

**Our Ref.: 1462/GEO/25**  
**Your Ref.: Erf 1358, Dormhels Drift**

19 June 2025

The Municipal Manager  
George Municipality  
PO Box 19  
GEORGE  
6530

**ATTENTION: MR. CLINTON PETERSEN**

Dear Mr. Petersen,

**PROPOSED REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS ON ERF 1358, 6 ST. JOHN'S STREET,  
DORMHELS DRIFT, 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/2025/1462-GEO-25/Korrespondensie/Cover letter.doc>

**Cc: FOUNDATIONS THEOLOGICAL INSTITUE**

**PROPOSED REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS ON ERF 1358, 6  
ST. JOHN'S STREET, DORMHELS DRIFT, GEORGE MUNICIPALITY AND DIVISION**



**FOR: FOUNDATIONS THEOLOGICAL INSTITUE**



URBAN & REGIONAL PLANNERS

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

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## PROPOSED DEPARTURES AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS ON ERF 1358, 6 ST. JOHN'S STREET, DORMEHLSDRIFT, GEORGE MUNICIPALITY AND DIVISION

### 1. INTRODUCTION

The registered owner of Erf 1358, Dormehlsdrift, George has appointed *DELPLAN Consulting* to prepare and submit the required land use application. A copy of the power of attorney to submit this land use application is attached as **Annexure 1**.

#### 1.1 Title Deed

The property is currently registered to Foundations Theological Institute according to Title Deed T10742/2024 and is attached as **Annexure 2**. The conveyancer's certificate, included as **Annexure 3**, confirms that certain restrictions noted in the title deed are applicable to this application. The owner seeks to remove Section B (subsections a, c & d) of the title conditions. Subsection (a) restricts the use of the property to residential purposes only, while subsection (c) limits the use to only one dwelling with outbuildings and subsection (d) laying down a 3.15m building line. According to the title deed, the property has an extent of 1089m<sup>2</sup>, as illustrated in the SG Diagram attached as **Annexure 4**.

#### 1.2 Land Use Application

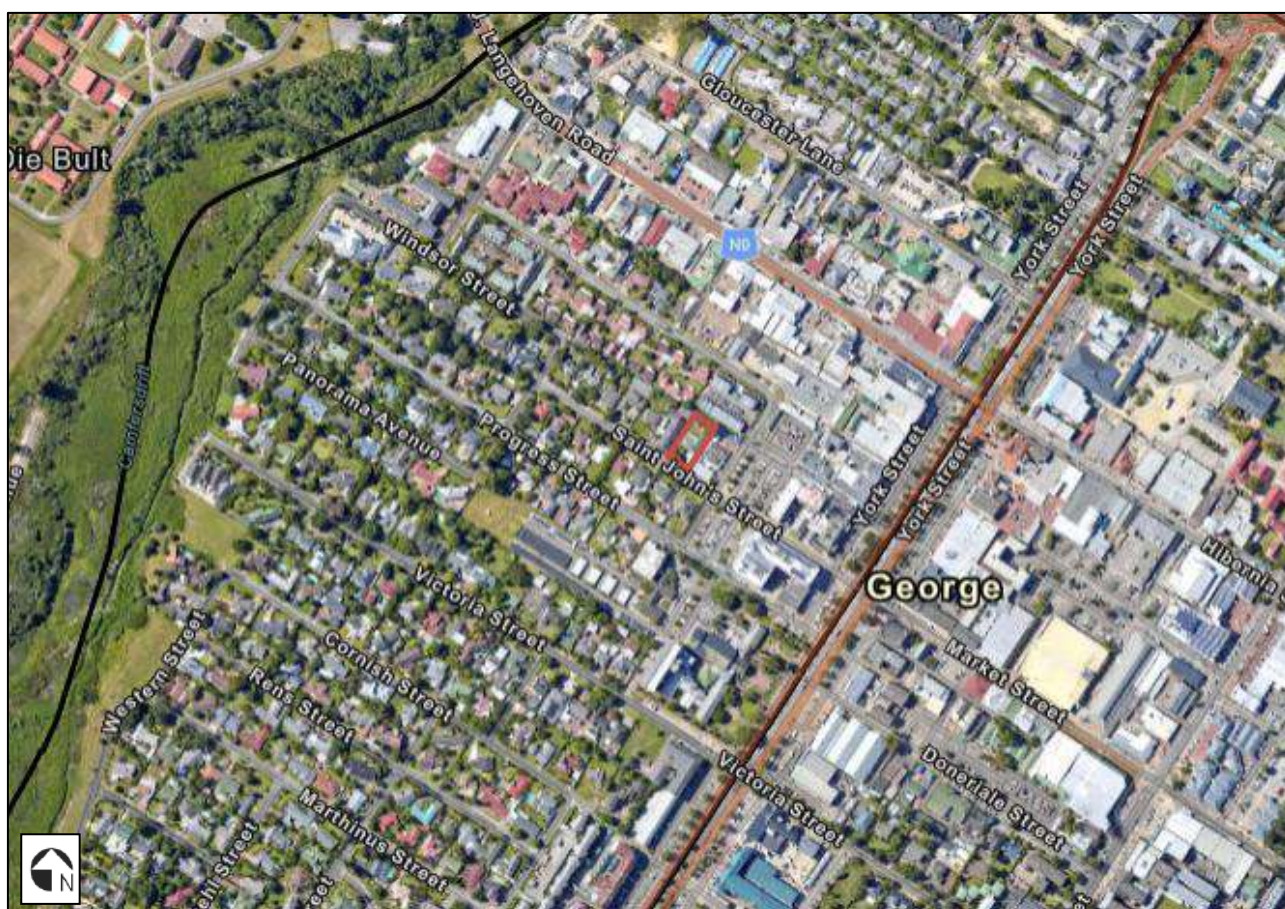
This land use application entails the following.

- **Removal of restrictive title deed condition:** Application in terms of Section 15(2)(f) of the George Municipality: Land Use Planning By-Law, 2023 for removal of condition B (a, c & d).
- **Departure:** Application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of:
  - the 5m eastern building line to 0m for the existing structure and outbuilding to be converted to a bible school including dormitories.
  - the 5m western building line to 3m for the existing covered patio and existing structure that was converted to a bible school, 1.2m for the existing scullery, 1.9m for the Water tank and 2.4m the chimney.

## 2. CONTEXTUAL INFORMATION

### 2.1 The Locality of the Subject Property

Erf 1358, George is located in Dormehlsdrift in Ward 19 at 6 St. John's Street. Figure 1 provides a visual of the subject property in relation to the surrounding neighbourhoods, while figure 2 provides a more detailed view of the subject property with its immediate surrounding land uses. No significant historic buildings, ruins, grave sites or any other heritage-related activities and objects are evident within the landscape. A locality plan is attached hereto as **Annexure 5**.



**Figure 1:** Subject property in relation to the surrounding area as well as York Street





**Figure 2:** Detailed view of the subject property in relation to the immediate surroundings

## 2.2 Existing Land Uses and Character of the Area

The subject property was developed with a dwelling house and with an outbuilding, which has been used as a crèche/daycare as is indicated by the current zoning. The property was rezoned in the past to *Community Zone I*. The approved building plans are attached as **Annexure 6**. The main building is situated in the centre of the property, while the outbuilding is located on the eastern side of the property. Both structures gain access via St John's Street. This access point as indicated on the Site Plan is situated at a sufficient distance from any road intersections, ensuring safe and appropriate entry.

The proposed development will not alter the primary use of the building, which will continue to as a bible school. Therefore, it is not anticipated that the proposed changes will negatively impact the character of the surrounding area. As part of the proposed development, a portion of the new proposed/ altered structures as well as existing structures encroach upon the eastern and western building lines. Figure 3 (a & b) provides a visual of the main dwelling with several other additions while figure 4 illustrates the existing converted structures over the building western side line.

The current parking layout on the erf is not sufficient, thus the site plan proposes a new layout.



**Figure 3a:** Visual representation of the main dwelling



**Figure 3b:** Visual representation of other additions on site



As seen in figure 4, the property is fully developed. The current restrictions placed on this erf limit the uses necessitating its removal.



**Figure 4:** Structures over the western side building line

## 2.3 Zoning



**Figure 5:** Zoning of Erf 1358

The zoning of the subject property according to the George Integrated Zoning Scheme By-Law is “Community Zone I”. Figure 5 indicates the zoning of the subject property as well as the immediate surroundings.

### 3. DEVELOPMENT PROPOSAL

The subject property is currently developed with a main building and outbuildings that was converted to a bible school. **Note** that, with the exception of a new refuse room, no new additional structures are currently being proposed as the building footprint remains unchanged, all additions indicated on the site plan in figure 6 are as built and were constructed by the previous owners. The areas indicated in red on the site plan indicate additions that were added to the existing layout that initially featured on the approved plans. These additions were made by the previous owners.

The existing structure on the erf was approved as seen in the approved building plans. The use has, however, changed as the structure was converted to a bible school with dormitories. Several additions were also made thus building line relaxations are required for both existing converted structures and new additions.

The proposed dormitory towards the north-east being the only section only partially converted. The other building line encroachments along the eastern boundary building line is for the existing approved structure that was converted to the bible school, with several dormitories being included.

The street front boundary fence will be removed and moved up to the boundary. New parking will be provided on-site with the current off-street parking being removed as per the site plan. The size of the dormitories is indicated on the site plan, and it can be seen that the use is only ancillary to the main use of the bible school.

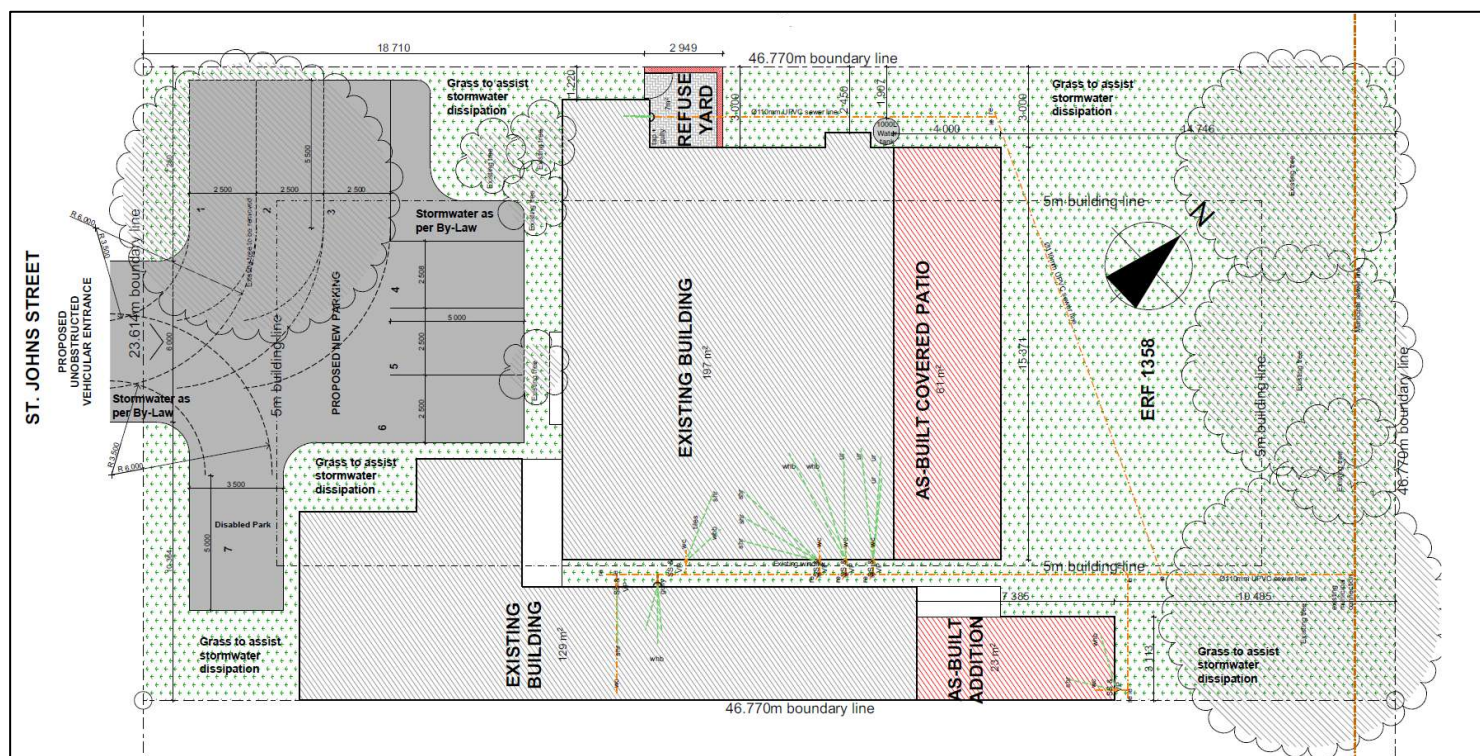


Figure 6: Site Plan extraction



The owner wishes to legalise existing structures that currently encroach upon the building lines. Existing structures that were converted also include the developments along the western boundary building line where the scullery and lounge is indicated.

The scullery and patio do not feature on any approved plans, only the existing structure that was now converted. The patio is already constructed, in addition to a water tank and chimney that is over the building line, thus a building line relaxation is required along the western boundary building line. The chimney is included as it protrudes more than 500mm and the water tank as it is higher than the boundary wall. The proposed site development plan is attached as **Annexure 7**.

The owner also seeks to remove certain restrictive title deed conditions to allow for greater flexibility in the property's potential future use. Specifically, the request involves the removal of Section B (a, c & d), which currently restrict the use of the property to residential purposes only as well as limiting the on-site uses to one dwelling with outbuildings and laying down a 3.15m street building line.

### **3.1 Accessibility**

The subject property currently gains access from St John's Street and will remain from this street. The current parking off the street is not sufficient and the site plan proposes a new layout without any parking in the road reserve as all parking will be provided on-site. This new proposed access point is located a sufficient distance from the proposed development and, as such, is not expected to impact traffic flow in any meaningful way. Additionally, there are no structures on the sidewalks, and therefore, pedestrian movement will not be affected.

### **3.2 Engineering Services**

The property is already developed and located in a serviced area, however, the relevant service requirements will be provided in accordance with municipal guidelines and infrastructure costs will be covered by the developer.

### **3.3 Pre-application feedback**

A pre-application consultation was held on 18 June 2025, attached as **Annexure 8**, and the following feedback was received:

#### **Town Planning**

- Due to the change of land use of existing structures (e.g. classes changed to dormitory rooms), building line departure applications will be required for all existing rooms.
- It is not necessary to submit a site development plan, however a site plan indicating parking, access, position of building structures, trees and paving must be submitted with the application.

- Please note that the area used for dormitory purposes may not be bigger than the area used for place of instruction as it is an ancillary use.

*Noted, the relevant departures are being applied for. Relevant features are indicated on the SDP.*

### **Civil Engineering Services**

#### **Access:**

- Access may be restricted to St John Street.
- Access is permitted in accordance with the George Integrated Zoning Scheme (GIZS) 2023 regulations.
- All parking must be provided on-site, in compliance with the GIZS 2023 parking requirements.
- PT1 may be considered, subject to parking departure application.
- No parking is allowed within the road reserve, and the owner may be held liable for any costs incurred to prevent unauthorized parking in this area.
- All movability should be done on site.

*Noted, all parameters for parking and access adhered to.*

#### **Development Charges:**

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

*Noted.*

#### **Water and Sanitation:**

- Municipal water and/or sanitation is available, subject to network and/or treatment capacity required confirmation.

*Noted.*

#### **Stormwater:**

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

*Noted.*

## 4. RELEVANT SPATIAL PLANNING POLICIES

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

### 4.1 George Municipal Spatial Development Framework (GMSDF) (2023)

The SDF does not address the subject property specifically; however, the SDF states the following:

*“Improved and optimised utilization of available facilities has been noted as an approach of the WC Department of Education to meet the demand and such intensification of social use is supported.”*

As well as addressing CBD developments as follows:



Figure 7a: George CBD

*“The George CBD is a high intensity mixed use area defined by a business edge applicable to the core area, including office use and high-density housing options. Revitalization and urban design focussed on the public realm, including pedestrian linkages, planning aimed at improving safety and shared management must be considered in all developments in the CBD.”*

The George CBD layout can be seen in figure 7a.

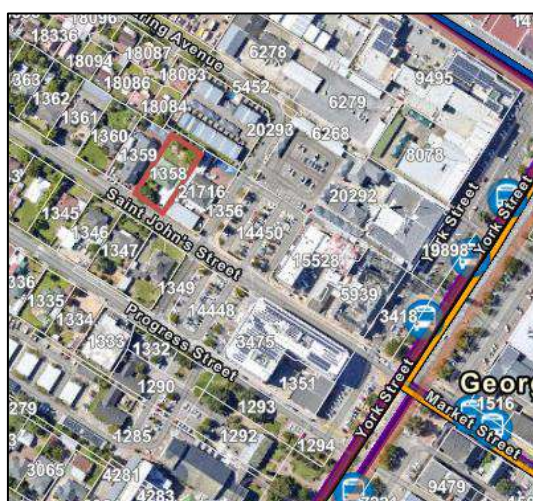


Figure 7b: Public transport services in the area

It can be argued that the proposed development is aligned with the MSDF. Additionally, the property is located near the Go-George bus service as seen in Figure 7b. This provides public transport for the students as well as the lecturers.

## 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 George Municipality Land Use Planning by-law (2023)

Section 33 (4) of the By-Law identifies 6 considerations when deciding on the removal, suspension or amendment of a restrictive condition. These considerations are applied to the proposed development below:

#### **1. the financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement.**

The restrictive conditions currently limit the use of the property to residential purposes and prohibit subdivision, yet they offer no identifiable financial or protective benefit to any specific person or entity. As the property is already zoned for "Place of Instruction" and has previously operated as a crèche, these conditions conflict with the approved land use rights. Their continued enforcement serves only to obstruct a lawful and beneficial development.

These conditions should have been removed with the previous rezoning. Removing these outdated restrictions would not negatively impact any third party but would enable the property to be used to its full potential for a community-oriented purpose.

#### **2. the personal benefits which accrue to the holder of rights in terms of the restrictive condition;**

The existing restrictive title conditions limit the property to residential use and prohibit subdivision, thereby preventing the owner from fully utilising the site in line with its current zoning as a Place of Instruction. These conditions do not provide any direct or identifiable benefit to a specific individual or entity, nor do they protect any particular interest. As the property has already operated as a crèche and is now proposed to be used as a Bible school both permitted under the zoning, the conditions simply hinder lawful and appropriate use. Their removal will not specifically benefit any third party but will allow the owner to exercise the rights already granted by the land use scheme.

#### **3. the personal benefits which will accrue to the person seeking the removal, suspension or amendment of the restrictive condition if it is amended, suspended or removed;**

Amending or removing the restrictive conditions will grant the owner the legal certainty and flexibility needed to improve and adapt the existing buildings without conflicting with outdated title deed provisions. This will result in both personal and financial benefits by enabling the lawful operation of a Bible school and enhancing the property's land use and value. Furthermore, the proposed use aligns with the character of the area and continues from the property's previous function as a crèche, thereby maintaining its role as a community-serving institution without altering the neighbourhood's character.

**4. the social benefit of the restrictive condition remaining in place in its existing form;**

Retaining the restrictive title conditions offers little to no social benefit, as they limit the property to residential use and prohibits subdivisions that are outdated and inconsistent with the current zoning and surrounding land uses as well as the Municipal SDF. The property is proposed to serve as a Bible school, continuing its community-focused role by providing educational as well as spiritual development. Maintaining these restrictions would prevent the lawful and beneficial use of the property, hindering educational and social development opportunities that align with the needs of the local community.

**5. the social benefit of the removal, suspension or amendment of the restrictive condition; and**

The removal of the restrictive title conditions will bring significant social benefits by allowing the establishment of a Bible school, which will serve as an educational and spiritual hub contributing to community development and access to faith-based education. Additionally, the proposed use will foster learning, mentorship, and potentially local employment, promoting social upliftment. Amending or removing these outdated restrictions will enable the property to better meet the community's evolving needs without adversely affecting the area's character or neighbouring property rights.

**6. whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights.**

The removal of the indicated conditions will merely remove outdated conditions and not completely remove all rights as the By-Law will provide a level of control thereafter.

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

The nature of this land use application only partially affects the five development principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA). Only the most relevant aspects are addressed below.

### 5.2.1 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 properties in the MSDF specifically, however, development near a major corridor (York Street) is supported.*

#### 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 the CBD area and will not negatively affect the efficient and equitable functioning of land markets. As a creche could be considered a higher nuisance to surrounding properties, the new change could in fact benefit surrounding land uses and markets.*
- *The proposed development will have a limited impact on the provision of infrastructure and will not require any additional social services outside the development itself.*
- *The owner is not proposing any new development, but the approval of the application will allow for the optimal utilisation of the subject property. The departures associated with the application are minor and has no additional influence compared to the development before it.*

#### 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.

- *Capital contributions will also be paid when development occurs, and it is not anticipated that the proposed application will have negative financial, social, economic or environmental impacts. Considering that the land use rights already*



*exists, the proposed application would enable the most efficient use of the site resources.*

#### 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 and does not influence the diminishment of sustainable livelihoods. The use fits with the prospects of the SDF. Other aspects of spatial resilience are, however, not considered relevant to this application.*

#### 5) Good Administration

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

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

### 5.2.2 Public Interest



**Figure 8:** Subject property in relation to the northern neighbouring property

The neighbouring property to the north will not be affected by the proposed development, as the existing structure is set at a sufficient distance from the proposed development. The development will remain single storey in height, ensuring that the northern neighbour's views are preserved. Furthermore, the site is enclosed by boundary walls and established vegetation, which not only maintains privacy but also serves as a natural sound buffer, minimising potential noise transmission from the subject property. Figure 8 illustrates the current visual relationship between the subject property and the northern neighbour.

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. Additionally, there are no windows proposed or existing along the eastern side of the subject property, eliminating any concerns regarding reduced privacy as well as fire hazard concerns to the neighbouring structure.

The adjacent eastern property is currently utilised as office space. Given that most activities on the adjacent erf will occur during office hours only, the offices are likely to be unoccupied after hours, thereby minimising any potential disturbance. Furthermore, the character of the surrounding area is now firmly established as commercial or institutional, making a rezoning of the neighbouring property to residential highly unlikely and inconsistent with the broader urban context. It is important to note that the land use rights already exist, only departures and removal of title deed restrictions currently remain relevant. Figure 9a provides a visual reference of the subject property in relation to the eastern neighbour (taken from the street), with 9b providing a view from inside the property towards the eastern neighbour. It is evident from the images that both properties are built directly up to their respective boundaries.



**Figure 9a:** Subject property in relation to the neighbouring property (from street)



**Figure 4b:** Subject property in relation to the neighbouring property (from backyard)

The neighbouring properties to the south will not be adversely affected by the proposed development, as the existing structure is set at a sufficient distance from the shared boundary. The site is also enclosed by boundary walls and established vegetation, which ensures privacy between the properties and provides an effective buffer to reduce potential noise from the subject site. Importantly, the development will remain single storey, ensuring that access to natural sunlight for southern neighbours is not compromised. Figures 10 provide a visual of the southern neighbouring properties.



**Figure 5:** Visual of the neighbouring from the subject property



**Figure 6:** Boundary wall between the neighbouring properties

The neighbouring property to the west will not be impacted by any development, as the two properties are separated by a boundary wall. This wall ensures privacy and also functions as an effective sound buffer, minimising any potential noise transmission from the subject site. The scullery requires the most significant building line relaxation and can be seen in figure 11. Other minor departures along this building line include the existing converted structure, water tank, chimney and patio.

As a result, it is unlikely that the neighbouring occupants will be aware of the proposed development, given that the wall obstructs direct visibility into the subject property. Figure 11 provides a visual representation of the subject property in relation to the western neighbour, clearly showing that the existing structure is set at a sufficient distance from the neighbouring dwelling due to a driveway running between them. A quiet Bible School should also be better for the neighbours rather than the previous Pre-school with noisy children.

### 5.2.3 Environmental Legislation

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

### 5.3 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. Spatial resilience and - justice has very few associations with this application. The principles of sustainability, efficiency and good administration all have relative bearing with regard to this application and have been included in the framework analysis under subsection 5.2.1.

#### 5.3.1 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."*

In view of the nature of this land use application and its location within George, this proposal is consistent with the GSDF.

### 5.3.2 Need and Desirability

The concept of "*desirability*" in the land use planning context may be defined as the degree of acceptability of a proposed land use application. This section expresses the desirability of the proposed application 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, furthermore, it will not have an impact on the character of the area. It is not anticipated that the approval of the application will have a negative impact on the aesthetic appearance of the property from the street or the neighbouring properties, given that the owner wishes only to remove title deed conditions and all development on the site already exists.

Appropriate architectural styling and integration with the surrounding environment will have to be maintained in any case when any new development is proposed thus the specific conditions as contained in the title deed hold no specific positive effects with regard to the surrounding area. The development can therefore be seen as *desirable*. The development is *not needed* to realise any spatial goal of the SDF but *is needed* to potentially allow the utilisation of the property to its fullest potential. The departures are needed to legalise the existing structure for the proposed use and the restrictions that are associated with this use.

## 6. CONCLUSION

As mentioned in this motivational report we believe that the abovementioned principles, considerations and guidelines for this land use application for Erf 1358, George satisfies the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



**DELAREY VILJOEN Pr. Pln**

**AUGUST 2025**

# **ANNEXURE 1**





**FOUNDATIONS**  
THEOLOGICAL INSTITUTE

Foundations Theological Institute (298-982)  
6 St. John's Street,  
George, WC  
South Africa

**POWER OF ATTORNEY FOR DECISION MAKING ON BEHALF OF FOUNDATIONS  
THEOLOGICAL INSTITUTE**

We hereby confirm that **Brett Stowe** has been appointed as the **power of attorney** for decision making on behalf of the Board Members (**JC Van Zyl, Troy Gahman, George Coon, Herb Hunter, Brett Stowe**) of **Foundations Theological Institute (298-982)** as of date of **24/07/2025**.

Power of Attorney details are as follows:

Full name: **Brett Stowe**

ID no: **Passport/683351790**

Cell no: **0609643983**

Email address: **bstowe501@gmail.com**

Yours Faithfully,

**Brett Stowe**  
FTI Board Member

**JC Van Zyl**  
FTI Board Member

**Troy Gahman**  
FTI Board Member

Date **24/07/2025**

**Herb Hunter**  
FTI Board Member

**Dr. George Coon**  
FTI Board Member

13 Mar 2024

CHIEF DIRECTORATE NON-PROFIT ORGANISATIONS  
DEPT OF SOCIAL DEVELOPMENT

# FTI Constitution

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13 Mar 2024

CHIEF DIRECTORATE NON-PROFIT ORGANISATIONS  
DEPT OF SOCIAL DEVELOPMENT**1. NAME**

- 1.1 The organisation hereby constituted will be called **Foundations Theological Institute**  
1.2 Its shortened name will FTI (Hereinafter referred to as the organisation).

**2. BODY CORPORATE**

The organisation shall:

- Exist in its own right, separately from its members.
- Continue to exist even when its membership changes and there are different office bearers.
- Be able to own property and others possessions.
- Be able to sue and be sued in its own name.

**3. OBJECTIVES**

The organisation's main objectives are to:

- To train the next generation of South African Christian leaders
- To assist individuals to overcome personal and social challenges in communities that have been or are currently disadvantaged

**4. GOVERNING STRUCTURE AND MECHANISM OF GOVERNANCE**

- 4.1 The Office Bearers will oversee the organisation. The Office Bearers will be made up of no less than 3 members. They are the Board of governance of the organisation.
- 4.2 **Term of Office:** Office Bearers will serve for a period of 3 years which has been agreed to by the general membership at an AGM, and which shall not exceed three years. They can, however, stand for re-election for another term in office again and again after that, for so long as their services are needed and they are ready to give their services.
- 4.3 **Qualification:** Office Bearers must affirm FTI's doctrinal statement and code of conduct in order to qualify for the position of an Office Bearer
- 4.4 **Vacancies:** The Office Bearers must, within a reasonable time, appoint someone to fill any vacancy that reduced the number of Office Bearers.
- 4.5 **Resignation:** An Office Bearer may resign from office in writing.
- 4.6 **Disqualification or Removal:** An Office Bearer will be disqualified or removed if they:
- 4.6.1 deny the doctrinal statement or promote a teaching inconsistent with it.
  - 4.6.2 fail to affirm and practice the code of conduct.
  - 4.6.3 do not attend three meetings in a row, without having applied for and obtaining leave of absence from the Board.

**5. MEMBERSHIP**

- 5.1 Membership will be defined as those involved in the governance, management, and operations of the institution but without any form of formal remuneration from the institution.
- 5.2 All members must apply by a formally written application which the Board must approve.
- 5.3 The Board maintains the right to deny or remove members for the following reasons:
- 5.2.1 denial of the doctrinal statement or promotion of a teaching that is inconsistent with it.
  - 5.2.2 failure to affirm and practice the code of conduct
- 5.4 Cancellation of membership must be in writing either by notification to the member or publishing the Board's cancellation decision on the institution's relevant platform.
- 5.5 A member may resign from membership in writing.

**6. POWERS OF ORGANIZATION**

- 6.1 The Board shall carry out the powers on behalf of the organisation and they shall manage the affairs of the organisation in accordance with the resolutions of the members as shall be taken from time to time at General Meetings of the organisation.



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CHIEF DIRECTORATE NON-PROFIT ORGANISATIONS

6.2 The Board is responsible for making decisions, and acting on such decisions, which it believes it needs to make in order to achieve the objectives of the organisation as stated in point number 3 of this constitution as well as the FTI Code of Conduct and FTI Doctrinal Statement which will form part of this constitution. However, such decisions and their activities may not be against the resolutions of the members or be against the law of the Republic of South Africa.

6.3 The Board shall have the general powers and authority to:

- 6.3.1 raise funds or to invite and receive contributions.
- 6.3.2 buy, hire or exchange for any property that it needs to achieve its objectives.
- 6.3.3 make by-laws for proper governance and management of the organisation.
- 6.3.4 form sub-committees as and when it is necessary for proper functioning of the organisation.

6.3.5 appoint and remunerate a member on a 12-month contractual agreement.

6.4 If the Board thinks it is necessary, then it can decide to set up one or more sub-committees. It may decide to do this to get some work done quickly. Or it may want a sub-committee to do an inquiry, for example

6.5 The Board may delegate any of its powers or functions to a sub-committee provided that:

- 6.5.1 such delegation and conditions are reflected in the minutes for a meeting
- 6.5.2 at least one Office Bearer serves in the sub-committee.
- 6.5.3 there are three or more people on a sub-committee.
- 6.5.4 the sub-committee must regularly report back to the Board on its activities

6.6 The Board must in advance approve all expenditure incurred by the sub-committee, and may revoke the delegation or amend the conditions of the delegation.

6.7 The Board shall appoint a Senior Coordinator for FTI, who shall function as the Chief Executive Officer. The Board shall not involve itself in the day-to-day operation and decisions related to the Institution beyond approving the annual budget, ensuring academic freedom within the framework of the institution's biblical foundations, purposes, objectives, philosophy, and approving any major changes to the curriculum or physical plant.

6.8 The Board will evaluate the Senior Coordinator annually. It may decide to remove the Senior Coordinator with 2/3 majority vote based on the following reasons:

- 6.8.1 a denial of the doctrinal statement and the promotion of teaching inconsistent with it.
- 6.8.2 failure to affirm and practice the code of conduct
- 6.8.3 failure to accomplish the purpose and objectives of the institution

6.9 The Senior Coordinator may resign from their position in writing

## 7. MEETINGS

### 7.1 Annual General Meetings (AGM)

7.1.1 Stakeholders of the organisation must attend its annual general meetings

7.1.2 The purpose of an Annual General Meeting (AGM) is to:

- Report back to stakeholders from the Office Bearers on the achievements and work of over the year.
- Make any changes to the constitution
- Enable members to decide on the policies of the organisation.

7.1.3 The annual general meeting must be held once every year, towards the end of the organisation's financial year.

7.1.4 The organisation should deal with the following business, amongst others, at its annual general meeting:

- Agree to the items to be discussed on the agenda.
- Write down who is there and who has sent apologies because they cannot attend.
- Read and confirm the previous meeting's minutes with matters arising.
- Chairperson's report
- Treasurer's report

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- Changes to the constitution that members may want to make.
- Elect new office bearers.
- General.
- Close the meeting.

## 7.2 Special General Meetings

- 7.2.1 The Special General Meeting (SGM) or any other special meeting is held outside of the normal or regular meetings.
- 7.2.2 Special or extraordinary meetings can take the shape of an Annual General Meeting (AGM) or any ordinary meeting of members.
- 7.2.3 The Board or not less than one-third of the members may call a Special General Meeting of the organisation.
- 7.2.4 Special meetings may be called when the Board needs the mandate or guidance of the general members of the organisation to take up issues that require urgent attention and cannot wait until the next regular AGM or ordinary meeting.

## 7.3 Ordinary Meetings

- 7.3.1 Ordinary members meetings are conducted to complete a standard order of business of the organisation. These are held once a quarter and are attended by the board.
- 7.3.2 The meetings of the Board will be held at least once a quarter or when a need arises from time to time to conduct the business of the Board.

## 7.4 Notices of Meetings

- 7.4.1 The Chairperson of the Board shall convene meetings. The Secretary must let all Board members know the date of the proposed meeting within a reasonable time, but not less than seven (7) days, before it is due to take place, unless otherwise agreed to by all members.
- 7.4.2 However, when convening an AGM, or a Special General Meeting, all members of the organisation must be informed of the meeting no less than fourteen (14) days before such a meeting.
- 7.4.3 Notices for all meetings provided for in this constitution must be given to relevant members in writing, either personally, by post or electronic communication or whichever manner it is convenient, to the address or other similar particulars provided by the members.
- 7.4.4 The notices for all meetings must indicate the reasons for the meeting and the matters that will be discussed in the meeting.
- 7.4.5 For confirmation of delivery, all notices sent to members at the latest known contact details shall be deemed to have been duly served on members, unless it can be proven otherwise.
- 7.4.6 All members present in person at any meeting shall be deemed to have received notice of such meeting.

## 7.5 Quorums

- 7.5.1 Quorums for all meetings of the organisation shall be a simple majority (50% +1) of relevant members who are expected to attend
- 7.5.2 However, for the purpose of considering changes to this constitution, or the dissolution of the organisation, then a two thirds (2/3) of the members shall be present at a meeting to make a quorum before a decision to change the constitution is taken.
- 7.5.3 All meetings of the organisation must reach a quorum before they can start.
- 7.5.4 If, however a quorum is not present within fifteen minutes of the appointed time of the meeting, the meeting must be adjourned or postponed to another date, within fourteen days thereafter.
- 7.5.5 If no quorum is present at the reconvened meeting within fifteen minutes of the appointed time, the members present shall be regarded to make up a



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quorum for that meeting and the meeting will continue as a quorum is present.

## 7.6 Procedures at Meetings

- 7.6.1 The Board may regulate its meetings and proceedings as it deems fit, subject to the following:
- That the Chairperson shall chair all meetings of the organisation, including that of the Board.
  - That, if the Chairperson is not present, the Vice-Chairperson shall chair such meeting. In the event both are absent, the Board members present at the meeting shall elect a chairperson for that meeting.

## 7.7 Making decisions in meetings

- 7.7.1 Where possible, the decision of the organisation shall be taken by consensus. However, when there is no consensus, then members will discuss options for a while and then call for a vote.
- 7.7.2 All votes shall be counted and the majority votes on an issue shall be regarded as the decision of the meeting
- 7.7.3 However, if opposing votes are equal on an issue, then the chairperson in that meeting has either a second or a deciding vote.
- 7.7.4 All members must abide by the majority decision
- 7.7.5 Decisions concerning changes to this constitution, or of dissolution and closing down of the organisation, shall only be dealt with in terms of clauses 9 and 10 of this constitution.

## 7.8 Records of meetings

- 7.8.1 Proper minutes and attendance records must be kept for all meetings of the organisation.
- 7.8.2 The minutes shall be confirmed by at least 2 attendees as a true record of proceedings by the next meeting of the Board, or of general members as the case may be, and shall thereafter be signed by the chairperson.
- 7.8.3 Minutes shall thereafter be kept safely and always be on hand for members to consult.

## 8. INCOME AND PROPERTY

- 8.1 The organisation will keep a record of everything it owns.
- 8.2 The organisation may not give any of its money or property to its members or the Board. The only time it can do this is when it pays for work that an Office Bearer or member has done for the organisation. The payment must be a reasonable amount for the work that has been done.
- 8.3 The Board or a member of the organisation can only get money back from the organisation for expenses that she or he has paid for or on behalf of the organisation, and for which authorisation has been granted.
- 8.4 The Board or members of the organisation do not have rights over things that belong to the organisation.

## 9. FINANCES AND REPORTS

- 9.1 **Bank Account:** The Board must open a bank account in the name of the organisation with a registered Bank.
- 9.2 **Signing:** Cheques and other documents requiring signature on behalf of the organisation shall be signed by at least two persons authorised by the Board. Whenever funds are taken out of the bank account, the chairperson and at least one other member of the organisation must sign the withdrawal or cheque.
- 9.3 **Financial year-end:** The financial year end of the Organisation shall be end of February each year.
- 9.4 **Financial Report:** The Board must ensure that proper records and books of account which reflect the affairs of the organisation are kept, and within six months of its



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financial year a report is compiled by an independent registered accounting member stating whether or not the financial statements of the organisation are consistent with its accounting policies and practices of the organisation.

- 9.5 The Treasurer is responsible for making sure that the money of the organisation is safe and is accounted for
- 9.6 The Treasurer must also make regular reports to the Board on the finances of the organisation, which should include all incomes, expenditures and balances that remain according to accounting practices of the organisation.
- 9.7 If the organisation has funds that can be invested, the funds may only be invested with registered financial institutions. These institutions are listed in Section 1 of the Financial Institutions (Investment of Funds) Act, 1984, or as shall be amended. Or the organisation can get securities that are listed on a licensed stock exchange as set out in the Stock Exchange Control Act, 1985 (as amended). The organisation can go to different banks to seek advice on the best way to look after its funds.

# 10. AMENDMENTS TO THE CONSTITUTION

- 10.1 The constitution can only be changed by a resolution. The resolution has to be agreed upon and passed by not less than two thirds (2/3) (or at least 67%) of the members who are at the annual general meeting or special general meeting. Members must vote at this meeting to change the constitution.
- 10.2 For the purpose of considering changes to this constitution, a two thirds (2/3) of the members shall be present at a meeting to make a quorum before a decision to change the constitution is taken. Any annual general meeting may vote upon such a motion, if the details of the changes are set out in the notice referred to in clause 7 of this constitution
- 10.3 As provided for in clause 7, written notices must go out not less than fourteen (14) days before the meeting at which the changes to the constitution are going to be proposed. The notice must indicate the proposed changes to the constitution that will be discussed at the meeting.
- 10.4 No amendments may be made which would cause the organisation to close down or stop to function or die away.

# 11. DISSOLUTION/CLOSING DOWN

- 11.1 The organisation may dissolve or close down if at least two thirds (2/3) (or at least 67%) of the members present and voting at a meeting convened for the purpose of considering such matter, are in favour of closing down.
- 11.2 When the organisation closes down it has to pay off all its debts. After doing this, if there is property or money left over it should not be paid or given to members of the organisation. It should be given in some way to another non- profit organisation that has similar objectives. The organisation's general meeting can decide what organisation this should be

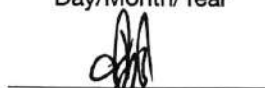
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This constitution was approved and accepted by members of

Foundations Theological Institute

At a special (general) meeting held on 6/3/2023  
Day/Month/Year

  
Chairperson

  
Secretary

13 Mar 2024

CHIEF DIRECTORATE NON-PROFIT ORGANISATIONS  
DEPT OF SOCIAL DEVELOPMENT

# FTI Code of Conduct

To preserve the institution's integrity and philosophy of ministry, the following standards of Biblical conduct have been established. The specific application of these standards will be found throughout the institution's policies and procedures.

1. Dedication to God: an unreserved lifetime commitment to God (Roman's 12:1-2)
2. Devotion to Others: an unselfish, sacrificial love for others (1 Cor. 13; Mark 10:44)
3. Disciplined Living: a sustained daily effort to be controlled and directed by the Holy Spirit (1 Tim. 4:7; 1 Cor. 9:25-27)
4. Dependable Spirit: doing what I ought to do (1 Cor. 4:2; Prov. 25:19)
5. Discerning Mind: the ability to see people and circumstances as they really are (Heb. 5:14; 1 Cor. 2:14)
6. Discrete Lifestyle: the ability to avoid words, actions, and attitudes that are not pleasing to God (Ps. 112:5; Rom. 13:14; Eph. 4:29-30)
7. Discipleship Ministry: transferring convictions to others (Matt. 28:19-20; 2 Tim. 2:2)

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CHIEF DIRECTORATE NON-PROFIT ORGANISATIONS  
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# FTI Doctrinal Statement

We believe that God has revealed Himself truthfully to humans through the inspired texts of the Scriptures. These canonical texts, Old and New Testaments, are inerrant, infallible, and reliable in detail and in theological content. The Bible, as the sufficient Word of God, has authority over the church and the Christian's life and thought. As divinely inspired texts, the meaning of the biblical authors is to be discerned through careful, textual interpretation guided by the Spirit. 1 Corinthians 2:10-14; 2 Timothy 3:16,17; 2 Peter 1:19-21.

We believe in one God-eternal, all-powerful, all-knowing, and always present, existing as three Persons- Father, Son, and Spirit, one in nature, attributes, power, and glory. God will be glorified by all creation and is worthy of worship from all humans. Genesis 1:1,26; Psalm 104, 148; Proverbs 30:4; Matthew 28:19; Mark 12:29; John 1:1-4, 14, 18; Acts 5:3,4; 2 Corinthians 13:14; 1 Timothy 2:3-4.

We believe that the Son, eternally begotten by the Father, through the Spirit was also born of the virgin, Mary. Therefore, Jesus, the Son, is both fully God and fully human. As the Word made flesh, the Son is the perfect mediator between God and humanity. Proverbs 8:22-31; Isaiah 7:14; Matthew 1:18-25; Luke 1:26-35; John 1:14-18, 5:16-29; Philippians 2:6-11; 1 Timothy 2:5-6; Hebrews 1:1-14.

We believe that the Scriptures provide a literal and historical account of God's creation of all things. The climax of the six days of creation was the special, immediate and personal creation of human life. The first humans, Adam and Eve, were directly created, not evolved from previous life forms. God created humans, male and female, in His image. Human life, sexual identity and roles are aspects of God's creative design. From creation, marriage is a covenant between a man and a woman that should be marked by sexual purity, by sacrificial male leadership, and by recognizing the divine blessing of children, including preborn children. Adam and Eve, though created in perfection, sinned, warranting physical death, spiritual death, and eternal separation from God. Consequently, all human beings are born with a sinful nature, and are sinners in thought, word, and deed. Genesis 1:1-27; 2:7-25; 3:1-24; Psalm 127:3-5; Romans 1:18-32; 3:10-19; 5:12-19; Ephesians 5:22-33; Colossians 3:18-19.

We believe that the Lord Jesus Christ died for our sins according to the Scriptures as the representative and substitutionary sacrifice and rose again for our justification. Only those who repent and believe in Him are justified on the grounds of His shed blood and are saved by grace through faith wholly apart from human merit and works. Genuine believers, the elect, are the adopted children of God and are eternally secure through the work of God. John 1:12,13; 3:3-16; 5:24; 10:28,29; Acts 13:39; 16:31; Romans 3:21-28; Ephesians 1:3-14; 2:8-10; Philippians 1:6; Titus 3:3-8; 1 Peter 1:23; 2 Peter 1:4-11.



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CHIEF DIRECTORATE NON-PROFIT ORGANISATIONS  
with Corporate Development

We believe that the Holy Spirit is a divine Person, equal in nature with God the Father and God the Son. The Spirit had an active role in creation and in the inspiration of the Scriptures. He convicts sinners, guides humans into truth and regenerates believers to new life, baptizes them in Christ and serves as their assurance to eternal life. Believers mature in their faith through the work of the Spirit, who produces His fruit in them. The gifts of the Spirit are for ministry to the body of Christ and the "sign gifts" are not intended to be a pattern for today. Psalm 139:7-12; John 14:16,17; 16:13,14; Romans 8:9; 1 Corinthians 6:19; 12:8-10, 28-30; 14:1-40; Galatians 5:22-23; Hebrews 2:3-4.

We believe that the local church is a gathered congregation of believers, associated by covenant, practicing self-governance, and observing the ordinances of believer's baptism by immersion and the Lord's Supper. The church is to be committed to the authority of the Word of God in matters of doctrine and practice. God calls certain men to be pastors, providing spiritual leadership for the church. Deacons, likewise, minister to the church body through specific acts of service. We believe that the universal church consists of all who have saving faith in Christ. As the body of Christ, the church is to fulfill His mission of making disciples throughout the world. Matthew 18:15-17; 28:18-20; 1 Corinthians 1:2; 12:12-28; 7:17; 11:16; Ephesians 1:22-23; 2:14,15; 4:11-16; 5:23-32; 1 Timothy 2:12; 3:1-15.

We believe that every believer should walk by the Spirit and engage in practices that stimulate spiritual maturity. Christians grow as they worship and serve the Lord, study the Scriptures, pray, and live in fellowship with other believers. Christians are also to flee evil influences and practices, which hinder a Spirit-filled life. Due to the commission of Christ and the urgency of the gospel, all believers are to engage in gospel conversations, to live God-honoring lives, and to work continuously to spread the gospel to their neighbors and the nations. Matthew 5:16; 28:19-20; Mark 16:15; John 17:18; 20:21; Acts 1:8; Romans 6:1-14; 12:1; 2 Corinthians 5:20; 6:14-7:1; Galatians 5:16-25; Colossians 3:1-17; James 4:4; 1 John 2:15-17.

We believe in the literal, bodily resurrection of the crucified Lord, His ascension into heaven, His present life there as our high priest and advocate. He will return bodily and visibly to the earth to establish His kingdom, and to reign as the supreme Lord over all nations. Luke 24:36-43; John 14:1-6; 20:24-29; Acts 1:9-11; 1 Corinthians 15:12-58; 1 Thessalonians 4:13-18; 5:1-11; Revelation 1:4-7; 19:11-16; 20:6.

We believe in the bodily resurrection and judgment of all the dead. Those people who are in Christ will be saved to a life of eternal glory with God. Unbelievers will suffer judgment and eternal punishment in the lake of fire. Matthew 10:28; 18:8,9; 25:41,46; Mark 9:43-49; John 5:28,29; 2 Thessalonians 1:6-9; Revelation 20:6,11-15; 21:1-8.

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13 Mar 2024



CHIEF DIRECTORATE NON-PROFIT ORGANISATIONS  
DEPT OF SOCIAL DEVELOPMENT

## FTI Board Statement of Affirmation

I hereby declare that I am in complete harmony with the Institution's foundational statements including the Doctrinal Statement, Code of Conduct, and Constitution. I further acknowledge that I have been provided the means to understand these statements and agree to faithfully promote them as a member of the Governing Board.

Signed



Date

6.3.2023

Printed Name

HERB HUNTER

CERTIFIED AS A TRUE COPY

13 Mar 2024

CHIEF DIRECTORATE NON-PROFIT ORGANISATIONS  
DEPT OF SOCIAL DEVELOPMENT

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Signed \_\_\_\_\_

Date 6/3/2023

Printed Name \_\_\_\_\_

Sen. (lis - 35)



CERTIFIED AS A TRUE COPY

13 Mar 2024



CHIEF DIRECTORATE NON-PROFIT ORGANISATIONS  
DEPT OF SOCIAL DEVELOPMENT

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Signed



Date

6/3/23

Printed Name

George Coon

CERTIFIED AS A TRUE COPY

13 Mar 2024

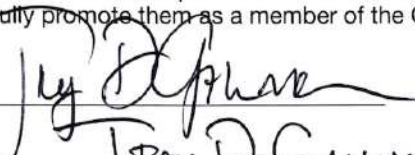


CHIEF DIRECTORATE NON-PROFIT ORGANISATIONS  
DEPT OF SOCIAL DEVELOPMENT

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Signed



Date

MARCH 06, 2023

Printed Name

TRAY D. GAHMAN

CERTIFIED AS A TRUE COPY

13 Mar 2024



CHIEF DIRECTORATE NON-PROFIT ORGANISATIONS  
DEPT OF SOCIAL DEVELOPMENT

## FTI Board Statement of Affirmation

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Signed



Date

6/3/2023

Printed Name

Brett Stowe

# **ANNEXURE 2**

# **FOLEY – NEL**

**ATTORNEYS & CONVEYANCERS**

P.O. Box 407, Knysna, 6570 . 3 Trotter Street Knysna, 6571 . Tele: 044 382 3994  
Fax: 086 731 7620 . E-Mail: [colleen@foleynel.co.za](mailto:colleen@foleynel.co.za)

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**OUR REF: COR344**

23 April 2024

FOUNDATION THEOLOGICAL INSTITUTE

**TRANSFER: ERF 1358 GEORGE  
WILLEM PIETER JACOBUS STEENKAMP TO FOUNDATION THEOLOGICAL INSTITUTE**

Please find herewith the Original Title Deed No 10742/24. Kindly sign below for receipt thereof.

Keep the document safe.

We look forward to being of assistance again.

PER COLLEEN NEL  
FOLEY NEL ATTORNEYS

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RECEIVED BY:

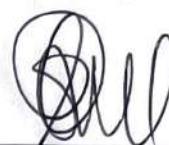
DATE:

Colleen Nel LL.B (Conveyancer)  
Assisted by Sandra McCarthy

309  
DNG ATTORNEYS

Foley-Nel Attorneys  
P.O. Box 407  
Knysna  
6570

Prepared by me



CONVEYANCER  
Colleen Nel LPC M91076

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 3 200 00.00	R. 2014.00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

DATA / CAPTURE

28 FEB 2024

Nomzamo Siyoko

T 000010742 / 2024

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~NIGOLEEN DOROTHY GROBLER — LPC M96015~~

FLORIS ALBERTUS HANEKOM  
LPCM No: 90928

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

**WILLEM PIETER JACOBUS STEENEKAMP**  
Identity Number 760725 5012 08 5  
Married out of community of property

which said Power of Attorney was signed at George on 26 January 2024

DATA / VERIFY

29 FEB 2024

Unathi Jongqo



And the appearer declared that his/her said principal had, on 5 October 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:

**FOUNDATIONS THEOLOGICAL INSTITUTE**

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

**ERF 1358 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
PROVINCE OF THE WESTERN CAPE**

**IN EXTENT 1089 (ONE THOUSAND AND EIGHTY NINE) Square metres**

FIRST TRANSFERRED by Deed of Transfer Number T17680/1944 with Diagram No. 4039/44 annexed thereto and held by Deed of Transfer Numbers T28401/2019 and T29937/2022

- A. SUBJECT** to the conditions referred to in Certificate of Amended Title on Consolidation No. T10384/1939.
- B. SUBJECT FURTHER** to the following conditions contained in Deed of Transfer No. T17680/1944, imposed by the Administrator of The Cape Province when approving the establishment of Dominion Township in terms of Ordinance No. 13 of 1927 which conditions will be binding on the Transferee and his successors-in-title and is enforceable by the registered owner of any erf which forms part of Dominion Township, in respect of the erf hereby transferred, namely:-
- "(a) That the erf be used for residential purposes only;
  - (b) That the erf be not 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 no 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 owner shall be obliged to allow the drainage or sewerage of any other erf or erven to be 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 terms of a servitude referred to in the endorsement dated 22 December 1944 on Deed of Transfer No. T17680/1944 which endorsement reads as follows:

"Registration of Servitude

By No. Deed No. 399 dated 14.12.1944 the restrictive conditions numbered (a) (b) and (c) herein contained have been declared in respects of Erf 22 held under para 2 of Trf. T7994/1942, subject to conditions as will more fully appear on reference to said No. Deed vide copy annexed hereto."

WHEREFORE the said Appearer, renouncing all rights and title which the said  
**WILLEM PIETER JACOBUS STEENEKAMP, Married as aforesaid**

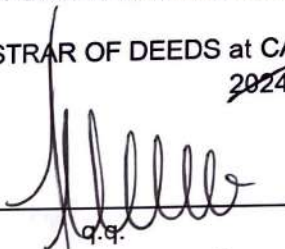
heretofore had to the premises, did in consequence also acknowledge him to be  
entirely dispossessed of, and disentitled to the same, and that by virtue of these  
presents, the said

**FOUNDATIONS THEOLOGICAL INSTITUTE**


its Successors in Title or assigns, now is and henceforth shall be entitled thereto,  
conformably to local custom, the State, however reserving its rights, and finally  
acknowledging the purchase price to be the sum of R3 200 000,00 (THREE MILLION  
TWO 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 27 FEB 2024

  
\_\_\_\_\_  
a.g.

In my presence

  
\_\_\_\_\_  
REGISTRAR OF DEEDS

# **ANNEXURE 3**



### 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 1358 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
WESTERN CAPE PROVINCE

IN EXTENT: 1 089 (ONE THOUSAND AND EIGHTY NINE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T10742/2024

registered in the name of

FOUNDATIONS THEOLOGICAL INSTITUTE

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

- a) 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), B(c) and B(d) in the title deed;
- b) Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for  
George Municipality, 2023 for the relaxation of:
  - o the 5m eastern building line to 0m for the existing structure and  
outbuilding to be converted to a bible school including dormitories;
  - o the 5m western building line to 3m for the existing covered patio and  
existing structure that was converted to a bible school, 1m for the existing  
scullery and 2.2m for the water tank and chimney.

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 (a) 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." and



" B (d) That no building shall be erected within 3.15 metres of any street line which forms a boundary of the erf."

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 are no mortgage bonds registered over the property.

Signed and dated at George on 15 July 2025.



---

A M COETZEE  
CONVEYANCER - LPC no. 83392

# **ANNEXURE 4**



# TP 57<sup>LD</sup>

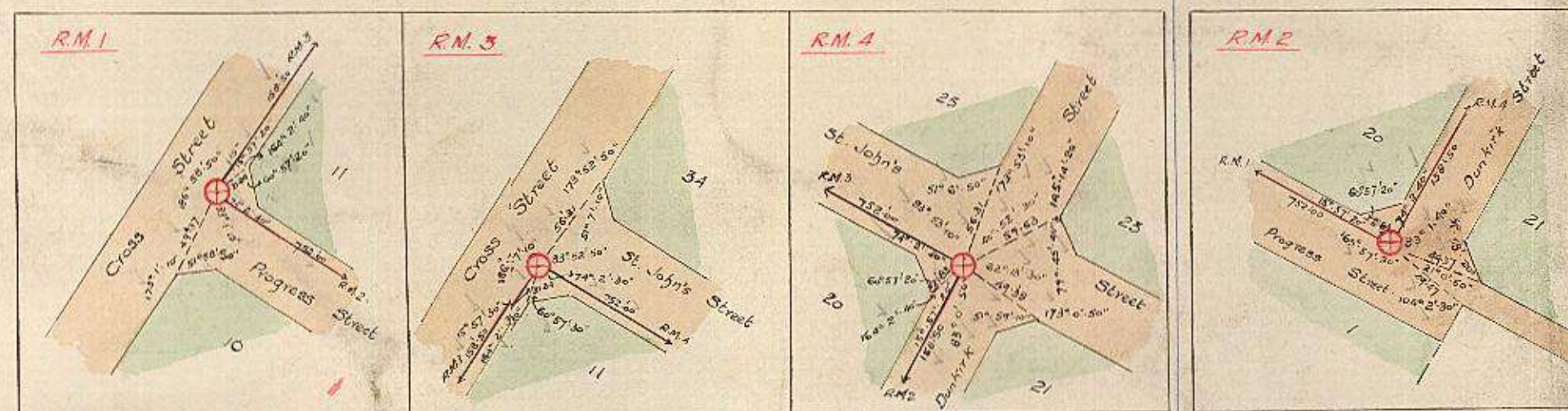
57

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.
- RM1, RM2, RM3 & RM4 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'



ERF N°	Diagram N°	Sides	Angles of Division	Coordinates
1	1134/1942	A B	126.00	100000.00
2	1135/1942	B C	126.00	100000.00
3	1295/1944	C D	126.00	100000.00
4	1367/1943	D E	126.00	100000.00
5	1365/1943	E F	126.00	100000.00
6	1365/1943	F G	126.00	100000.00
7	1370/1943	G H	126.00	100000.00
8	1371/1943	H I	126.00	100000.00
9	1372/1943	I J	126.00	100000.00
10	1373/1943	J K	126.00	100000.00
11	1374/1943	K L	126.00	100000.00
12	1375/1943	L M	126.00	100000.00
13	1376/1943	M N	126.00	100000.00
14	1377/1943	N O	126.00	100000.00
15	1378/1943	O P	126.00	100000.00
16	1379/1943	P A	126.00	100000.00
17	1380/1943	A B	126.00	100000.00
18	1381/1943	B C	126.00	100000.00
19	1382/1943	C D	126.00	100000.00
20	1383/1943	D E	126.00	100000.00
21	1384/1943	E F	126.00	100000.00
22	1385/1943	F G	126.00	100000.00
23	1386/1943	G H	126.00	100000.00
24	1387/1943	H I	126.00	100000.00
25	1388/1943	I J	126.00	100000.00
26	1389/1943	J K	126.00	100000.00
27	1390/1943	K L	126.00	100000.00
28	1391/1943	L M	126.00	100000.00
29	1392/1943	M N	126.00	100000.00
30	1393/1943	N O	126.00	100000.00
31	1394/1943	O P	126.00	100000.00
32	1395/1943	P A	126.00	100000.00
33	1396/1943	A B	126.00	100000.00
34	1397/1943	B C	126.00	100000.00

ERF N°	Sq. Feet	ERF N°	Sq. Feet
1	4701	13	10841
2	4445	14	10841
3	10626	15	10841
4	3028	16	10841
5	3019	17	10841
6	8882	18	10841
7	8825	19	10841
8	8804	20	10841
9	8868	21	10841
10	8715	22	10841
11	10616	23	10841
12	10841	24	10841

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 N° 17 situated in the Municipality and Division of George, Province of Cape of Good Hope, annexed vide diagram N° 464/1939 annexed to Certificate of Registered Title N° 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  
27-11-1938

1455/1939

Approved

*L. J. M. M. M.*  
Surveyor-General  
16-6-1939

In terms of Section 15 of Ordinance No. 13 of 1927, the Administrator has granted the application for the consolidation of the above-mentioned Erf N° 17 (C) to the Consolidated Erf N° 17 (C) of 1939. The consolidated Erf N° 17 (C) of 1939 is shown in the plan attached hereto. The consolidated Erf N° 17 (C) of 1939 is shown in the plan attached hereto. The consolidated Erf N° 17 (C) of 1939 is shown in the plan attached hereto.

- Portion of York Street and 12 lane lettered abcdefghijkl closed.
- Dunkirk Street closed.

### LIST OF DEDUCTIONS

Erf N°	Former description	Extent Sq. Ft.	Diagram N°	Deed reference
1331	Erf 1	4701	1134/1942	1942-160-7992
1332	2	5423	1135/1942	1942-160-7992
1333	3	10626	1295/1944	1942-117-5848
1334	4	3028	1367/1943	1942-262-13061
1335	5	3019	1365/1943	1942-262-13061
1336	6	8882	1370/1943	1942-262-13061
1337	7	8825	1371/1943	1942-262-13061
1338	8	8804	1372/1943	1942-262-13061
1339	9	8868	1373/1943	1942-262-13061
1340	10	8715	1374/1943	1942-262-13061
1341	11	10616	1375/1943	1942-15-715
1342	12	10841	1376/1943	1942-15-715
1343	13	10841	1377/1943	1942-15-715
1344	14	10841	1378/1943	1942-15-715
1345	15	10841	1379/1943	1942-15-715
1346	16	10841	1380/1943	1942-15-715
1347	17	10841	1381/1943	1942-15-715
1348	18	10841	1382/1943	1942-15-715
1349	19	10841	1383/1943	1942-15-715
1350	20	10841	1384/1943	1942-15-715
1351	21	10841	1385/1943	1942-15-715
1352	22	10841	1386/1943	1942-15-715
1353	23	10841	1387/1943	1942-15-715
1354	24	10841	1388/1943	1942-15-715
1355	25	10841	1389/1943	1942-15-715
1356	26	10841	1390/1943	1942-15-715
1357	27	10841	1391/1943	1942-15-715
1358	28	10841	1392/1943	1942-15-715
1359	29	10841	1393/1943	1942-15-715
1360	30	10841	1394/1943	1942-15-715
1361	31	10841	1395/1943	1942-15-715
1362	32	10841	1396/1943	1942-15-715
1363	33	10841	1397/1943	1942-15-715
1364	34	10841	1398/1943	1942-15-715
14318	-	625 sq. ft.	-	-
14319	-	625 sq. ft.	-	-

### S.G. OFFICE NOTES

- 1) Erf 1357 included in parcel. Now Erf 7208. Vide Dom 530/90
- 2) Erf 1350 and 14318 included in parcel. Now Erf 1448. Vide Dom 537/90
- 3) Erf 1448 included in parcel. Now Erf 1449. Vide Dom 538/90
- 4) Erf 1355 and 14319 included in parcel. Now Erf 1450. Vide Dom 539/90

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  
20-11-1939

BL-700-W-43  
George Erf Schedule



# **ANNEXURE 5**



#### LEGEND:



A4 Scale:  
1:3,000

#### PROJECT:

Proposed removal of title deed condition  
for Foundations Theological Institute

#### PROJEK:

#### DESCRIPTION:

Erf 1358, Dormhels Drift, George

#### BESKRYWING:

#### TITLE:

Locality plan

#### TITEL:

1462/GEO/25/GIS/Ligging

DESIGNED: SG  
ONTWERP:

DRAWN: MV  
GETEKEN:

DATE: JUN 2025  
DATUM:

PLAN NO: ANNEXURE 5  
PLAN NR:

Tel: 044 873 4566, Email: [planning@delplan.co.za](mailto:planning@delplan.co.za)  
[www.delplan.co.za](http://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.

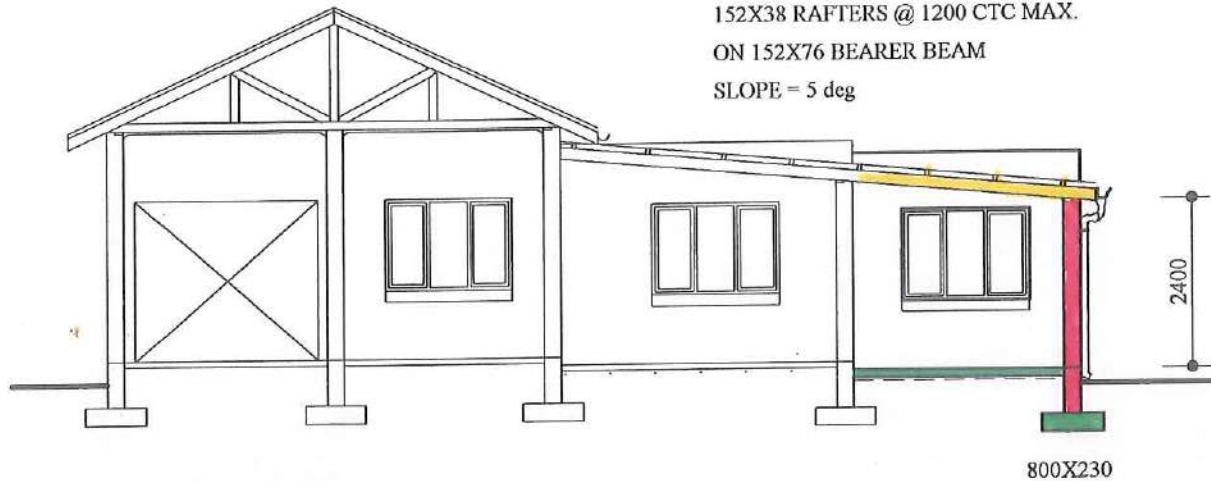
#### KOPIEREG:

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 6**

# ROOF CONSTRUCTION

LONGSPAN GALV IBR ROOF SHEETS  
ON 76X50 PURLINS @ 1000 CTC ON  
152X38 RAFTERS @ 1200 CTC MAX.  
ON 152X76 BEARER BEAM  
SLOPE = 5 deg



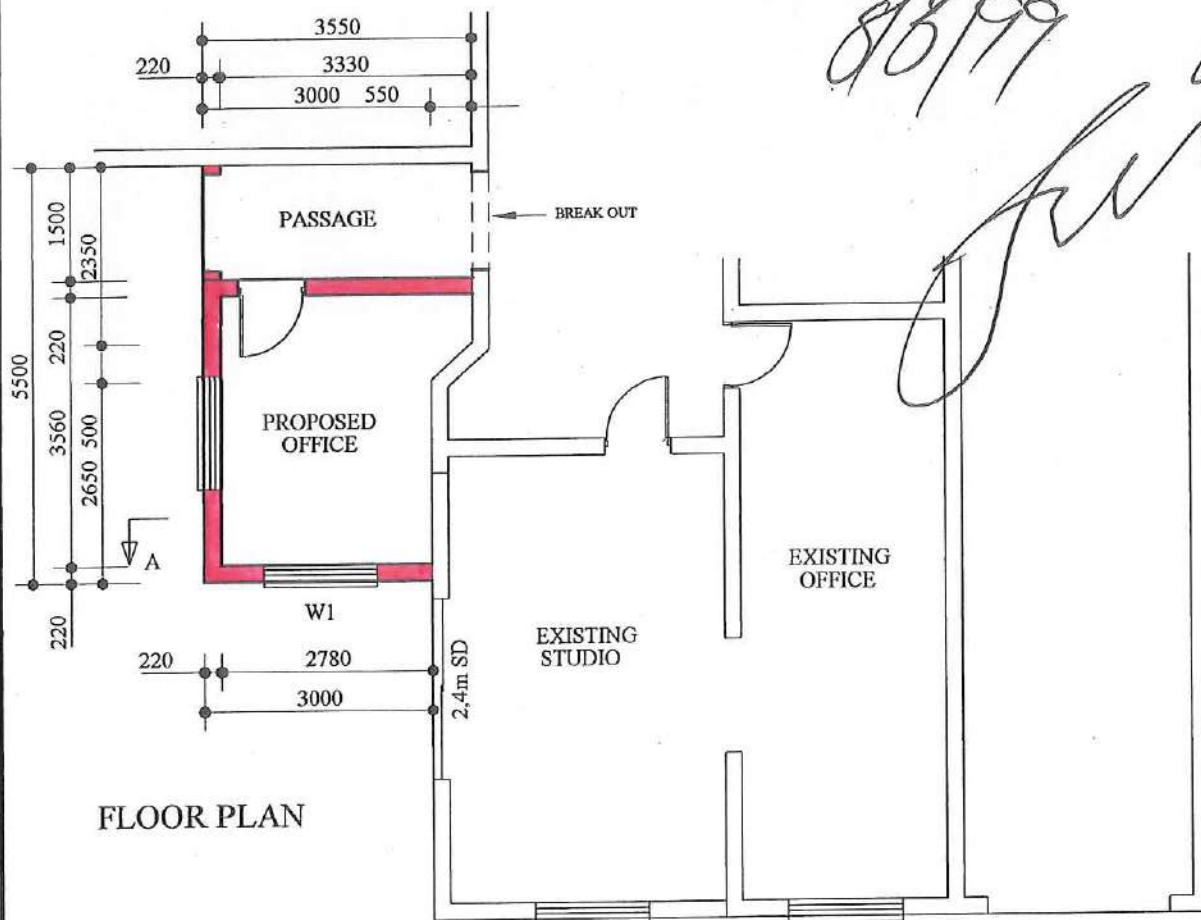
SECTION A-A

## FLOOR AREA:

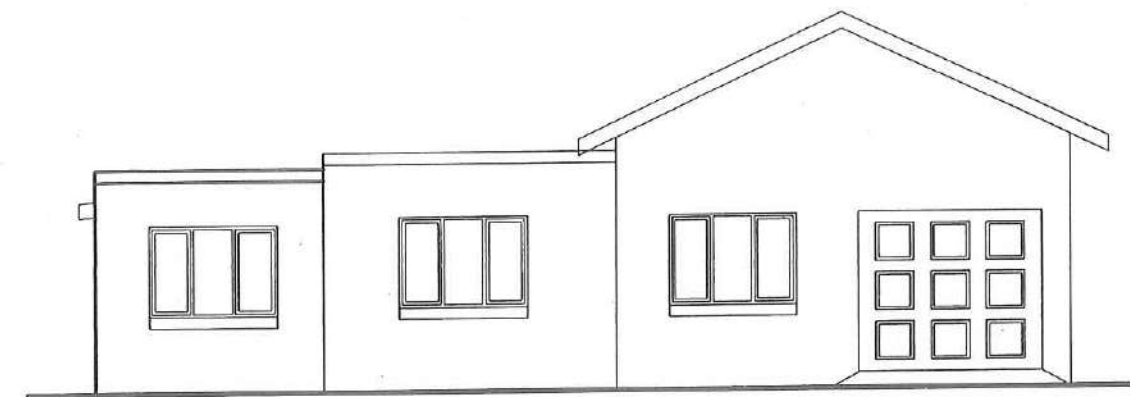
PROPOSED ADDITION = 17,93m<sup>2</sup>

## FLOOR CONSTRUCTION:

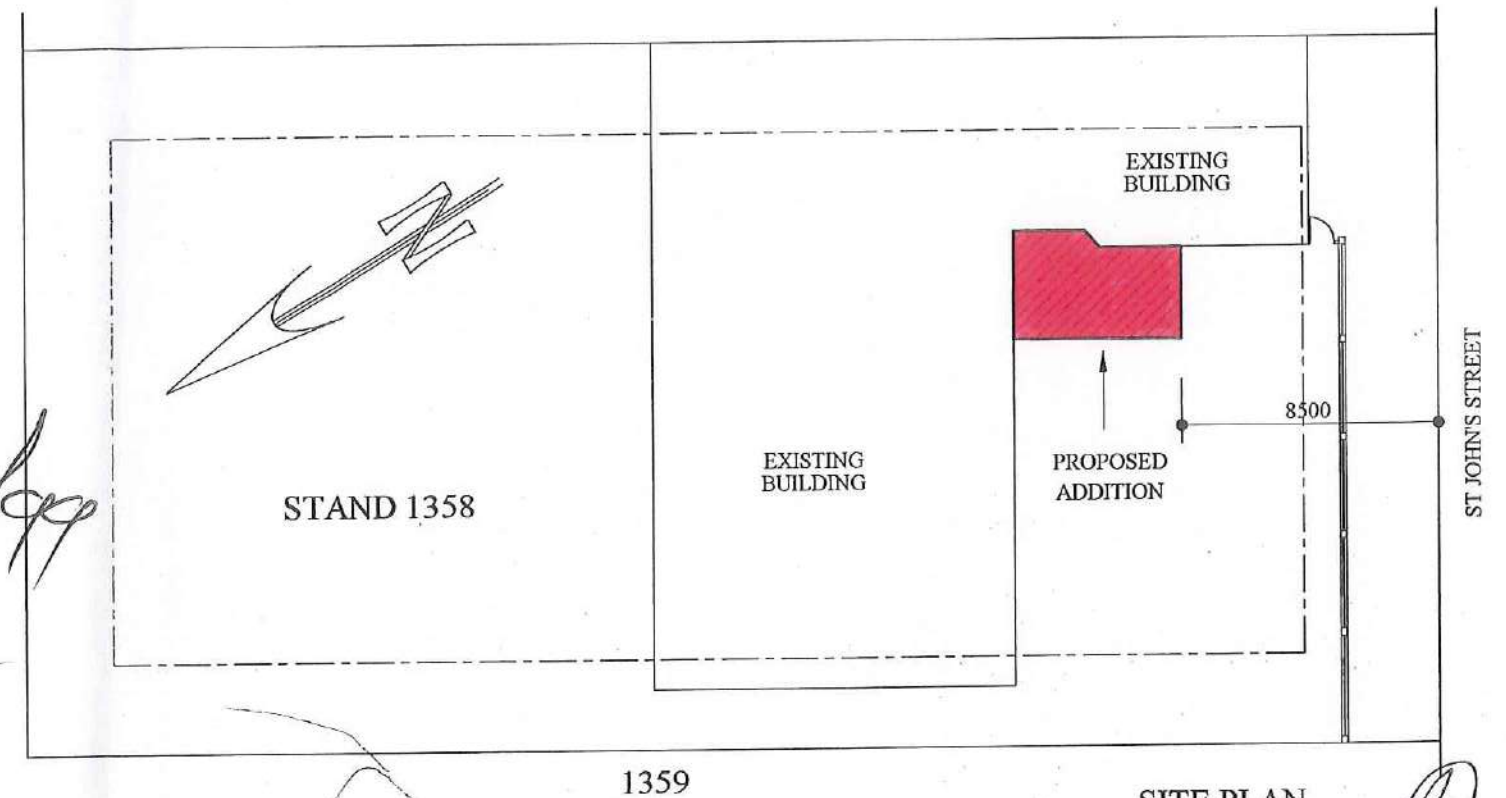
CARPET ON 25 SCREED ON  
75 CONCRETE SLAB ON  
250 MICRON DPC ON  
50 SAND LAYER ON  
COMPACTED FILLING



FLOOR PLAN



SOUTH ELEVATION



SITE PLAN

22/2/99 *[Signature]*



WEST ELEVATION

7208

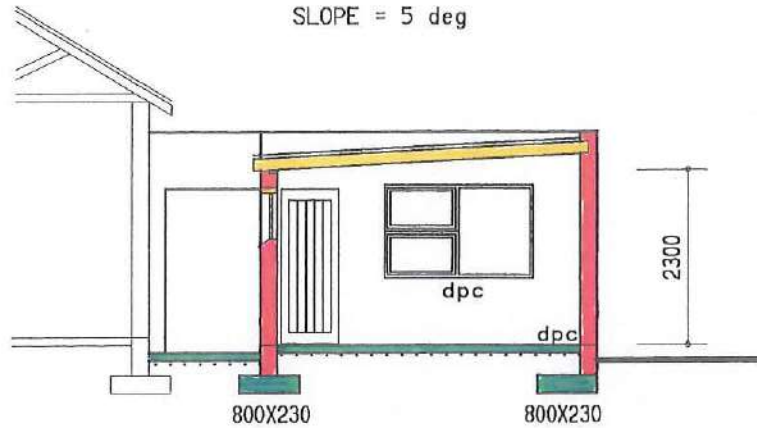
## PROPOSED ADDITION ON STAND 1358 GEORGE

OWNER:	M. BOLTMAN
DATE:	February 1999
SCALE:	1:100 1:250
PLAN NO:	MB9902



# ROOF CONSTRUCTION

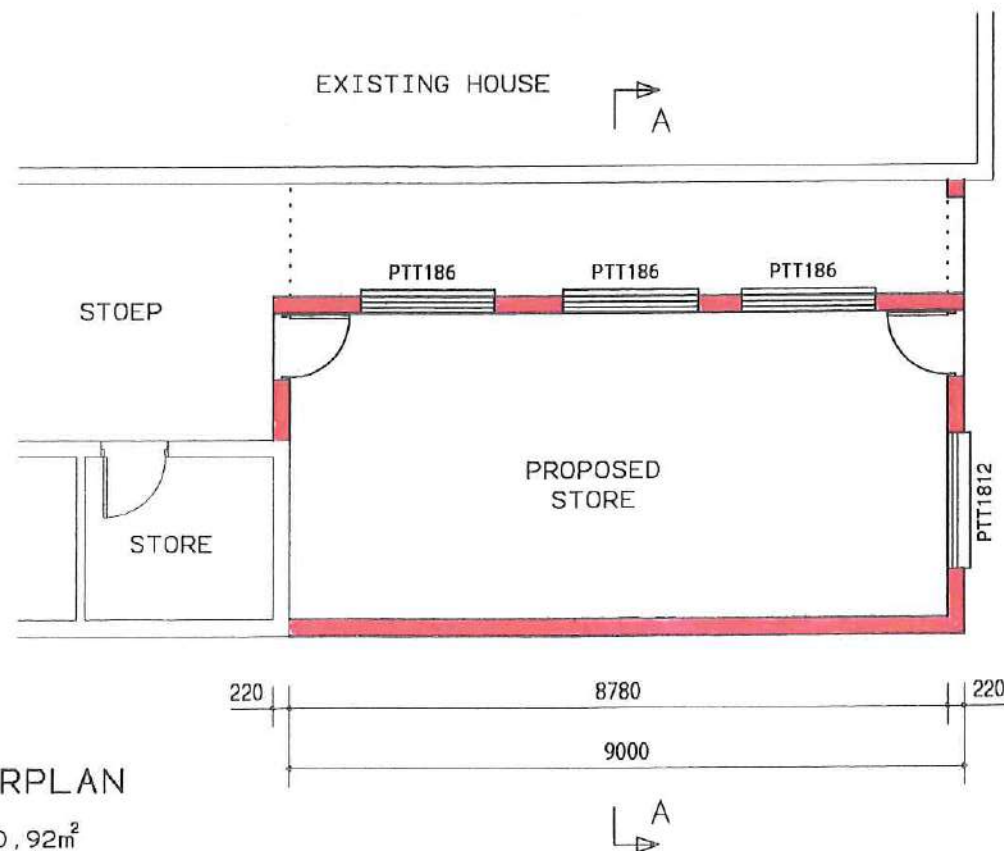
LONGSPAN GALV IFR ROOF SHEETS  
ON 76X50 PURLINS @ 1000 CTC ON  
152X38 RAFTERS @ 1200 CTC MAX.  
ON 152X76 BEARER BEAM  
SLOPE = 5 deg



SECTION A-A

## FLOOR CONSTRUCTION:

CARPET ON 25 SCREED ON  
75 CONCRETE SLAB ON  
250 MICRON DPC ON  
50 SAND LAYER ON  
COMPACTED FILLING

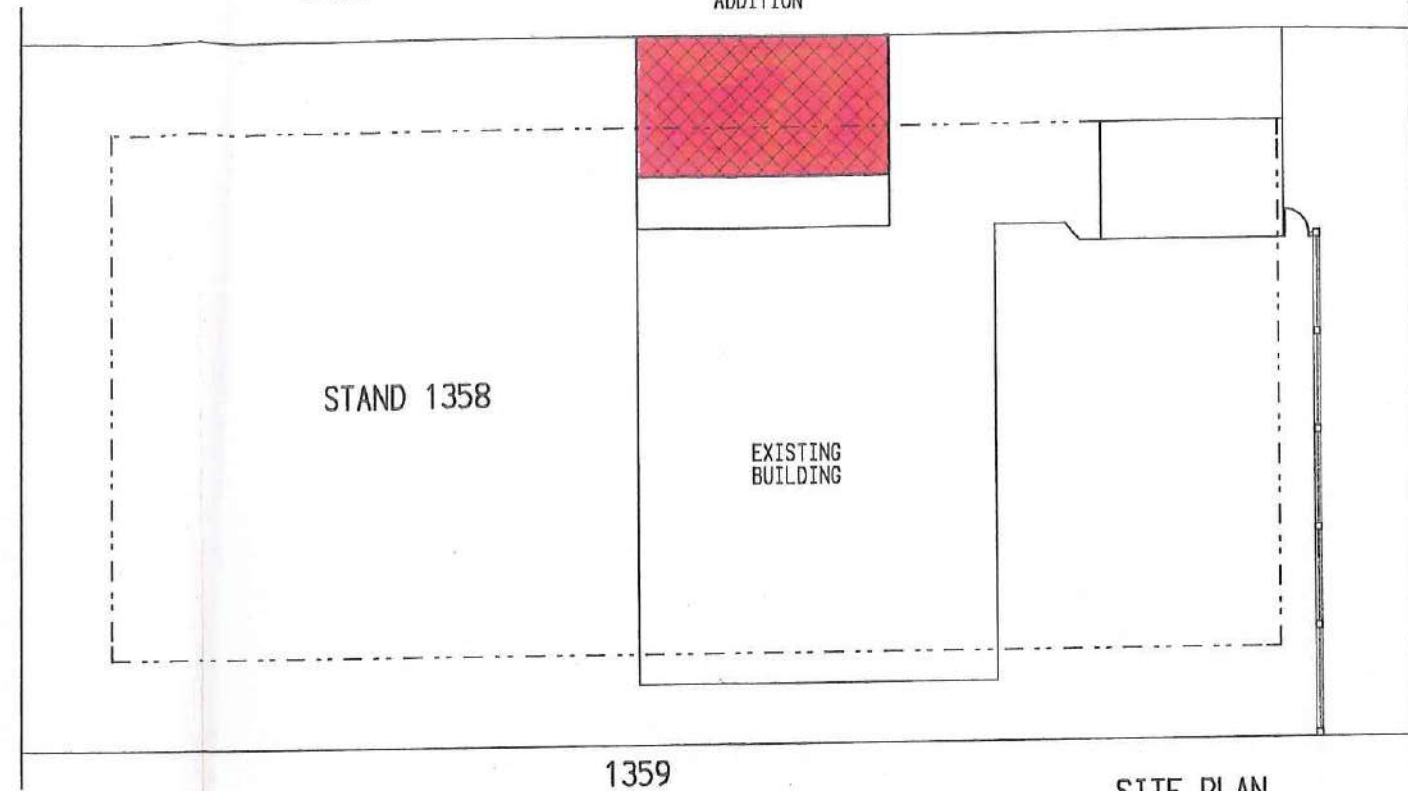


FLOORPLAN

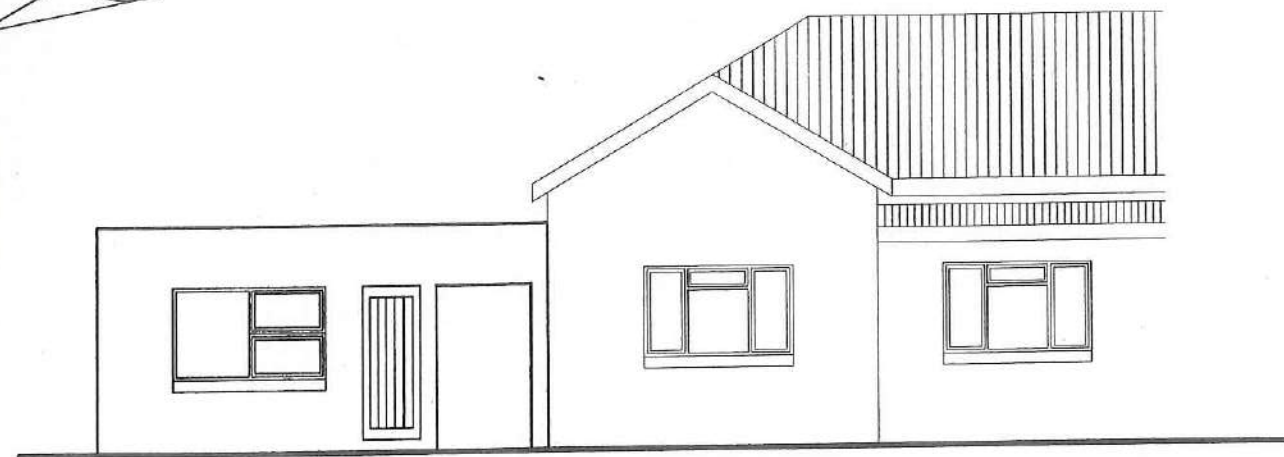
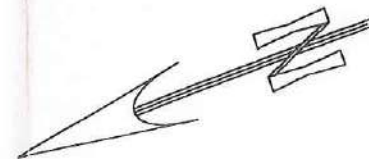
AREA: 40,92m<sup>2</sup>

7208

PROPOSED  
ADDITION



SITE PLAN



NORTH ELEVATION

PROPOSED ADDITION  
ON STAND 1358 GEORGE

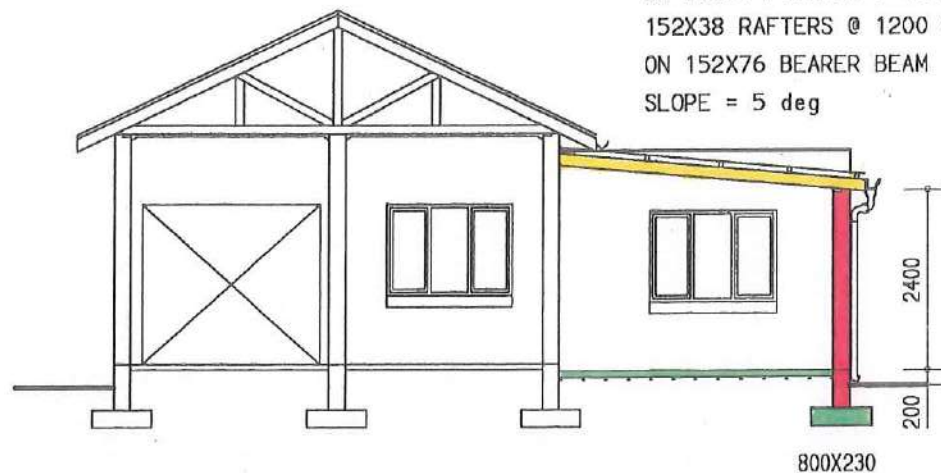
DATE:	FEB 1998
SCALE:	1:100 1:250
PLAN NO:	MB98021

*5/3/98*  
*90/92*

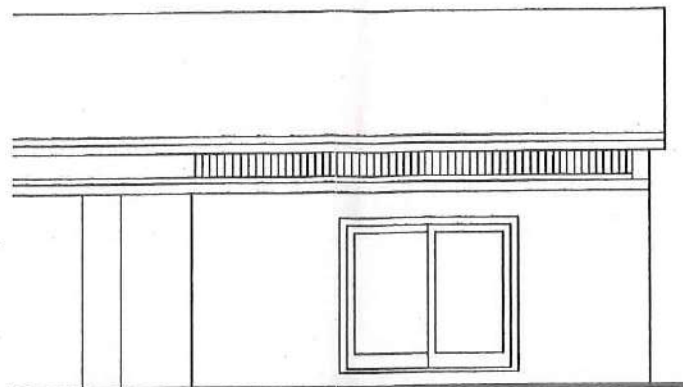


# ROOF CONSTRUCTION

LONGSPAN GALV IBR ROOF SHEETS  
ON 76X50 PURLINS @ 1000 CTC ON  
152X38 RAFTERS @ 1200 CTC MAX.  
ON 152X76 BEARER BEAM  
SLOPE = 5 deg



SECTION A-A



WEST ELEVATION



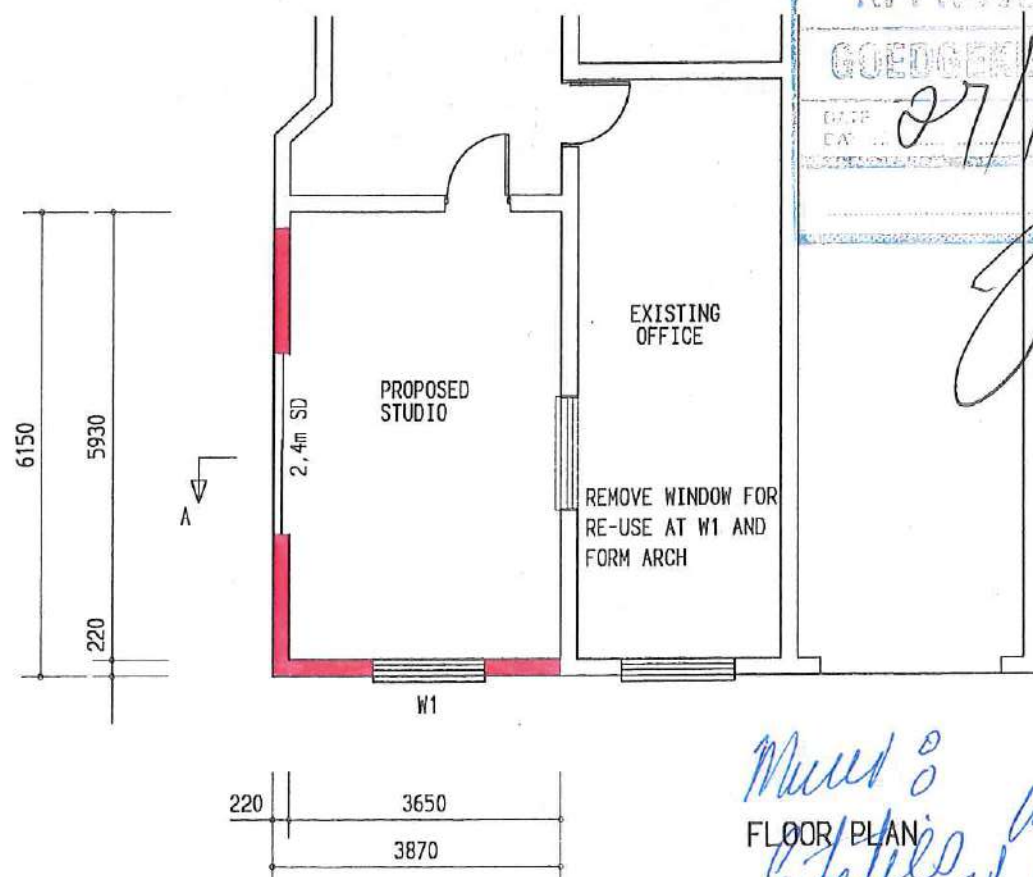
SOUTH ELEVATION

## FLOOR CONSTRUCTION:

CARPET ON 25 SCREED ON  
75 CONCRETE SLAB ON  
250 MICRON DPC ON  
50 SAND LAYER ON  
COMPACTED FILLING

## FLOOR AREA:

EXISTING HOUSE 226,00m<sup>2</sup>  
PROPOSED ADDITION 23,80  
TOTAL 249,80m<sup>2</sup>



FLOOR PLAN



STAND 1358

EXISTING BUILDING  
NEW MALL  
BRICK PAVING  
EDGE OF TAP ROAD  
ST JOHN'S STREET

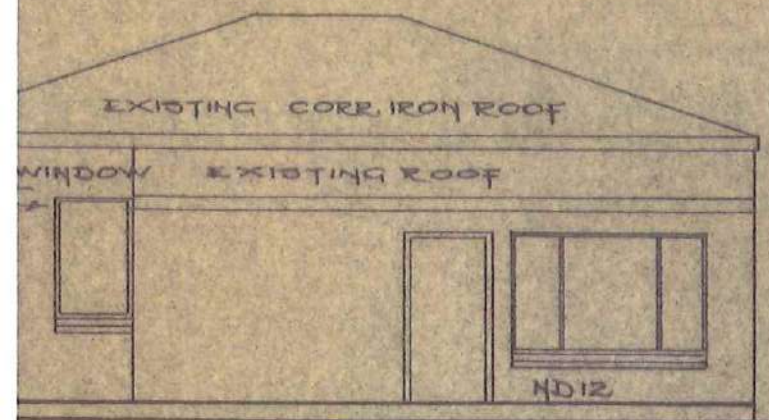
SITE PLAN

PROPOSED ADDITION  
ON STAND 1358 GEORGE

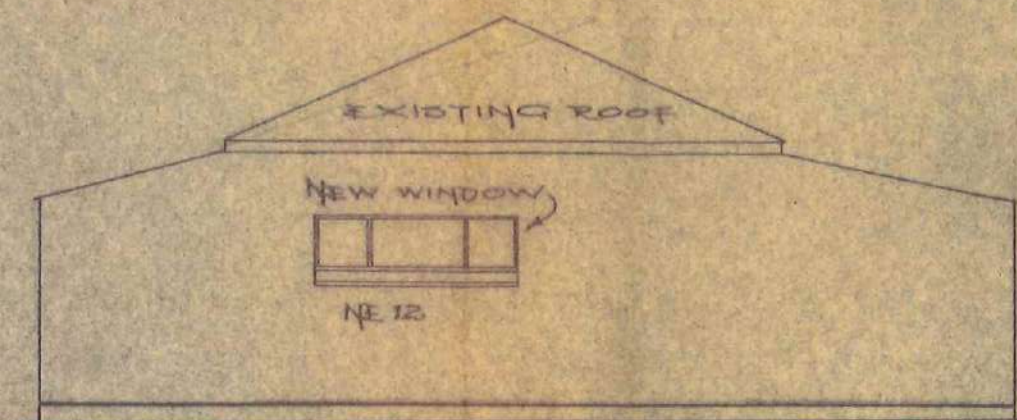
DATE: DES 1996  
SCALE: 1:100 1:250  
PLAN NO: MB96121

Mund 8  
Estates  
10/12/96





NORTH-EAST ELEV.



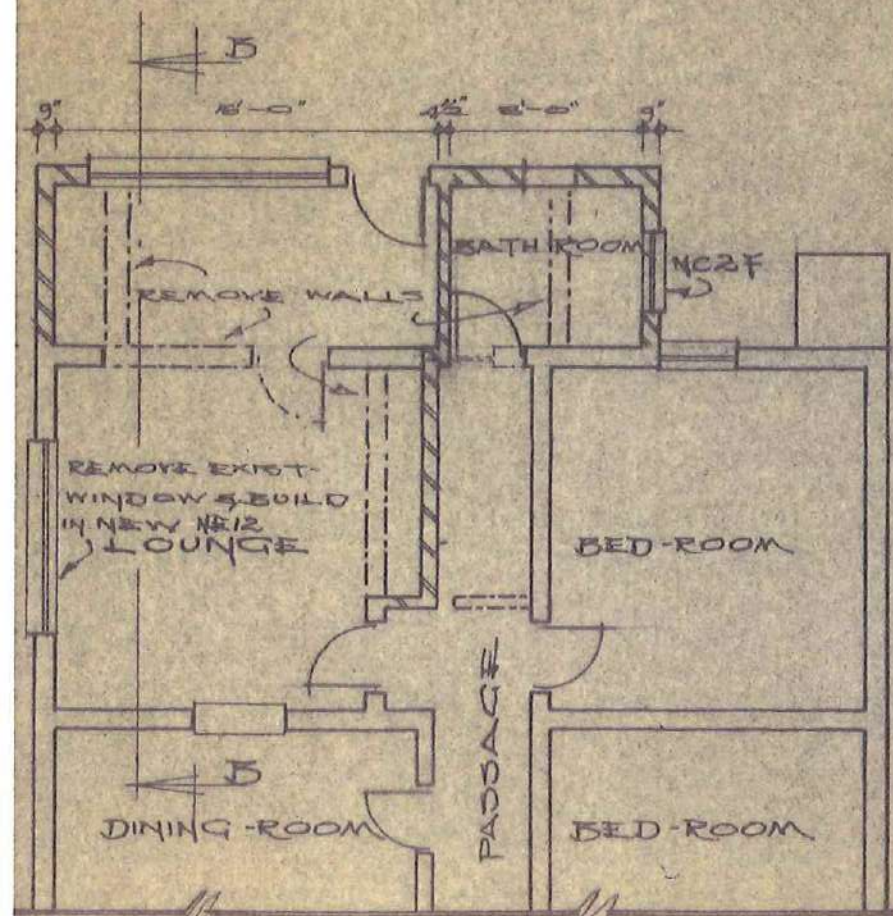
SOUTH-WEST-ELEV.

HEALTH DEPARTMENT

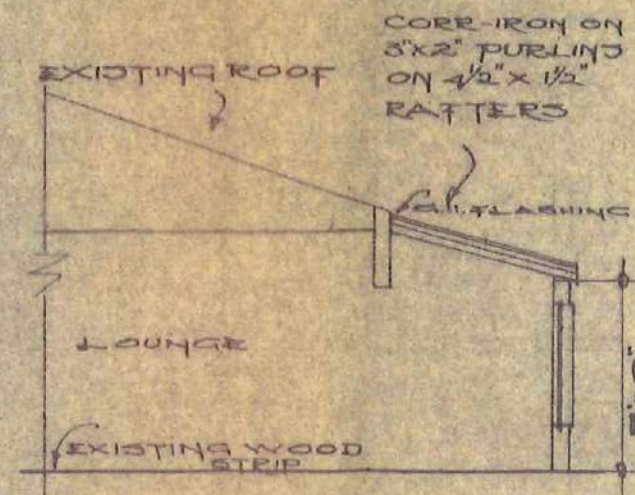
APPROVED - SUBJECT TO:

15/12/58.

CHIEF HEALTH INSPECTOR

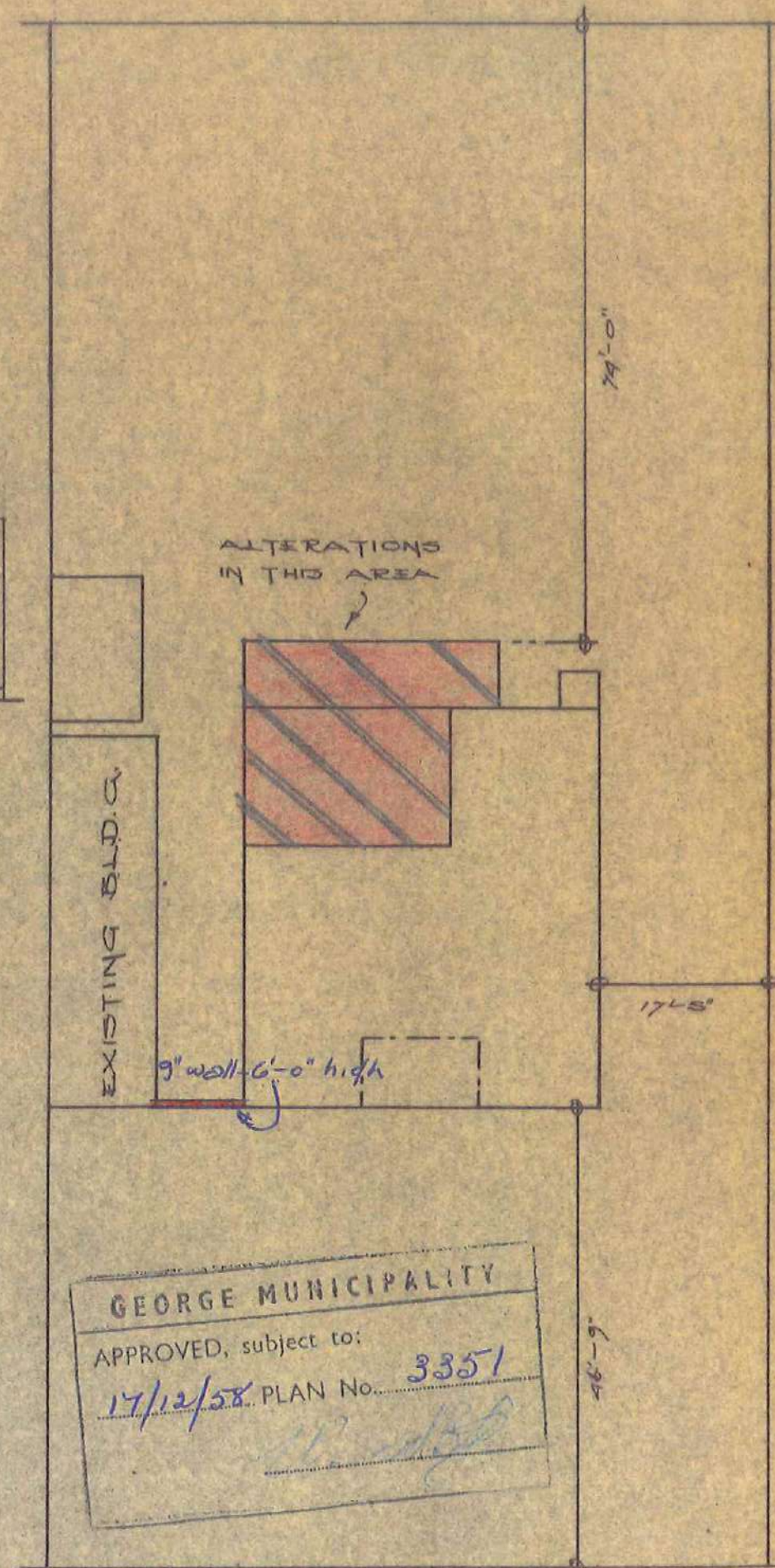


PLAN.



SECTION B-B

- WALLS TO BE REMOVED
- NEW WALLS
- EXISTING WALLS



GEORGE MUNICIPALITY

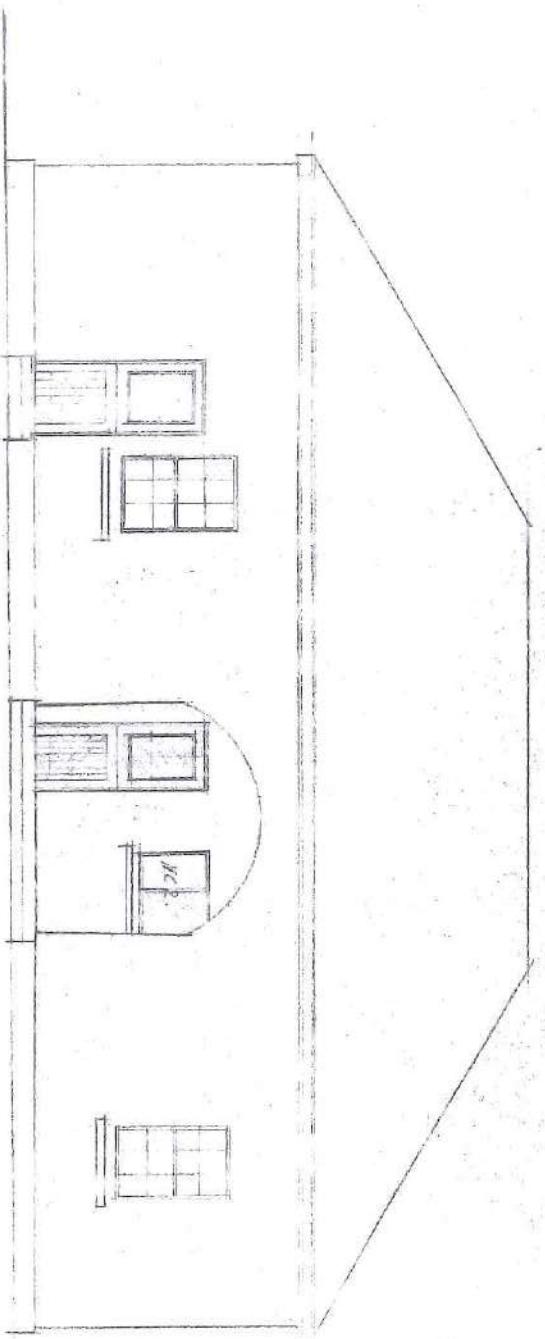
APPROVED, subject to:

17/12/58. PLAN No. 3351

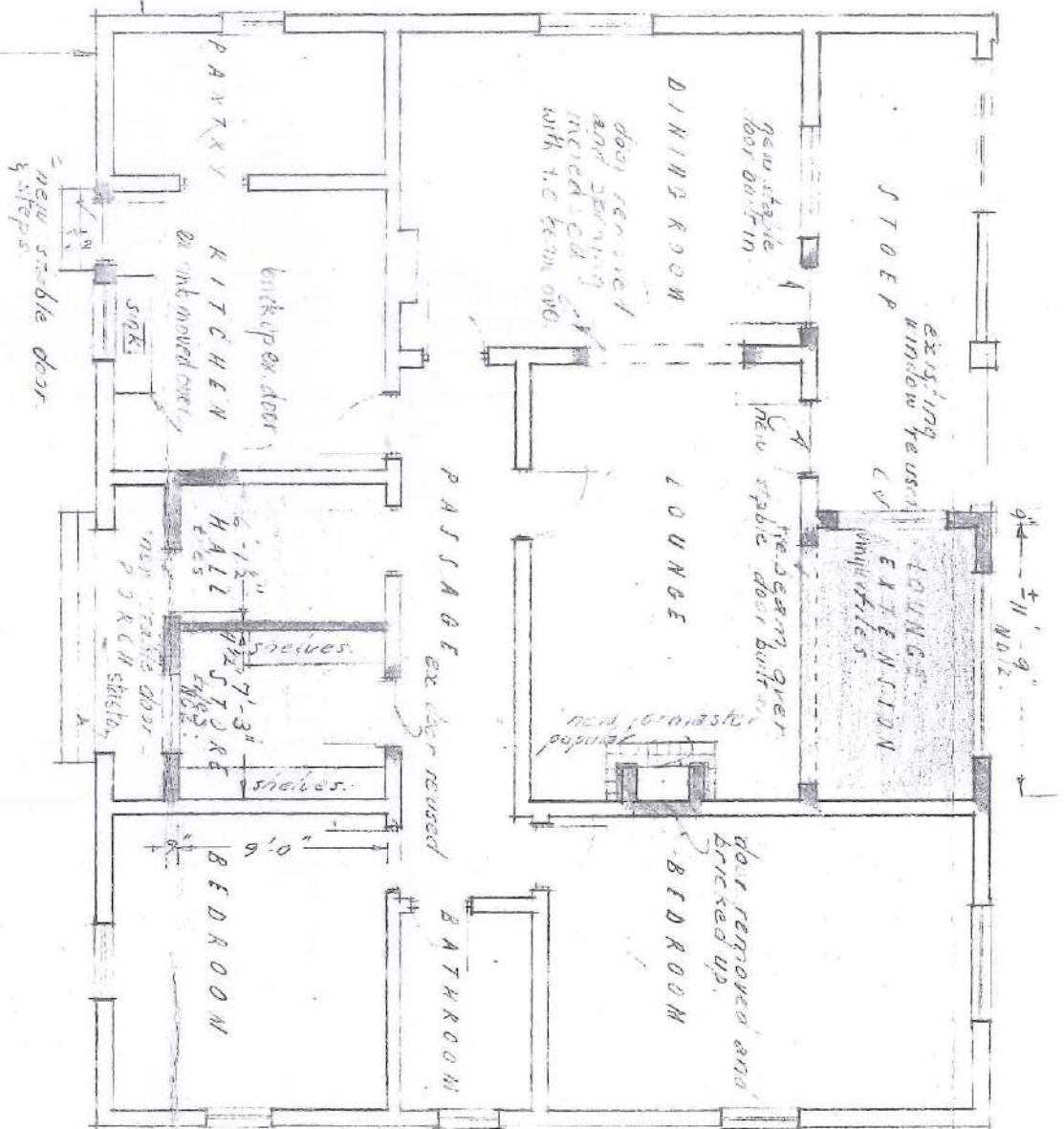
Nº 8 ST. JOHN STREET.

SITE PLAN SCALE 1/16-0"



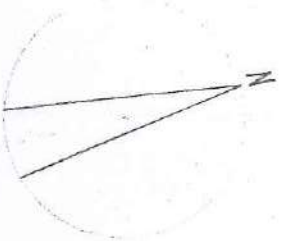


SOUTH ELEVATION



PLAN SCALE 1"-8'-0"

Ex. 1358.



JEKYLL  
STAKE ROAD

1825

ST JOHN STREET.



# **ANNEXURE 7**

**LEVELS AND DIMENSIONS.**

THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAWINGS AND/OR WORK.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.

[illegible]


REVISIONS WYSIGINGS



PROJECT / PROJETO

## SITE PLAN

WYS NR / REV NO



GESIEN  
RIAAN LEROUX

OP OORSPRONKELE TEKENING  
ON ORIGINAL DRAWING



[illegible]

**SCALE 1:50**

**LEVELS AND DIMENSIONS.**

THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DESCRIPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAWINGS AND/OR WORK.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.


NO. NR.	DATE DATUM	DESCRIPTION BESKRYWING	BY DEUR
------------	---------------	---------------------------	------------

REVISIONS WYSIGINGS



Tel: +27 83 3953 089 • Fax: +27 86 6904 942 •  
E-mail: riaan@b-a.co.za • Address: 120 York Street,  
Lache House, George, 6529 • Postal:  
P.O.Box 4232, George East, 6539  
Pr Arch 20677

**CLIENT / KLIENT**

PROJECT / PROJEKT

DRAFTING TITLE / TEKENING TITEL

### GROUND STOREY FLOOR PLAN

DRAWING NUMBER / TEKENING NOMMER

**1.02\_DS**

2

SCALE / SKAAL	DESIGNED / ONTWERP
---------------	--------------------

AS SHOWN	RIAAN LEROUX
	DRAWN / GETEKEN RIAAN LEROUX

DATE / DATUM <b>AUG 05</b>	CHECKED / NAGESIEN <b>RIAAAN LEROUX</b>
-------------------------------	--

OP OORSPRONKELE TEKENING  
ON ORIGINAL DRAWING



# **ANNEXURE 8**



**LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM**

**PLEASE NOTE:**

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

**PART A: PARTICULARS**

Reference number: **Collab Ref. No.: 3744114**

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

Brief proposal: **Application for SDP, departure and removal of restrictive conditions**

Property description: **Erf 1358, George**

Date: **12 June 2025**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Naudica Swanepoel	George Municipality	044 801 9477	<a href="mailto:nswanepoel@george.gov.za">nswanepoel@george.gov.za</a>
	Khuliso Mukhovha	George Municipality	044 801 9477	<a href="mailto:kjmukhovha@george.gov.za">kjmukhovha@george.gov.za</a>
Pre-applicant	Delarey Viljoen	DELPLAN Consulting	044 873 4566	<a href="mailto:delarey@delplan.co.za">delarey@delplan.co.za</a>

**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**

**Site Plan (draft)**

**Approved Plans**

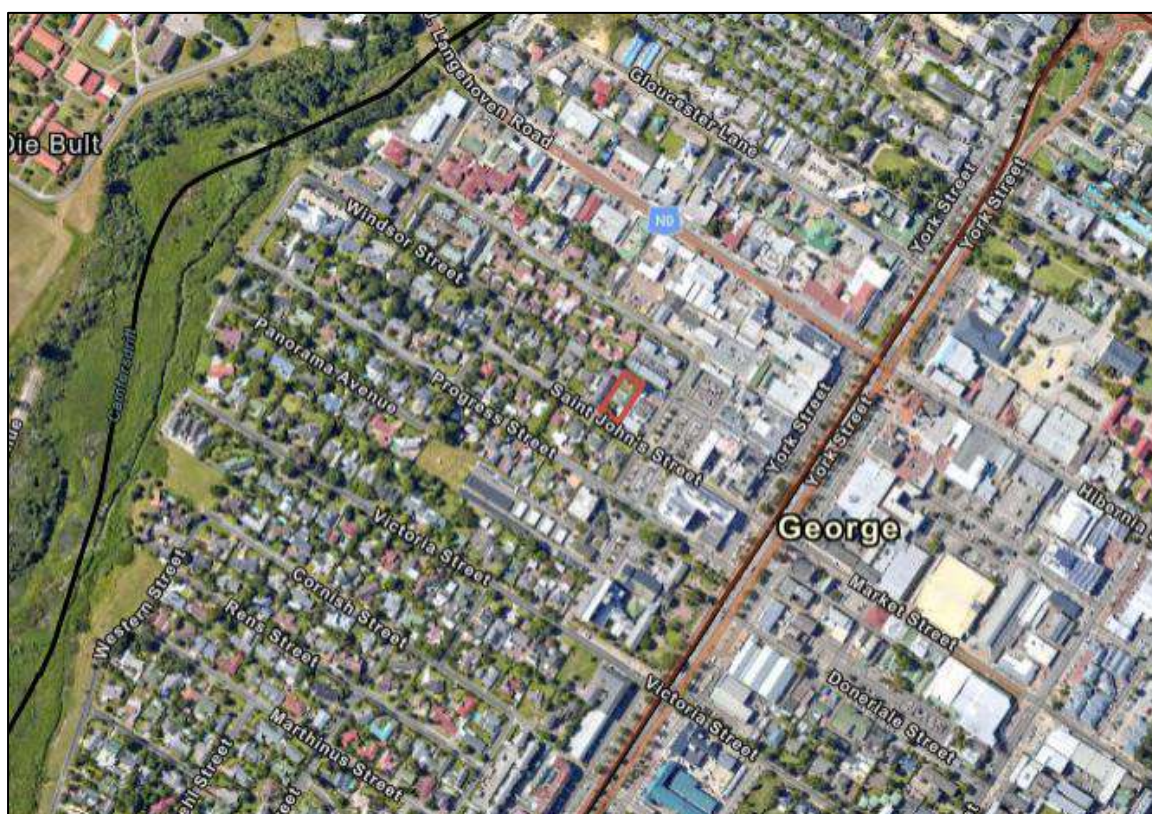
Has pre-application been undertaken for a Land Development application with the Department of Environmental Affairs & Development Planning (DEA&DP)?

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

YES	NO
-----	----

**Comprehensive overview of proposal:**

The subject property is located along St John's Street and measures 1089m<sup>2</sup> in extent.



**Figure 1:** Locality (zoomed out)





**Figure 2:** Locality (enlarged)



**Figure 3:** Zoning

The current zoning, as seen in figure 3, is *Community Zone I* for a place of instruction. There have been a creche for many years.

The use will remain for a bible school. There is a small dormitory section proposed within the existing structure to house 8-10 students at a time, with renovations being proposed. There is also apartment for a permanent supervisor. The new proposals are over the building line, therefore requiring building line departure. As seen in figure 4 there are also several title deed restrictions which require removal, especially since the property is approved with a use that is restricted in the title deed. Currently the removal of conditions B (a & c) is proposed.

- “(a) That the erf be used for residential purposes only;
- (b) That the erf be not 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 no 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.

Figure 4: Title deed restrictions

The proposed new additions are over the western common boundary building line as well as the eastern common boundary building line as seen in figure 5. Both departures are proposed where abutting properties are zoned for business. The eastern side common boundary building line departure is the most significant as a departure to 0m is proposed. This building line is next to a business property (George Municipality Community Services) thus its influence is not seen as significantly negative as there are no windows facing to this boundary.

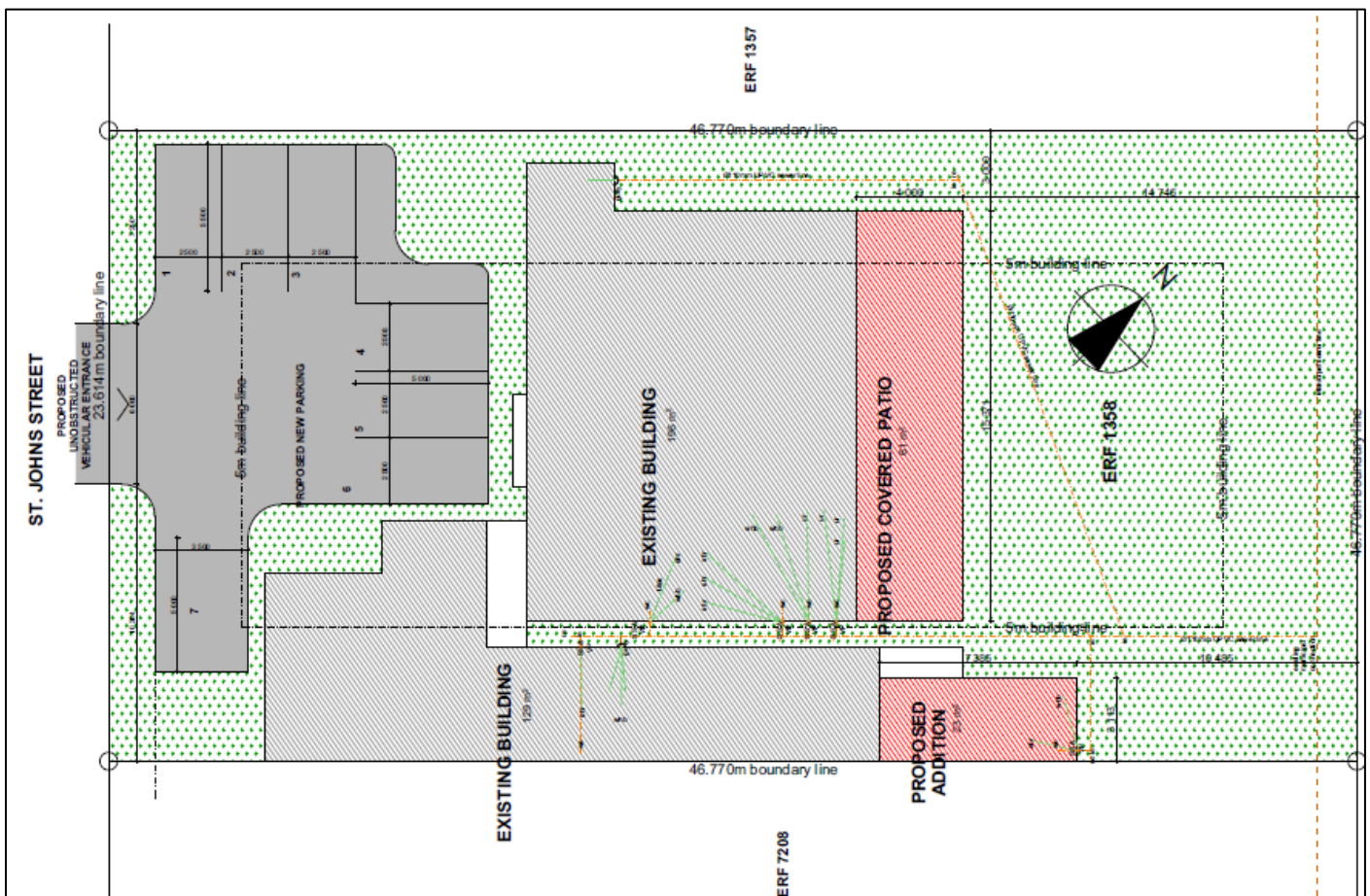
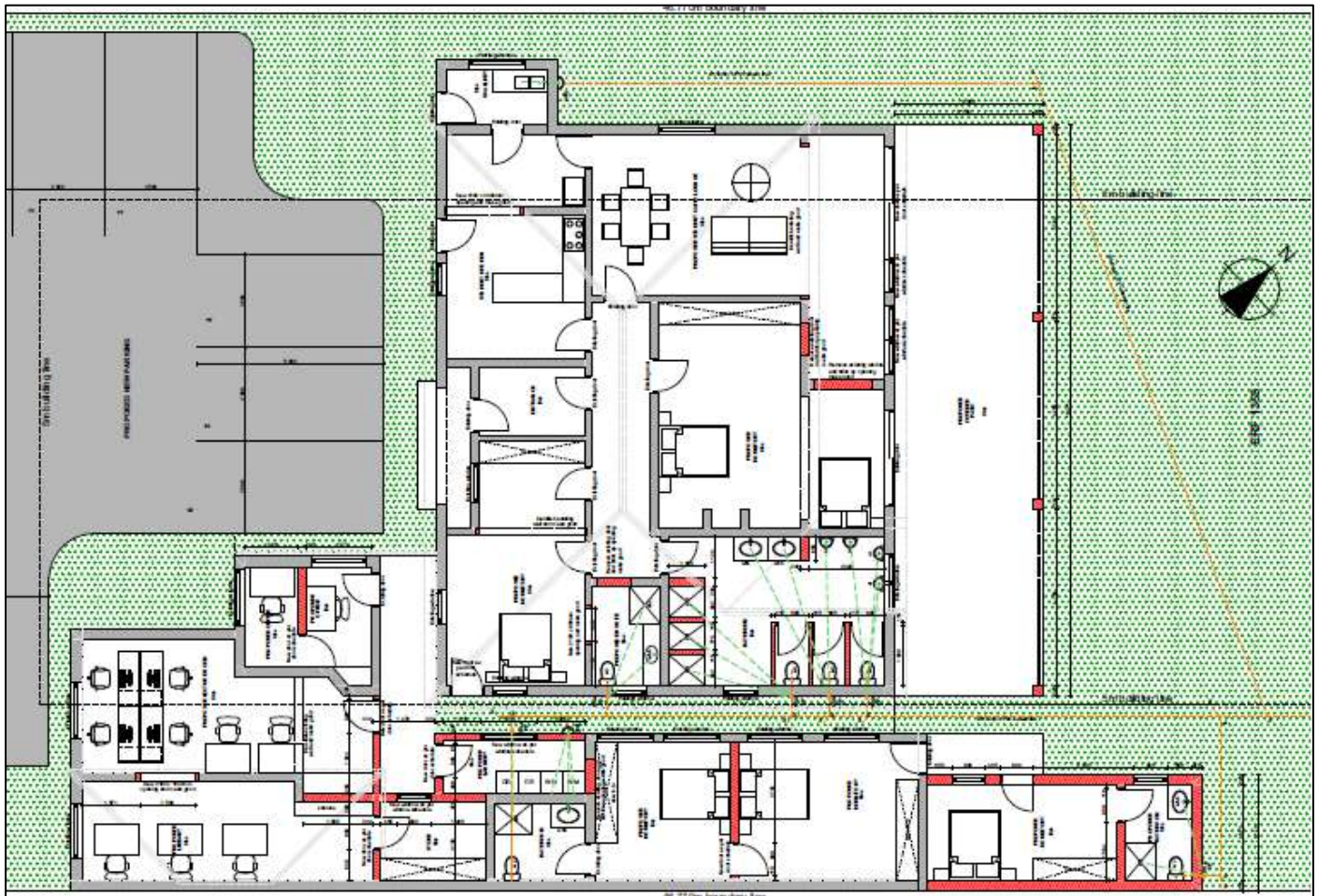


Figure 5: SDP Extract



As can be seen, parking is also provided on-site. Figure 6 indicates the floor plans with the uses of the proposed additions.



**Figure 6:** Floor Plan Proposal

As the development has approved building plans, the zoning is in line with the proposed development and the departures are minor, we herewith request that the building line departures be completed as part of the SDP application on this erf.

The application will thus entail the following:

- **Permission required** in terms of the zoning scheme, in terms of Section 15(2)(g) of the George Municipality: Land Use Planning By-Law, 2023 to submit an SDP for Erf 1358 George.
- **Removal of restrictions** in terms of Section 15(2) (a) of the George Municipality: Land Use Planning By-Law, 2023 to remove title deed conditions **B (a & c)** for Erf 1358.
- **Departure** in terms of Section 15(2) (a) of the George Municipality: Land Use Planning By-Law, 2023 from the 5m western common boundary building line to 3m as well as the 5m eastern common boundary building line to 0m for the proposed additions.

## PART C: QUESTIONNAIRES

### SECTION A:

#### DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant		What land use planning applications are required?	Application fees payable
	2(a)	a rezoning of land;	R
✓	2(b)	<b>a permanent departure from the development parameters of the zoning scheme;</b>	<b>R</b>
	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
✓	2(f)	<b>a removal, suspension or amendment of restrictive conditions in respect of a land unit;</b>	<b>R</b>
✓	2(g)	<b>a permission required in terms of the zoning scheme;</b>	<b>R</b>
	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i)	an extension of the validity period of an approval;	R
	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l)	a permission required in terms of a condition of approval;	R
	2(m)	A determination of a zoning;	R
	2(n)	A closure of a public place or part thereof;	R
	2(o)	a consent use contemplated in the zoning scheme;	R
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a home owner's association;	R
	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant		What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N	Serving of notices (i.e. registered letters etc.)	R
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R

Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):			TBC on submission

**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	Motivate Municipal Spatial Development Framework, 2023
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			Submit Conveyancer's Certificate indicating restrictions relating to the proposal, the beneficiaries as well as method to be dealt with.
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X		
<b>Zoning Scheme Regulation considerations:</b> Which zoning scheme regulations apply to this site? <b>George Integrated Zoning Scheme</b> What is the current zoning of the property? <b>Community Zone I</b> What is the proposed zoning of the property? <b>Community Zone I</b> Does the proposal fall within the provisions/parameters of the zoning scheme? <b>No</b>				

Are additional applications required to deviate from the zoning scheme? (if yes, specify) <b>Yes, departure application required.</b>				
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	Motivate Provincial Spatial Development Framework
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) ( <del>strikethrough irrelevant</del> )		X		National Department of Environmental Affairs (DEA) & DEA&DP



QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		X		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		X		SANParks / CapeNature
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? ( <del>strikethrough irrelevant</del> )		X		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

**SECTION D:**  
**SERVICE REQUIREMENTS**

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

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

COMPULSORY INFORMATION REQUIRED:					
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N	Bondholder's consent
MINIMUM AND ADDITIONAL REQUIREMENTS:					
Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
	N	Land Use Plan		N	Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y		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) /	Y	N	1 : 50 / 1:100 Flood line determination (plan / report)



		Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) ( <del>strikethrough irrelevant</del> )			
Y	N	Other (specify)	Y	N	Required number of documentation copies

## PART E: DISCUSSION

- The pre-application was submitted with site plan, approved and proposed building plans as indicated below.
- The application was discussed in a meeting held on 18 June 2025.



## Town Planning

- Due to the change of land use of existing structures (e.g. classes changed to dormitory rooms), building line departure applications will be required for all existing rooms.
- It is not necessary to submit a site development plan, however a site plan indicating parking, access, position of building structures, trees and paving must be submitted with the application.
- Please note** that the area used for dormitory purposes may not be bigger than the area used for place of instruction as it is an ancillary use.

## Civil Engineering Services

### Access:

- Access may be restricted to St John Street.
- Access is permitted in accordance with the George Integrated Zoning Scheme (GIZS) 2023 regulations.
- All parking must be provided on-site, in compliance with the GIZS 2023 parking requirements.
- PT1 may be considered, subject to parking departure application.
- No parking is allowed within the road reserve, and the owner may be held liable for any costs incurred to prevent unauthorized parking in this area.
- All movability should be done on site.

### Development Charges:

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

### Water and Sanitation:

- Municipal water and/or sanitation is available, subject to network and/or treatment capacity required confirmation.

### Stormwater:

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

## **PART F: SUMMARY / WAY FORWARD**

- The applicant may proceed to submit application that addresses Part E.

**OFFICIAL: KHULISO MUKHOVHA**

**SIGNED:**

**DATE:** 25 JUNE 2025



**PRE-APPLICANT: DELAREY VILJOEN PR. PLN**

**SIGNED:**

**DATE:** 12/06/2025



**OFFICIAL: NAUDICA SWANEPOEL**

**SIGNED:**

**DATE:** 30 JUNE 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 be deemed necessary.*



# **ANNEXURE 9**



## 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			Postal Code	6530
	GEORGE				
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	Foundations Theological Institute				
Address	6 St John's Street Dormhels Drift			Postal code	6530
	George				
E-mail	info@foundationsti.co.za				
Tel	n/a	Fax	n/a	Cell	060 964 3983

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



Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 1358, George										
Physical Address	6 St John's Street, Dormhels Drift										
GPS Coordinates	-33.959200, 22.453731				Town/City		George				
Current Zoning	Community Zone I			Extent	1089m <sup>2</sup>		Are there existing buildings?		Y	N	
Current Land Use	Place of Instruction										
Title Deed number & date	T10742/2024										
Any restrictive conditions prohibiting application?	Y	N	If Yes, list condition number(s).		Section B (subsections a, c & d)						
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
<b>PART D: PRE-APPLICATION CONSULTATION</b>											
Has there been any pre-application consultation?			Y	N	If Yes, please complete the information below and attach the minutes.						
Official's name	Naudica Swanepoel Khuliso Mukhovha		Reference number		3744114		Date of consultation		12 June 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:**

- **Removal of restrictive title deed condition:** Application in terms of Section 15(2)(f) of the George Municipality: Land Use Planning By-Law, 2023 for removal of condition B (a, c & d).
- **Departure:** Application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of:
  - the 5m eastern building line to 0m for the existing structure and outbuilding to be converted to a bible school including dormitories.
  - the 5m western building line to 3m for the existing covered patio and existing structure that was converted to a bible school, 1.2m for the existing scullery, 1.9m for the Water tank and 2.4m the chimney.

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

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

*Is the following compulsory information attached?*

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

*Minimum and additional requirements:*



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

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

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

Y	N	<i>If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. <b>N/A</b></i>
Y	N	<i>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?</i>



## 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:

19/06/2025

Full name:

**DELAREY VILJOEN**

Professional capacity:

**PROFESSIONAL PLANNER**

SACPLAN Reg. Nr:

**A/1021/1998**