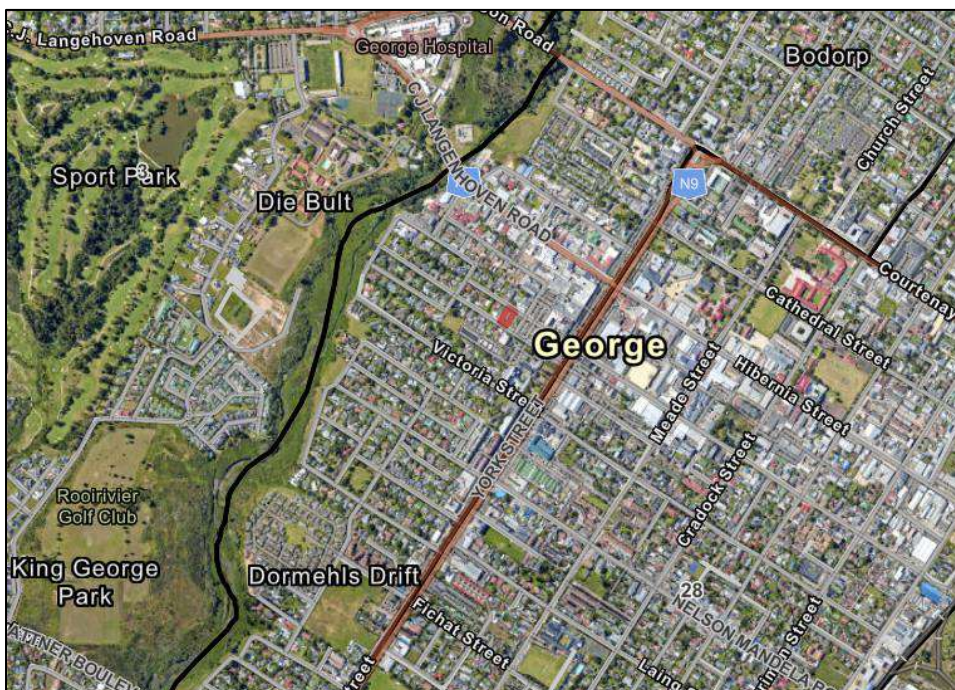


Figure 1: Locality (zoomed out)



Figure 2: Locality (enlarged)

Currently the property contains a dwelling house, garage/carport with a granny flat at the back. The current zoning, as seen in figure 3, is Single Residential Zone I. The owners wish to rezone the property to *Business Zone IV* to allow offices on the property and the small dwelling. The main dwelling will then be used for offices and the granny flat will then be used as a small dwelling house. The dwelling house will be applied for as a consent use under the proposed *Business Zone IV* zoning. As the current granny flat encroaches the building line, a departure to 0m is being applied for. The business is an aquatic specialist company which from time to time need to house a specialist in the area. The purpose of the proposed dwelling house is for contractors lodging when large projects are undertaken, as this could take several weeks at a time.

Feedback from a heritage practitioner is attached herewith and states that no heritage resources are triggered by the current application as the existing buildings remain in their current extent. The property falls within the Business Densification area of the CBD as seen in figure 4 thus the proposed use is aligned with the spatial goal of the SDF. There are already a number of other businesses and offices in the surrounding area.



Figure 3: Zoning



Figure 4: Medium Term Business Development Edge

The owners also wish to follow that same principle as abutting Erf 1346, by utilising the existing additional access from Progress Street. This allows parking access from Progress Street for staff and the flat. Additional parking for clients will also be made available from the existing access from St John's Street and the existing garage on the site will also be utilised. The site is large enough to accommodate sufficient parking, and all parking will thus be proved on-site. The site plan extract can be seen in figure 5.

A pre-application was done last year, but then no SDP was available.

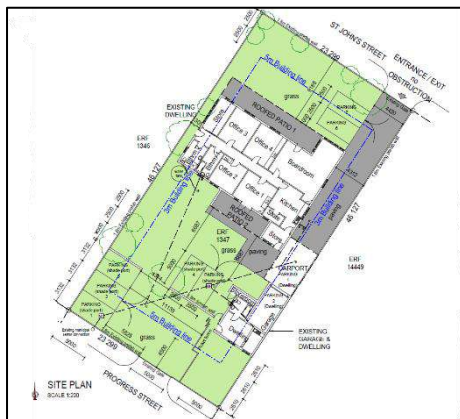


Figure 5: Site Plan extract

There are also several restrictive title deed conditions relevant to the application which will need to be removed/amended.

The application will thus entail the following:

- **Rezoning** in terms of Section 15(2) (a) of the George Municipality: Land Use Planning By-Law (2023) of Erf 1347 to rezone the property from Single Residential Zone I to Business Zone IV to allow offices on the site.
- **Consent** use in terms of Section 15(2) (o) of the George Municipality: Land Use Planning By-Law, 2023 of Erf 1347 to allow a dwelling house on the site.
- **Removal of restrictive conditions** in terms of Section 15(2) (f) of the George Municipality: Land Use Planning By-Law, 2023 of Erf 1347 to remove restrictive title deed conditions B(a) and (c).
- **Departure** in terms of Section 15(b) of the George Municipality: Land Use Planning By-Law, 2023 on Erf 1347 for the granny flat from 3m building line to 0m.

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
<input checked="" type="checkbox"/>	2(a)	a rezoning of land;	To be determined
<input checked="" type="checkbox"/>	2(b)	a permanent departure from the development parameters of the zoning scheme;	To be determined
	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
<input checked="" type="checkbox"/>	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	To be determined
	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
<input checked="" type="checkbox"/>	2(o)	a consent use contemplated in the zoning scheme;	R
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a homeowner's association;	R
	2(r)	to rectify a failure by a homeowner'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 determined

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 documentation/plans?	X			
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			X	Conveyance attorney to confirm
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X		
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? George Integrated Zoning Scheme What is the current zoning of the property? Single Residential Zone I What is the proposed zoning of the property? Business Zone IV 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) No				
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)

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		X		SANParks / CapeNature
Will the proposal require comments from DEFF?		X		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (striethrough 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 wastewater:			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

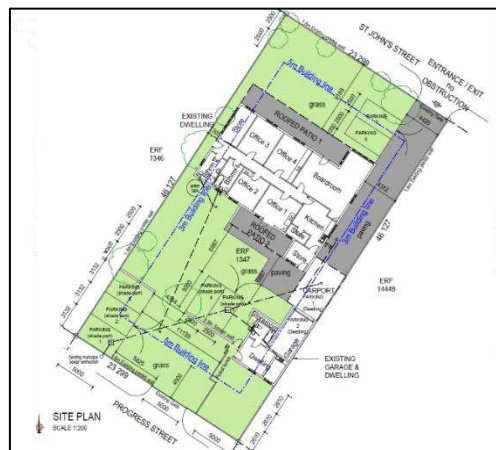
COMPULSORY INFORMATION REQUIRED:					
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N	Bondholder's consent
MINIMUM AND ADDITIONAL REQUIREMENTS:					
Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y		Land Use Plan	Y		Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
	N	Services Report or indication of all municipal services / registered servitudes	Y	N	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	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Other (specify)	Y	N	Required number of documentation copies

PART E: DISCUSSION

Pre-application as discussed 21 May 2025 for proposed rezoning, consent use and removal of restrictive title deed conditions in order to allow for offices and a dwelling house on Erf 1347, George. The following was made available for discussion:

Town Planning comments

- Applicant is advised to reconsider the manoeuvrability for parking 6 and 7, it suggested to rather move them deeper onto property.
- Necessary departures to be included in terms of minimum access width, building lines etc.
- It is noted that no additional construction is proposed for the existing heritage building, confirmation from heritage practitioner to be included with formal submission.



- To show all exiting indigenous trees/vegetation on site. To retain as for as possible and plant more where required/possible.
- Only a single access from each street will be allowed (existing accesses).
- The application must consider the character of the area and show compliance of the proposed development with the existing residential area (to blend in with the area).
- Proposal must address zoning scheme by-law, MSDF and LSDF.
- Applicant to consider previous comments from CES and ETS as detailed below.

CES comments

- Access will be restricted 1 access points both from Progress and St John's Streets.
- Parking to be provided in terms of the GIZS, 2023. No parking will be allowed in the road reserve.
- In terms of Water & Sewer, services are available the site subject to the required capacity.
- DC's charges will be required and payable on submission of building plans.
- The development to must adhere to the applicable stormwater by-law.

ETS comments

- Developer to ensure that existing internal electrical services and proposed external and internal services comply with municipal bylaws and national standards.
- DC's to be applied on town planning approval.

PART F: SUMMARY / WAY FORWARD

Refer to comments above.

OFFICIAL:  _____

Fakazile Vava (Town Planner)

SIGNED:  _____

Ilané Huyser (Senior Town Planner)

DATE: 2025.06.04

PRE-APPLICANT: **Delarey Viljoen Pr. Pln**
(FULL NAME)

SIGNED:  _____

DATE: **19/05/2025**

**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.*

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: **3068918**

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

Brief proposal: **Application for Rezoning, Consent use and Removal of restrictive conditions.**

Property description: **Erf 1347, George**

Date: **28/02/ 2024**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Mun.	044 801 9477	ihuyser@george.gov.za
Official	Fakazile Vava	George Mun.	044 801 9477	fvava@george.gov.za
Pre-applicant	Delarey Viljoen	DEPLAN Consulting	044 873 4566	delarey@delplan.co.za

Documentation provided for discussion:

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

Locality (in text)

Title Deed

SG Diagram

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

YES	NO
-----	----

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

Comprehensive overview of proposal:

The subject property is located in George, between St John's Street and Progress Street and measures 1075m² in extent.



Figure 1: Locality (zoomed out)



Figure 2: Locality (enlarged)

Currently the property contains a dwelling house, garage/carport with a granny flat at the back. The current zoning, as seen in figure 3, is Single Residential Zone I. The owners wish to rezone the property to *Business Zone IV* to allow offices on the property. The main dwelling will then be used for offices and the granny flat will then be used as a small dwelling house. The dwelling house will be applied for as a consent use under the proposed *Business Zone IV* zoning. The property falls within the *Business Densification* area.

The purpose of the proposed dwelling house is for contractors lodging when large projects are undertaken, as this could take several weeks at a time.

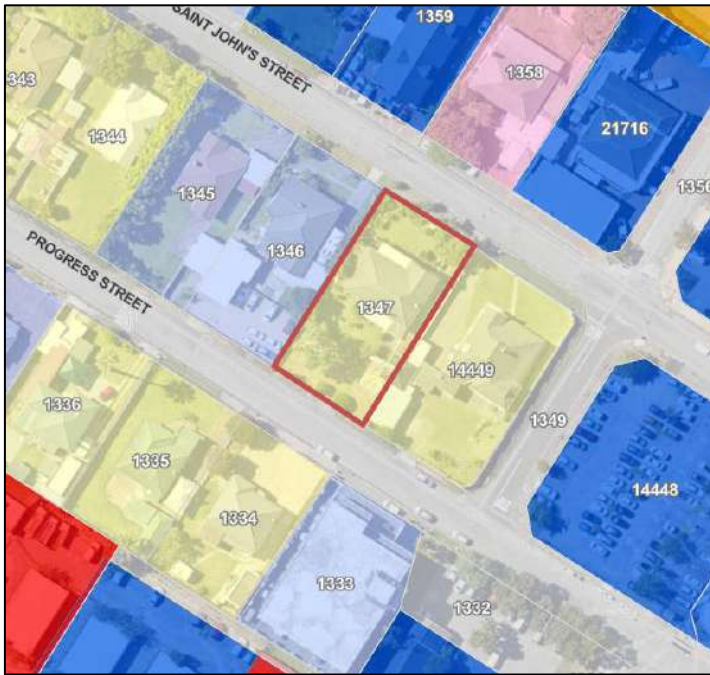


Figure 3: Zoning

The owners also wish to follow that same principle as abutting Erf 1346, by adding an additional access from Progress Street. This allows parking access from Progress Street for staff and the flat. Additional parking for clients will also be made available from the existing access from St John's Street and the existing garage on the site will also be utilised. The site is large enough to accommodate sufficient parking and all parking will thus be proved on-site.

There are also several restrictive title deed conditions relevant to the application which will need not be removed/amended.

The application will thus entail the following:

- 1. Rezoning** in terms of Section 15(2) (a) of the George Municipality: Land Use Planning By-Law, 2023 of Erf 1347 to rezone the property from *Single Residential Zone I* to *Business Zone IV* to allow offices on the site.
- 2. Consent use** in terms of Section 15(2) (o) of the George Municipality: Land Use Planning By-Law, 2023 of Erf 1347 to allow a dwelling house on the site.
- 3. Removal of restrictive conditions** in terms of Section 15(2) (f) of the George Municipality: Land Use Planning By-Law, 2023 of Erf 1347 to remove restrictive title deed conditions.

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
<input checked="" type="checkbox"/>	2(a)	a rezoning of land;	To be determined
	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
<input checked="" type="checkbox"/>	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	To be determined
	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
<input checked="" type="checkbox"/>	2(o)	a consent use contemplated in the zoning scheme;	R
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a homeowner's association;	R
	2(r)	to rectify a failure by a homeowner'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
<input type="checkbox"/>	<input type="checkbox"/>	Serving of notices (i.e. registered letters etc.)	R
<input type="checkbox"/>	<input type="checkbox"/>	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
<input type="checkbox"/>	<input type="checkbox"/>	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
<input type="checkbox"/>	<input type="checkbox"/>	Placing of final notice (i.e. Provincial Gazette etc.)	R

TOTAL APPLICATION FEE* (VAT excluded):	To be determined
---	------------------

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 documentation/plans?	X			
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			X	Conveyance Certificate to confirm
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X		
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? George Integrated Zoning Scheme What is the current zoning of the property? Single Residential Zone I What is the proposed zoning of the property? Business Zone IV 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) No				
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)

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		X		SANParks / CapeNature
Will the proposal require comments from DEFF?		X		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (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 wastewater:			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 (Conveyancer to confirm)

MINIMUM AND ADDITIONAL REQUIREMENTS:

Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y		Land Use Plan	Y		Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Homeowners' Association consent
Y		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

Pre-application as discussed 28 February 2024 for proposed rezoning, consent use and removal of restrictive title deed conditions in order to allow for offices and a dwelling house on Erf 1347, George. The following was made available for discussion:



Town Planning comments

- Applicant to provide a detailed site layout plan for the proposal.
- A heritage study and necessary permits will need to be acquired before any alterations are done to the existing dwelling houses.
- The land use application must establish the expected number of people and users of the proposed office space.
- Parking must be calculated in line with GLA for the offices and the dwelling unit.
- The trees and rest of vegetation found on the property must be studied and preserved.
- Only a single access from each street will be allowed (existing accesses)
- The application must consider the character of the area and show compliance of the proposed development with the existing residential area (to blend in).
- Proposal must address zoning scheme by-law and the MSDF.

CES comments


- Access will be restricted 1 access points both from Progress and St John's Streets.
- Parking to be provided in terms of the GIZS, 2023. No parking will be allowed in the road reserve.
- In terms of Water & Sewer, services are available the site subject to the required capacity.
- DC's charges will be required and payable on submission of building plans.
- The development to must adhere to the applicable stormwater by-law.

ETS comments

- Developer to ensure that existing internal electrical services and proposed external and internal services comply with municipal bylaws and national standards.
- DC's to be applied on town planning approval.

PART F: SUMMARY / WAY FORWARD

See comments above.

OFFICIAL:  _____

Fakazile Vava (Town Planner)

PRE-APPLICANT: **Delarey Viljoen Pr. Pln**
(FULL NAME)





SIGNED: _____

Ilané Huyser (Senior Town Planner)

SIGNED: _____

DATE: 2024.03.07

DATE: **26/02/2024**

**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.*

Erf 1347, George

ANNEXURE 14



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	CONSKI (PTY) LTD				
Address	7 Saint John's Street				
	George	Postal code	6529		
E-mail	jackie@confluent.co.za				
Tel	n/a	Fax	n/a	Cell	083 256 3159

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 1347											
Physical Address	7 Saint John's Street, Dormhels Drift											
GPS Coordinates	33.959523°S 22.453441°E					Town/City		George				
Current Zoning	Single Residential I			Extent		Dormhels Drift		Are there existing buildings?		Y	N	
Current Land Use	Residential Dwelling											
Title Deed number & date	T38877/2023											
Any restrictive conditions prohibiting application?	Y	N	If Yes, list condition number(s).			B (a) and (c)						
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	Ilané Huyser	Reference number	3712111	Date of consultation	21/05/ 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:

- **Rezoning** in terms of Section 15(2) (a) of the George Municipality: Land Use Planning By-Law (2023) of Erf 1347 to rezone the property from Single Residential Zone I to Business Zone IV to allow offices on the site.
- **Consent** use in terms of Section 15(2) (o) of the George Municipality: Land Use Planning By-Law, 2023 of Erf 1347 to allow a dwelling house on the site.
- **Removal of restrictive conditions** in terms of Section 15(2) (f) of the George Municipality: Land Use Planning By-Law, 2023 of Erf 1347 to remove restrictive title deed conditions B(a) and (c).
- **Departure** in terms of Section 15(b) of the George Municipality: Land Use Planning By-Law, 2023 on Erf 1347 for:
 - the relaxation of the following building lines
 - the 3m eastern common boundary building line to 0m for the existing granny flat (applied for as dwelling house) and garage with carport exceeding the maximum 12m length by 0.48m
 - the 5m southern street boundary building (along Progress Street) to 0.9m for proposed shade ports 1 & 2 as well as 0m for shade ports 4 & 5.
 - the 3m western common boundary building line to 1.3m for the existing structure with the existing windows (within 1.5m), patio and water tank.
 - the relaxation of the minimum carriageway crossing width from 5m to 4.4m

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

Minimum and additional requirements:

Y	<i>N</i>	<i>N/A</i>	Conveyancer's Certificate		Y	<i>N</i>	<i>N/A</i>	Land Use Plan / Zoning plan
<i>Y</i>	<i>N</i>	N/A	Proposed Subdivision Plan (including street names and numbers)		<i>Y</i>	<i>N</i>	N/A	Phasing Plan
<i>Y</i>	N	<i>N/A</i>	Consolidation Plan		<i>Y</i>	<i>N</i>	N/A	Copy of original approval letter (if applicable)
Y	<i>N</i>	<i>N/A</i>	Site Development Plan		<i>Y</i>	<i>N</i>	N/A	Landscaping / Tree Plan
<i>Y</i>	<i>N</i>	N/A	Abutting owner's consent		Y	<i>N</i>	N/A	Home Owners' Association consent
<i>Y</i>	<i>N</i>	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) <i>(strikethrough irrelevant)</i>		<i>Y</i>	<i>N</i>	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	<i>N</i>	<i>N/A</i>	Services Report or indication of all municipal services / registered servitudes		Y	<i>N</i>	<i>N/A</i>	Required number of documentation copies 2 copies
<i>Y</i>	<i>N</i>	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes		<i>Y</i>	<i>N</i>	<i>N/A</i>	Other (specify)

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

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

SECTION I: DECLARATION

I hereby wish to confirm the following:

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

Applicant's signature:



Date:

25/06/2025

Full name:

Delarey Viljoen

Professional capacity:

Professional Planner

SACPLAN Reg. Nr:

A/1021/1998