



Stads- en Streekbeplanners
Town and Regional Planners

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28 October 2025

The Municipal Manager
P.O. Box 19
George
6530

Sir

**PROPOSED CONSENT USE AND PERMANENT DEPARTURE FOR REMAINDER
ERF 975, SITUATED IN THE MUNICIPALITY AND ADMINISTRATIVE DISTRICT
OF GEORGE.**

Duly authorized by the registered owner of Remainder Erf 975, George, application is being made for the following in terms of the relevant Sections of the Land Use Planning By-Law of George Municipality, 2023:

1. Consent Use in terms of Section 15.(2)(o) for two dwelling units; and
2. Permanent Departure in terms of Section 15(2)(b) to allow a relaxation of the minimum required width for a combined entrance and exit way to 4.57 metres, as stipulated in Section 45 of the Integrated Zoning Scheme By-Law of the George Municipality, 2023.

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

- a) Application form fully completed and signed (**Annexure 1**);
- b) Power of Attorney by the Registered Owner (**Annexure 2**);
- c) Motivation Report (**Annexure 3**);
- d) Copy of the Surveyor General Plan (**Annexure 4**);
- e) Site Development Plan No. CL1122/1 by New Architectural Design (**Annexure 5**);
- f) Locality Map (**Annexure 6**);
- g) Proof of Payment will be provided in due course as it is made available to the applicant (**Annexure 7**);

- h) Copy of Title Deed T13697/2022 (**Annexure 8**);
- i) Conveyancer Certificate by Herman Swanepoel (**Annexure 9**);
- j) Bondholders Consent by Standard Bank (**Annexure 10**);
- k) Building Plans by New Architectural Design (**Annexure 11**); and
- l) Pre-Application dd. 09/07/2025 (**Annexure12**).

Should there be any ambiguity or additional information be required you are kindly requested to contact us.

Yours Sincerely

A handwritten signature in black ink, appearing to read "Alexander Havenga".

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



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

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

PART A: APPLICANT DETAILS

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

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

Registered owner	Christo Pieterse				
Address	18 Bohemia Street				
	George	Postal code	6529		
E-mail	christopieterse3@gmail.com				
Tel	044 873 0344	Fax	n/a	Cell	079 490 1750

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

Property	Remainder Erf 975, George				
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<i>Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]</i>								
<i>Physical Address</i>	42 Wellington Street, George, 6529							
<i>GPS Coordinates</i>	33°57'12.40"S 22°28'06.23"E				<i>Town/City</i>	George		
<i>Current Zoning</i>	Business Zone I			<i>Extent</i>	783m²	<i>Are there existing buildings?</i>	Y	N
<i>Current Land Use</i>	Business Premises & Dwelling House							
<i>Title Deed number & date</i>	T13697/2022							
<i>Any restrictive conditions prohibiting application?</i>	Y	N	<i>If Yes, list condition number(s).</i>					
<i>Are the restrictive conditions in favour of a third party(ies)?</i>	Y	N	<i>If Yes, list the party(ies).</i>					
<i>Is the property encumbered by a bond?</i>	Y	N	<i>If Yes, list Bondholder(s)?</i>	Standard Bank				
<i>Has the Municipality already decided on the application(s)?</i>	Y	N	<i>If yes, list reference number(s)?</i>	Unobtainable				
<i>Any existing unauthorized buildings and/or land use on the subject property(ies)?</i>				Y	N	<i>If yes, is this application to legalize the building / land use?</i>	Y	N
<i>Are there any pending court case / order relating to the subject property(ies)?</i>				Y	N	<i>Are there any land claim(s) registered on the subject property(ies)?</i>	Y	N
PART D: PRE-APPLICATION CONSULTATION								
<i>Has there been any pre-application consultation?</i>			Y	N	<i>If Yes, please complete the information below and attach the minutes.</i>			
<i>Official's name</i>	Robert Janse van Rensburg		<i>Reference number</i>	Collab no.		<i>Date of consultation</i>	9 July 2025	
PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE								
<i>*Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.</i>								

BANKING DETAILS

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

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

Application is being made for the following in terms of the relevant Sections of the Land Use Planning By-Law of George Municipality, 2023, for Remainder Erf 975, George:

1. Consent Use in terms of Section 15.(2)(o) for two dwelling units; and
2. Permanent Departure in terms of Section 15(2)(b) to allow a relaxation of the minimum required width for a combined entrance and exit way to 4.57 metres, as stipulated in Section 45 of the Integrated Zoning Scheme By-Law of the George Municipality, 2023.

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

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

Is the following compulsory information attached?

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

Minimum and additional requirements:

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

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

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

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

28 October 2025

Date:

Full name:

Alexander Havenga

Professional capacity:

Registered Professional Planner

SACPLAN Reg. Nr:

Pr. Pln A/3313/2023

POWER OF ATTORNEY

I, the undersigned,

Christo Pieterse (ID: 670825 5156 08 7)

In my capacity as the Registered owner of Remainder Erf 975, George, situated in the Municipality and division of George, Province of the Western Cape.

hereby nominate and appoint:

NEL & DE KOCK TOWN & REGIONAL PLANNERS

With power of substitution, to be my true and lawful Agent in my name, place and stead, to apply to the George Municipality for a **Consent Use for dwelling units and Permanent Departure for the relaxation of the minimum width of a comined entrance and exit way for Remainder Erf 975, George**, and I hereby ratify, allow and confirm, and promise and agree to ratify, allow and confirm all and whatsoever our said Agent shall lawfully do or cause to be done by virtue of these presents.

SIGNED at George on this 8-09-2025 in the presence of the under mentioned witnesses.



AS WITNESSES:

1. 
2. 

MOTIVATION REPORT

PROPOSED CONSENT USE AND PERMANENT
DEPARTURE
FOR
REMAINDER ERF 975, GEORGE, SITUATED IN THE
MUNICIPALITY AND DIVISION OF GEORGE
FOR
THE REGISTERED OWNER



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1. APPLICATION

Application is being made for the following in terms of the relevant Sections of the Land Use Planning By-Law of George Municipality, 2023, for Remainder Erf 975, George:

1. Consent Use in terms of Section 15.(2)(o) for two dwelling units; and
2. Permanent Departure in terms of Section 15(2)(b) to allow a relaxation of the minimum required width for a combined entrance and exit way to 4.57 metres, as stipulated in Section 45 of the Integrated Zoning Scheme By-Law of the George Municipality, 2023.

2. BACKGROUND

The owner of Remainder Erf 975 acquired the property in 2022. Due to the historical significance of the dwelling house located on the front portion of the property abutting Wellington Street and the associated heritage status which restricts alterations to the structure, the owner granted one of his employee's permission to reside in the dwelling. These heritage constraints make it impractical to convert the dwelling for business use, despite the property's zoning, i.e., Business Zone I.

In addition, the owner allowed another individual to operate a car detailing business from a separate structure on the property, as indicated on the attached Site Development Plan. This use aligns with the property's business zoning.

Furthermore, the owner wished to provide accommodation for another employee and in doing so, acquired a container home, which has since been placed on the property, also as shown on the attached Site Development Plan.

The use of two structures on the property for residential purposes has given rise to the need for this application, as consent use approval is required from the Municipality in order to regularise the use in accordance with the provisions of the Municipality's Integrated Zoning Scheme By-Law.

3. PURPOSE

The purpose of this application is to obtain approval for a consent use to permit two dwelling units on the property, as well as approval for a permanent departure to relax the minimum required width of the combined entrance and exit, which is constrained by the location of the existing heritage structure on the property.

4. MOTIVATION

4.1 NEED

The need for this application arises from the owner's intention to accommodate two employees on a property currently zoned Business Zone I. George Municipality's Integrated Zoning Scheme By-Law, 2023, allows for dwelling units as a consent use on properties zoned Business Zone I.

The property is situated just outside the medium-term business development edge, as identified in the Municipality's Spatial Planning Structure. This strategic location lends itself to a mix of business and residential uses, given that the property—although zoned for business purposes—is located within the predominantly residential neighbourhood of Denneoord.

The existing Business Zone I zoning is a fait accompli, resulting from a previous rezoning approval. The proposed consent use will not negatively impact the surrounding properties, in fact, they are more compatible with the residential character of the area. The only exception in the immediate context is a business premises abutting the property's south-western boundary, but which also has a residential component.

The departure from the minimum access width requirement is necessitated by the position of an existing heritage structure on the property, which constrains the available access point. In practice, the existing access has been in use for an extended period without issue and this application merely seeks to formalize its continued use.

The business currently operating from the site is a car detailing business, which does not attract high customer traffic. Vehicles are accepted by appointment only, thereby minimizing on-site congestion. Consequently, the requested departure will not have any negative impact on traffic flow or neighbouring properties and should therefore be supported in conjunction with the consent use application.

4.2 DESIRABILITY

PHYSICAL CONDITION:

4.2.1 TOPOGRAPHY

The property subject to this application features a generally flat topography, with a 1m fall in a north-easterly direction over an approximate distance of 44m. This equates to an average slope of 1:44, which is well-suited for a business development with dwelling units as a consent use, as it minimizes the need for cut-and-fill operations and helps reduce potential development costs. It is important to note that the existing structures on the property are already established, therefore, the approval of this application will not result in any additional construction requiring

earthworks at this stage. Consequently, the topography of the site does not pose any constraints and will not negatively affect the proposed application.

4.2.2 BOTTOM CONDITIONS

The subsurface conditions of the property appear to be stable, as the existing structures show no evidence of structural damage that could be attributed to poor bottom conditions. Should the Municipality have any records indicating potential unstable or poor soil conditions in the area, it is suggested that a geotechnical investigation be required as a condition of approval, to be submitted prior to the approval of building plans.

4.2.3 VEGETATION

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

4.2.4 FLOOD LINES

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

4.2.5 SENSITIVITIES

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

4.2.6 WATER TABLE

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

4.2.7 DRAINAGE PATTERN

The design and construction of both the proposed and existing structures have taken drainage into consideration and will comply with the requirements of the Municipality's Stormwater By-Law. Accordingly, no further elaboration is provided in this report, as the drainage layout and stormwater management measures will be assessed in detail by the Municipality during the building plan approval process.

4.2.8 FILLINGS AND EXCAVATIONS

This application seeks consent use approval for dwelling units on the subject property. One dwelling unit is accommodated within the existing structure on the site, while the second comprises a container home. As such, approval of this application will not result in any new construction of dwelling houses, although new carports are proposed. Given the flat topography of the property, no significant earthworks, cut, or fill operations are anticipated should any future construction occur. Accordingly, the approval of this application will not be adversely affected by any filling or excavation activities.

4.3 EXISTING PLANNING AND LEGISLATION

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

4.3.1.1 SPATIAL JUSTICE

- Past spatial and other development imbalances must be redressed through improved access to and use of land.**
The property forming the focus of this application is 783m² in extent and was made available on the free market when the current owner acquired it in 2022. Therefore, this application which is to obtain approval for dwelling units as a consent pose to not be adequate to address this principle of access to and use of land.
- Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.**
Due to considerations discussed above, this objective is not readily achievable with this application.
- Spatial Planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.**

As discussed above, the limited size of the land unit does not lend itself to the compliance of this objective as the current zoning of the property is for business purposes and not to address the access to land by disadvantaged communities or persons. Approval of this application will, however, authorize the owner to lawfully accommodate two of his employees on the property.

- **Land use management systems must include all areas of a Municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas.**
A pragmatic approach to the management of land use systems to follow flexible and appropriate processes to facilitate housing for the disadvantaged community is indispensable.
- **Land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas.**
This aspect has already been discussed above.
- **A Municipal Planning Tribunal considering an application before it, may not be implemented or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of the application.**
This provision does not apply to this application.

4.3.1.2 PRINCIPLE OF SPATIAL SUSTAINABILITY

- **Promote land development that is within the fiscal, institutional and administrative means of the Republic.**
The proposed development will be done with private funding and therefore the fiscal, institutional and administrative capacity of government agencies are not relevant to this application.
- **Ensure that special consideration is given to the protection of prime and unique agricultural land.**
The subject property is zoned Business Zone I and is situated within George which is included within the urban edge. Therefore, the protection of prime and unique agricultural land is not relevant to this application as the property was withdrawn from agriculture in the past.
- **Uphold consistency of land use measures in accordance with the environmental management instruments.**
This application is not accompanied by any activities that require special environmental management measures.

- **Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.**
The proposed development will be done with private funding. Therefore, it will not demand any costs to any state department with regard to the provision of infrastructure and social services.
- **Promote land development in locations that are sustainable and limit urban sprawl.**
Application is made for a consent use and permanent departure for a property situated within Denneoord, a neighbourhood of George. Therefore, approval of this application will promote development within the urban edge and limit urban sprawl.
- **Result in communities that are viable.**
Approval of this application will enable the owner to provide accommodation for two of his employees on a property located within a predominantly residential neighbourhood. While the primary land use of the property remains business and will continue as such, this mix of uses will contribute to a viable community that is appropriate and compatible with the surrounding area.

4.3.1.3 PRINCIPLE OF EFFICIENCY

- **Land development optimises the use of existing resources and infrastructure.**
This application aligns with the principle of efficiency, as it entails a property located within the urban edge that is already serviced by the Municipality. Consequently, approval of this application will promote the optimal utilization of existing resources and infrastructure. Furthermore, it will generate additional rates and taxes, thereby contributing positively to the Municipal fiscus.
- **Decision-making procedures are designed to minimise negative financial, social, economic, or environmental impacts.**
As a privately funded project, sensible decision making to have minimal negative consequences are indispensable for the successful implementation of the project. As already discussed, it will have no negative social, economic and environmental impact, but will result in viable property for the owner.
- **Development applications procedures are efficient and streamlined and timeframes are adhered to by all parties.**
Adherence to prescribed timeframes vest in the Municipality and therefore the applicant does not have any control over it.

4.3.1.4 PRINCIPLE OF SPATIAL RESILIENCE

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

4.3.1.5 PRINCIPLE OF GOOD ADMINISTRATION

- **All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.**
The only authority involved in this application is George Municipality and therefore there is no other authority with which an integrated approach needs to be followed. The various departments of the Municipality involved function as an integrated team and the applicant has no further comment on this principle.
- **Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.**
Procedures for the public participation process will be adhered to as prescribed in the Section 38 Letter and the applicant will commence once instructions is given.

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

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

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

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

An application is made for consent use approval for dwelling units on Remainder Erf 975, George, which is currently zoned Business Zone I. This proposal aligns with the George Municipality's MSDF (2023), which encourages mixed-use developments within the CBD area. The property is also designated for residential densification, a goal that will be supported through the approval of this application by allowing a business-zoned property to provide additional housing opportunities within the designated area.

Therefore, the approval of this application is consistent with the Municipality's spatial planning objectives, and no further elaboration is deemed necessary in this regard.

4.3.4 GEORGE CENTRAL BUSINESS DISTRICT RESIDENTIAL DENSIFICATION STRATEGY, 2012

The George CBD Residential Densification Strategy, 2012, designates the area containing the subject property as Area 5 within the study. Within this, the strategy specifically identifies Area 10, which encompasses Wellington Street, as a distinct focus. According to the strategy, Wellington Street has, in recent years, evolved to include business premises and flats, reflecting its role as a key distributor route from George Central to the northern residential areas. The strategy further proposes a mix of higher-density land uses and business developments for this corridor.

Although this application does not currently propose any development above the ground floor, it aligns with the strategy's vision by facilitating a mixed-use development along one of George's major distributor routes and in light thereof no further elaboration will be made in this regard.

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

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

4.3.5.1.1 **Annexure 1**, Application form fully completed and signed;

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

4.3.5.1.3 **Annexure 3**, Motivation Report by Nel & de Kock Town and Regional Planners;

4.3.5.1.4 **Annexure 4**, Copy of the Surveyor General Plan is attached to this application;

4.3.5.1.5 **Annexure 5**, Site Development Plan by New Architectural Design with Plan No. CL1122/1 is attached to this application;

4.3.5.1.6 **Annexure 6**, Locality Map is attached to this application;

4.3.5.1.7 **Annexure 7**, Proof of Payment will be provided in due course as it is made available to the applicant;

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4.3.5.1.10 **Annexure 10**, Bondholders Consent by Standard Bank is attached to this application;

4.3.5.1.11 **Annexure 11**, Building Plans by New Architectural Design with Plan No. CL1122/4 is attached to this application; and

4.3.5.1.12 **Annexure 12**, Pre-Application dd. 09/07/2025 with the following comments:

Town Planning:

- **The business as proposed is a primary right on the property.**
 - The applicant has no response to this comment as the land use, i.e. car detailing business was confirmed to comply with the property's current zoning through this comment.
- **Consent use for dwelling units to be submitted.**
 - The applicant takes note of this comment and this application entails the consent use as required by the Municipality.
- **Not all structures on the property are shown. To include all structures on the property and respective uses.**
 - All structures on the property are indicated on the attached Site Development Plan submitted as part of this application for the Municipality's perusal.
- **Structures to comply with National Building Regulations and Fire regulations.**
 - The applicant takes note of this comment and this requirement will be scrutinised by the Municipality during the building plan submission process.

- **To indicate access, manoeuvrability, parking etc. (to also show parking for the dwelling units).**
 - Parking for the two dwelling units and business are shown on the attached Site Development Plan which also indicated the manoeuvrability of vehicles. Therefore, this comment is complied with.
- **Need to address compliance with MSDF, SPLUMA, Zoning Scheme, rural guidelines etc.**
 - The application is motivated in accordance with the listed legislation in the above Par's. 4.3.1-4.3.5 of the motivation report. Therefore, this comment is also addressed through this application.

CES:

Access:

- **Access be restricted to Wellington Street.**
 - The applicant takes note of this comment, while no amendment to the property's current access is proposed. The formalisation of the current access width does, however, form part of this application.
- **Access is permitted in accordance with the George Integrated Zoning Scheme (GIZS) 2023 regulations.**

As stated above, this application includes a request for a departure from the minimum access width requirement, which does not comply with the provisions of the Zoning Scheme, stipulating that a combined entrance and exit way must have a minimum width of 5.0m. The need for this relaxation arises from the fact that the available width between the heritage structure and the property boundary is fixed and cannot be altered. Consequently, as noted earlier in this report, the existing access arrangement is regarded as a fait accompli, having been in use in its current form since the original dwelling was constructed.

Parking:

- **All parking must be provided on-site, in compliance with the GIZS 2023 parking requirements.**

Provision has been made for two parking bays per dwelling unit, as well as four parking bays for the car detailing business. The Municipality's Zoning Scheme does not specifically prescribe parking requirements for a car detailing business; however, considering that the total floor area, including storage space, amounts to 76.99m² and applying the standard parking requirement for businesses in neighbourhood areas (i.e., 4 bays per 100m² GLA), it can be concluded that adequate parking is provided for the detailing business. It should also be noted that the nature of the business does not attract walk-in customers. Vehicles are accepted by appointment only and parking is therefore effectively managed by the business owner, ensuring that no congestion or parking-related issues occur on or around the property.

- **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.**
 - The applicant takes note of this comment, while sufficient parking is provided on the property for the land uses.
- **All movability should be done on site.**
 - All movability will be accommodated on the subject property as can be seen on the attached Site Development Plan.

Development Charges (DCs):

- **Normal Development Charges (DCs), if applicable, will be levied in accordance with the DC policy and the applicable By-law and or policy.**
 - The applicant takes note of this comment.

Water and Sewer:

- **Municipal water and/or sanitation is available, subject to network &/or treatment capacity required confirmation.**
 - The applicant takes note of this comment.

Stormwater:

- **The developer must ensure full compliance with the relevant Stormwater By-law.**
 - Compliance with the relevant Stormwater By-Law will be assessed by the Municipality during the building plan approval process. Accordingly, no further elaboration is provided in this regard at this stage.

ETS:

- **To discuss with ETS**
 - The applicant consulted with an official from the Municipality's ETS Department, who advised that Development Charges would be applicable only if an upgrade to the connection is required. The official further indicated that formal comments on the application will be provided during the Public Participation Process. Accordingly, no further detail is provided at this stage.

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

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

(a) Coverage:

The maximum coverage for all buildings on a land unit is 100%.

- The coverage of the development on the property equates to 43.56% as indicated on the attached Site Development Plan which therefore complies with this development parameter.

(b) Street centre line setback:

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

- Enforcement of this development parameter falls within the responsibility of the Municipality, which has not occurred in this instance. Accordingly, no further elaboration is deemed necessary.

(c) Floor factor:

The maximum floor factor on the land unit is 3, which may be departed from if subsection (i) is complied with.

- The proposed development is in full compliance with this development parameter, with a calculated floor factor of 0.46. Accordingly, no departure from this provision is required.

(d) Height:

- (i) **The highest point of a building may not exceed 15 metres to the top of the roof.**
- (ii) **The general provisions regarding earth banks and retaining structures in this by-law apply.**
 - The highest point of all structures on the property is the existing dwelling house, which measures 4.65m from the natural ground level. Therefore, this development is consistent with this development parameter.

(e) Building line:

- (i) **The street building line is 0 metres.**
- (ii) **Side and rear building lines are 0 metres up to a height of 8.5 metres and 4.5 metres for the remainder of the building provided that the Municipality may lay down more restrictive common building lines in the interest of public health and safety or in order to enforce any other law or right.**
- (iii) **Minor architectural and sunscreen features may project beyond the street boundary building line, provided that such features do not project more than 250 millimetres beyond the street boundary.**
 - Bearing in mind that no structures on the property is higher than 8.5m, the building lines are considered to be 0.0m. Therefore, since all of the structures are located within the property's boundaries and adheres to the building lines, no further elaboration will be made in this regard.

(f) Hotel floor space concession:

Where it is proposed to erect a hotel of at least 30 bedrooms in terms of this use right, the development parameters applicable to “hotel” apply.

- This application does not make provision for a hotel. Therefore, this development parameter is not applicable and no further elaboration will be made in this regard.

(g) Canopy or balcony projection:

The Municipality may require, and may approve, a canopy or balcony projection over the street boundary in accordance with the following conditions:

- (i) **The canopy or balcony may not project closer than 500 millimetres to a vertical plane through the kerb line or proposed kerb line;**
- (ii) **No portion of a canopy or balcony projection may be less than 2.8 metres above the pavement;**
- (iii) **The Municipality may lay down more restrictive requirements relating to the dimensions, design and materials of the canopy or balcony; and**
- (iv) **The owner must enter into an encroachment agreement with the Municipality.**

- This proposal does not make provision for a canopy projection. Therefore, no further elaboration will be made in this regard.

(h) Public pedestrian footway along street boundary:

If the owner provides a public pedestrian footway of at least 3 metres wide on the land unit, next to a building situated alongside the street boundary, with a canopy and pavement that ties in with the street pavement, and which is accessible to the public at all times, then, in recognition of the urban design contribution to the street environment, the maximum floor factor of the building may be increased by twice the area of the public pedestrian footway.

- This application does not make provision for a pedestrian footway, therefore this development parameter is not relevant to this application.

(i) Street corners:

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

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

(j) Parking and access:

- (i) **Parking and access must be provided on a land unit in accordance with this by-law, except in a case where the Municipality has approved alternative parking supply under subsection 43(1).**
- (ii) **Except with the approval of the Municipality, no parking bays at ground floor level on a land unit, either outside or within a building, may be located closer than 10 metres to a street boundary in order to enhance amenity at street level.**
- As stated in the above, provision has been made for two parking bays per dwelling unit, as well as four parking bays for the car detailing business. The Municipality's Zoning Scheme does not specifically prescribe parking requirements for a car detailing business; however, considering that the total floor area, including storage space, amounts to 76.99m² and applying the standard parking requirement for businesses in neighbourhood areas (i.e., 4 bays per 100 m² GLA), it can be concluded that adequate parking is provided for the detailing business. It should also be noted that the nature of the business does not attract walk-in customers. Vehicles are accepted by appointment only and parking is therefore effectively managed by the business owner, ensuring that no congestion or parking-related issues occur on or around the property. The proposed parking bays are situated at the back of an existing structure therefore the distance to the street boundary has no impact on the amenity at street level.

(k) Loading:

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

- Taking into consideration the nature of this application, which relates to a car detailing business that does not attract walk-in customers, provision has been made for a temporary loading bay in front of the business should it ever be required. It should be noted, however, that the owner of the detailing business does not receive deliveries, as all materials and products required for the operation are purchased directly from retail outlets. Therefore, while the property can accommodate a loading bay if necessary, such provision is not required for the functioning of the business.

(l) Screening:

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

- Enforcement of this development parameter may fall within the responsibility of the Municipality; however, this has not been implemented in this instance. Accordingly, no further elaboration is deemed necessary.

(m) Refuse room

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

- The provision of this development parameter may be required by the Municipality, which has not been implemented in this instance. It should be noted, however, that the owner of the car detailing business manages and removes refuse generated by the business independently. Therefore, a refuse room is not required for the purposes of this application. Refuse generated by the dwelling units will be placed in the street reserve on the designated collection days for removal by the Municipality.

(n) Landscaping:

The Municipality may request a landscaping plan on submission of building plans.

- The owner will comply with this requirement should it be required by the Municipality.

(o) Development charges

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

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

4.3.7 TITLE DEED

Title Deed No. T13697/2022 is attached to this application as Annexure 8, listing Christo Pieterse as the registered owner. Also attached as Annexure 2 is a Power of Attorney, whereby the registered owner authorises Nel & de Kock to prepare and submit this application on his behalf. The bondholder's consent is included as Annexure 10. Furthermore, the attached Conveyancer's Certificate, prepared by Herman Swanepoel and included as Annexure 9, confirms that the relevant title deed contains no conditions restricting the Land Use Application.

4.4 CHARACTER OF THE ENVIRONMENT

The property relevant to this application is situated within the CBD Residential Densification Zone. Accordingly, this application—which proposes two dwelling units as a consent use to the primary zoning of Business Premises—aligns with the predominant character of the surrounding area and is not expected to detract from it. Therefore, no further elaboration will be made in this regard.

4.5 POTENTIAL OF THE PROPERTY

4.5.1 AGRICULTURE

As mentioned earlier in this report, the land unit relevant to this application is situated within the urban edge of George and is currently zoned Business Zone I. Therefore, the property was withdrawn from Agricultural in the past and has no agricultural potential and will subsequently not be elaborated further on in this motivation report.

4.5.2 CONSERVATION

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

4.5.3 MINING

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

4.5.4 RECREATION

The property is currently zoned Business Zone I, which in its present form does not provide recreational potential for the public. This application seeks consent use approval for two dwelling units, which will enhance the property's recreational value by introducing private recreational opportunities for the occupants of the proposed dwelling units.

4.5.5 RESIDENTIAL

As noted throughout this report, this application provides for two dwelling units as a consent use on the subject property. Therefore, approval of this application will enhance the residential potential of the erf, resulting in a mixed-use development that aligns with the Municipality's spatial planning objectives.

4.6 LOCATION AND ACCESSIBILITY

Remainder Erf 975, George, is situated at 33°57'12.40"S 22°28'06.23"E within Denneoord, an established neighbourhood of George. The property is accessed from 42 Wellington Street, while this application includes a request for relaxation of the minimum access width requirement. This proposed departure is necessitated by the presence of an existing structure on the property with heritage value, which

cannot be altered to widen the access. The current access has been in use since the construction of the structure, with no issues arising to date. Therefore, no further elaboration is provided in this regard.

4.7 PROVISION OF SERVICES

The existing structures on the property currently receive municipal services and the owner also wishes to obtain municipal services for the container dwelling unit. Therefore, approval of this application will contribute to the municipal fiscus through rates and taxes, promoting the effective utilisation of existing infrastructure. This, in turn, will support more cost-effective service delivery in the area.

4.8 CONSTRUCTION PHASE

Application is made for a consent use to allow two dwelling units on the subject property. One dwelling unit is located within the existing structure on the property, therefore no new construction is required for this unit. The proposed second unit is a container home already placed on the property, which also does not require construction. Consequently, aside from the construction of new carport structures, approval of this application will not trigger any immediate construction phase. The owner intends to commence building the carports only after receiving approval for the relevant building plans. In light of this, no further elaboration is necessary in this regard.

5. CONCLUSION

On strength of the rationalisation followed in this report, it is evident that there is a substantial benefit not only for the owner of the property or the residents who will reside within the dwelling units, but also for the Municipality with regard to additional income in the form of capital contributions and rates and taxes.

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

October 2025

SIDES Cape Feet		ANGLES		
AB	157.00	A	90	0 0
BC	50.50	B	90	0 0
CD	157.00	C	90	0 0
DA	50.50	D	90	0 0

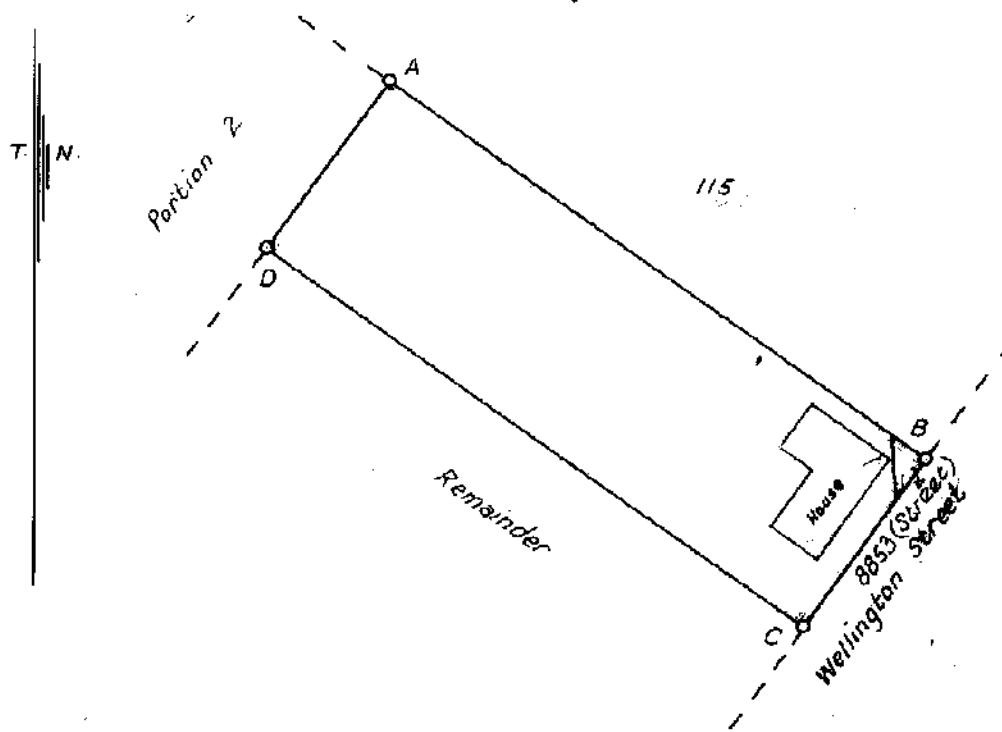
S. G. No. 1407/1
1/4

Approved
Surveyor General.

21-4-1944

Beacon Description

A = Iron peg 18" x $\frac{3}{4}$ " x $\frac{1}{2}$ "
 C = " " 18" x $\frac{3}{4}$ " x $\frac{1}{2}$ "
 D = " " 18" x $\frac{3}{4}$ " x $\frac{1}{2}$ "
 B = Planted stone 12" x 7" & 2" above ground.



50 100 150
100 100 100
Scale 1: 500
Cape Feet.

The figure A B C D represents 7928 square feet of land being situate in the Municipality and Division of GEORGE Province of Cape of Good Hope.

Surveyed in August 1943 by me

R. E. Donnaberton
Land Surveyor S.

This diagram is annexed to D.T.
No. 13062 Dated 12th Sept 1944
In favour of: W. J. Stopforth.

The original diagram is
No. 1168 - 1913 annexed to
D.T. 1913 - 82 5519.

S.G. File No. 5. 8775/17
S.R. No. E. 224/1344

C
Geo. Tship Sheet 1.
General Plan G. 17

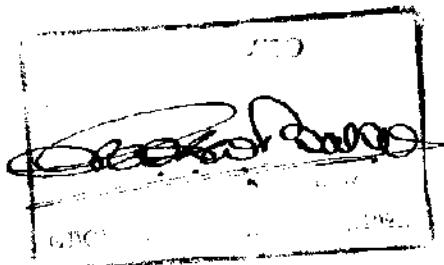
MTC. BL-700

N. 42

FOR ENDORSEMENTS
SEE BACK OF DIAGRAM

975

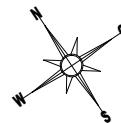
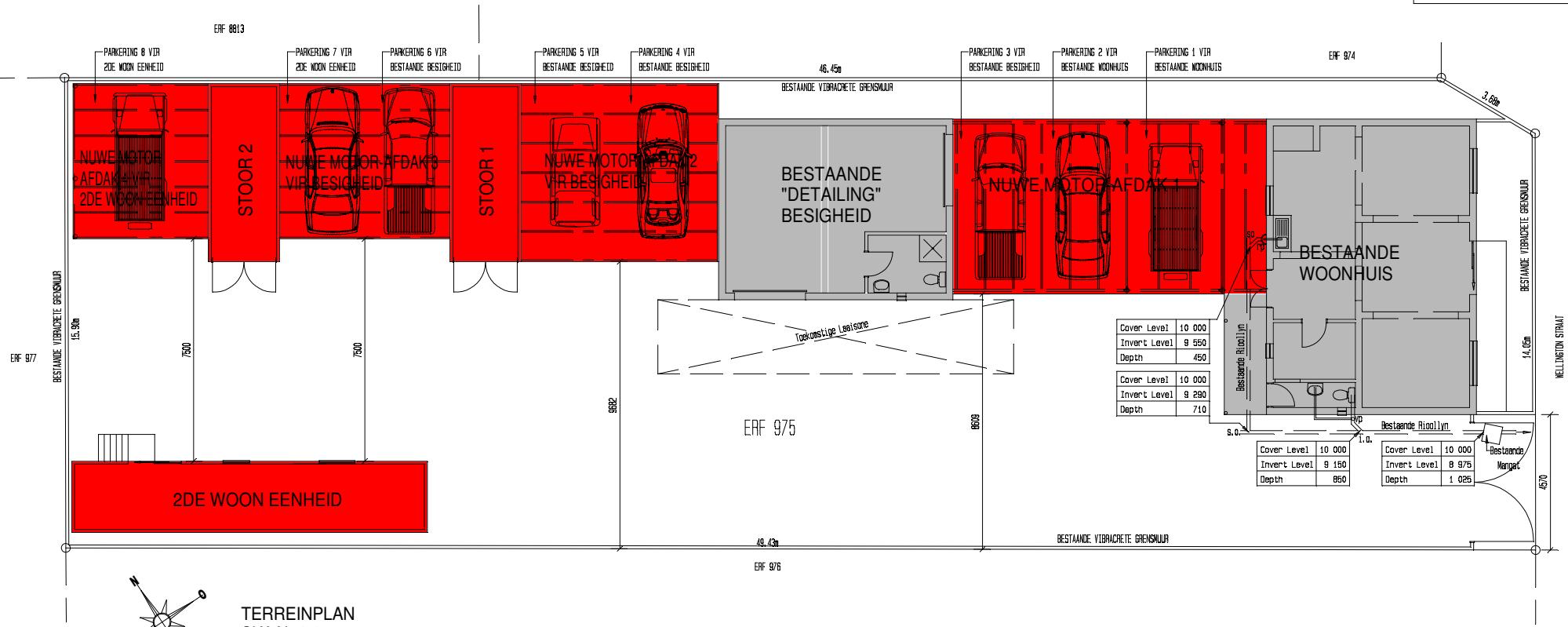
Registrar of Deeds.



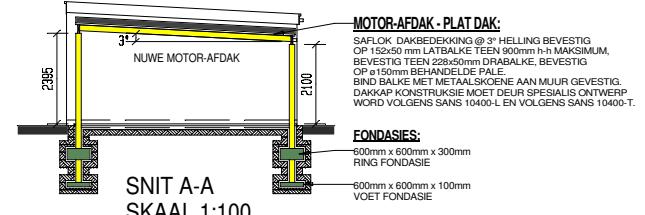
SURVEY RECORD	DRAWING NO.	SECTION	ACR. HECT.	PLAT. NO.	FILE NO.
E07/81	524/81	Effass	3	21635/81	2P

LET WEL:
ALLE MATERIAAL MOET SABS GOEDGEKEUR WEES.
ALLE MATERIAAL EN VERMOET WOLGENS SANS 204,
SANS 104/6 EN BOURREGULASIES WEES.
GEEN AFHOLDINGS MOET AANGETROFEN WORD.
GEEN AFHOLDINGS MOET AANGETROFEN WORD GERRUYF
WORD. KONTRAKTEUR MOET SIEK MAAR DAT ALLE
GEBOUWE UITGEST WORD VOLGENS PLAN. SODAT
BOLUYNIE NIE OOKRSWY WORD. KONTRAKTEUR
MOET ALLE AFWINDINGS EN VLAKKE NAGAAN OF
ALLE AFWINDINGS EN VLAKKE NAGAAN EN SIEK MOET ONDER DIE
AANVAD VAN NAD GEBRING WORD.

APPOINTED AS ARCHITECTURAL PROFESSIONAL
TO WORK STAGE 1 (DOCUMENTATION TO ACHIEVE
MUNICIPAL APPROVAL ONLY) NO LIABILITY WILL BE
ACCEPTED FOR WORK DURING CONSTRUCTION.
FULL LIABILITY AND RESPONSIBILITY WILL BE FOR
THE OWNER OR BUILDER.



TERREINPLAN
SKAAL 1:100



SNIT A-A
SKAAL 1:100

OPPERVLAKTES:	
BESTAANDE BESIGHEID	48.19m ²
BESTAANDE KONINKS	70.65m ²
NUNE MOTOR-AFPAK 1	62.45m ²
NUNE MOTOR-AFPAK 2	40.00m ²
NUNE MOTOR-AFPAK 3	34.50m ²
NUNE MOTOR-AFMKA 4	29.25m ²
NUNE STOOR 1	14.40m ²
NUNE STOOR 2	14.40m ²
2 DE NOOR ENHEID	28.80m ²
TOTAAL	213.80m ²
ERF OPPERVLAKTE	786.52m ²
VOETSPOR	342.64m ²
DEKKing	43.53m ²

RIODOL VOLGENS SANS 10400-P	
id	Inspeksieopg
so	Stekkoog
mg	Manget
vp	Ventilasiepyp
rp	Ricoplut

Ricollyne Ø 110 pvc teen
val: 140 mat 450 BD
Gryswater Ø 50mm pvc

STORMWATER NOTA:
ALLE STORMWATER VOLGENS INGENIEUR EN SANS 10400-R

Nota:
-Grensruim moet afgewerk word in ooreenstemming met aangrensende Eienaar
-Geen struktuur of enige gedeelte daarvan mag die Erfgronds oorskry nie
-Ricool Installasie onder bouwerk moet geïnstalleer word in terme van SANS 10400-P (4.19.4)
-Ricool Installasie moet beskerm word in terme van SANS 10400-P (4.22.2)
-Ricool Installasie volgens SANS 10400-P
-Geregistreerdeloodgieter en Elektroisien moet n sertifikat van beveiligheid voorheen voor Okkupasie Sertifikat uitbrekking werk van Plaaslike Munisipaliteit

Projek:
Project:

**VOORGESTELDE AANBOUING VIR
C.PIETERSE OP ERF 975
GEORGE**

Ontwerp: Designed:	L.L.	Datum: Date:	27 Oct 2025
Getekend: Drawn:	CL	Skala: Scale:	1:100
Nagegaan: Checked:	L.L.	Oppervlak: Area:	235.80m ²
Eigenaar: Owner:		Plan No.	CL 1122/1

Erf 975, George - Locality Map

Annexure 6



**Western Cape
Government**
FOR YOU



GEORGE MUNICIPALITY 71

D:12-11-25 T:11:59:40
V:0320 R:20240717
F:V1.1.61 B:239

CUSTOMER COPY

(**APPROVED**)

N:5246 B:0143 RRN:XN01004822
469854*****9193 TSN: 4822
Host:CLess A:921595
Visa Platinum
UTI: 00495090-0143-0000-4822-
8a1186ed80fe

Purchase R16, 035. 60
TOTAL R16, 035. 60

AID: A00000000310100010
CTQ: 0000
TVR: 0000000000
AC: 69105DE2BC61B2F5
IAD: 06011203A02000

Thank you

Thank you.

George Municipality
York Street / George 6530
George
VAT Registration Number: 4630/93664
Receipt No 12112025/240511
Receipt Date 12/11/2025 12:00:00
C - Pictures
Planning - Departure / Rezoning / Advertising
Consent use and Departure all other areas - ERF
975 GEORGE
Amount 13944.00
Vat Amount 2091.60
Total 16035.60
Payment Type Credit Card
Cashier Nwahiza Musini
Cash Office George - York Street

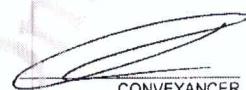


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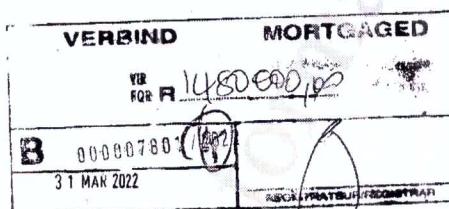
1083

Ilse Pretorius Attorneys
Unit 18 Milkwood Village
Beacon Road
Wilderness
6560

Prepared by me


 CONVEYANCER
ILSE PRETORIUS
(LPC NUMBER 93583)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 1500 000,00	R 1283,00
Reason for exemption	Category Exemption	Exemption 1(a) SectReg AdmProc



T 000013697 / 2322

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

LARA-KIRSTEN CLAASSEN
(LPC NUMBER 92932)

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

1. STUART GRANT COLESKY
Identity Number 650726 5077 08 9
Married out of community of property
2. GEERTE JORINDE COLESKY
Identity Number 651206 0180 08 8
Married out of community of property

DATA / CAPTURE

06-04-2022

DATA / VERIFY JUYELWA LAMANI

JENNY VAN WYK

Lexis® Convey 18.1.2.1



which said Power of Attorney was signed at WILDERNESS on 21 February 2022





Save



Page 2

And the appearer declared that his/her said principal had, on 29 November 2021, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

CHRISTO PIETERSE
Identity Number 670825 5156 08 7
Married out of community of property

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

REMAINDER ERF 975 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 783 (SEVEN HUNDRED AND EIGHTY THREE) Square metres

FIRST TRANSFERRED by Deed of Transfer T13062/1944 with Diagram Number 1407/1944 relating thereto and held by Deed of Transfer Number T34286/2016.

SUBJECT to the conditions referred to in Deed of Transfer Number T4149/1917.

Lexis® Convey 18.1.2.1





Save

Page 3

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

1. STUART GRANT COLESKY, Married as aforesaid
2. GEERTE JORINDE COLESKY, Married as aforesaid

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

CHRISTO PIETERSE, Married as aforesaid

his Heirs, Executors, Administrators 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 R1 500 000,00 (ONE MILLION FIVE HUNDRED THOUSAND RAND).

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 2022
31 MAR 2022

q. q.

In my presence

REGISTRAR OF DEEDS

Lexis® Convey 18.1.2.1

CONVEYANCERS CERTIFICATE

I, the undersigned,

HERMAN JOSIAS SWANEPOEL (44409)

Conveyancer practising in GREAT BRAK RIVER, hereby certifies from enquiries made by me that:-

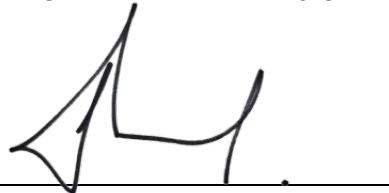
**REMAINDER OF ERF 975 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE
IN EXTENT: 783 (SEVEN HUNDRED AND EIGHTY THREE) SQUARE
METRES**

is held in terms of Deed of transfer number: T13697/2022

The Deed by which the property is held, has been examined and is not subject to any conditions in so far as it may be relevant for purposes of the relevant application

Bond number B7801/2022 in favour of SB GUARANTEE COMPANY (RF) (PTY) LTD in the amount of R 1 480 000 is registered against the property.

Signed at Great Brak River on 23 October 2025



**CONVEYANCER
HERMAN JOSIAS SWANEPOEL (44409)**

**Personal and Private Banking**

MR C PIETERSE
37 MADELIEFIE ST
DENNEOORD
6529

Additions and Alterations Consent

24 October 2025

Dear Sir / Madam

Subject: Request for the approval of Permission for New Carports along The Boundary

Account number: 535391099

In the name of: MR C PIETERSE

Property description: ERF 975 GEORGE

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

Consent to the Permission for New Carports along The Boundary is approved subject to the following:

- Local municipality bylaws being adhered.
- All municipal and town planning bylaws are to be adhered to.
- A copy of the approved plan will have to be sent to the bank on receipt.
- The bank reserves the right to review rate structures under the account and attend to frequent assessment updates whilst the property/stand is bonded to SBSA.
- The residential component is not to be compromised.
- Any further development to the property or rezoning must be referred to the bank for consent.
- No buildings to be demolished without the bank's consent.
- The building must comply with SBSA minimum specifications, should there be any further development.
- Client must advise bank when building works are done so that we can revalue/reinsure.
- The correct Insurance must be applied.
- The bank is not committing to finance this or any new development.
- Please note that the bank holds the right to withdraw or amend the given consent.

Should you have any queries, please do not hesitate to contact us at CSAdminHLJHB@standardbank.co.za

Yours sincerely

A handwritten signature in black ink, appearing to read 'p nxele'.

Phille Nxele
Customer Service Consultant

Standard Bank Centre 1st Floor 5 Simmonds Street Johannesburg 2001 PO Box 61690 Marshalltown 2107 South Africa
Tel. Switchboard: +27 (0)11 636 0112 www.standardbank.co.za

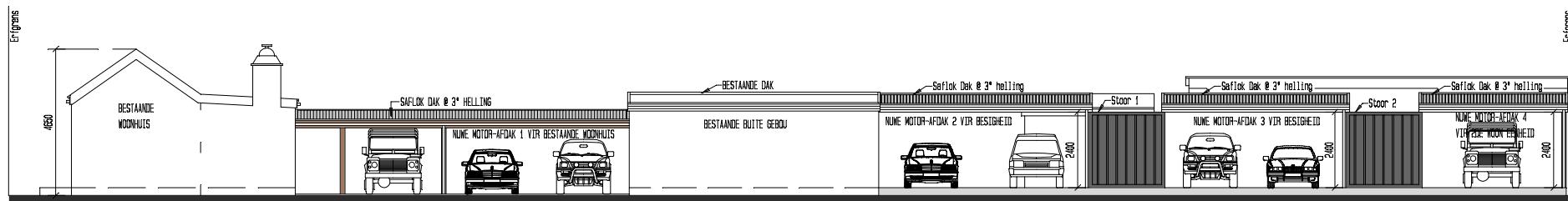
The Standard Bank of South Africa Limited (Reg. No. 1962/000738/06) Authorised financial services and registered credit provider (NCRCP15) D

Directors: NMC Nyembezi (Chairman) DWMP Hodnett* (Chief Executive Officer) LL Bam HJ Berrange PLH Cook A Daehnke* OA David-Borha1 GJ Fraser-Moleski GMB Kennealy BJ Kruger UJ Li2 JH Maree NNA Matyunza RN Ogega3 Fenglin Tian2 SK Tshabedi*

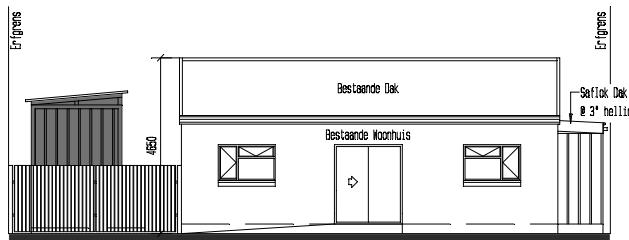
Company Secretary: K Froneman - 2025/10/10

*Executive Director 1 Nigerian 2 Chinese 3 Kenyan

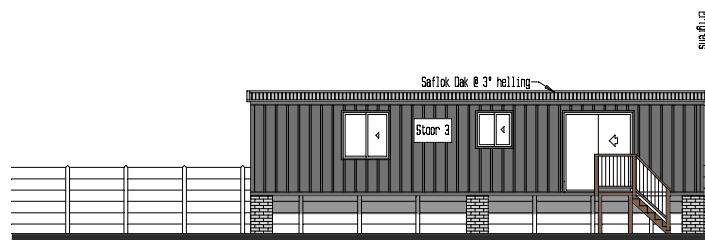
© COPY RIGHT



NOORD-OOS AANSIG (VRAGHOUERS EN MOTOR-AFDAKKE)
SKAAL 1:100



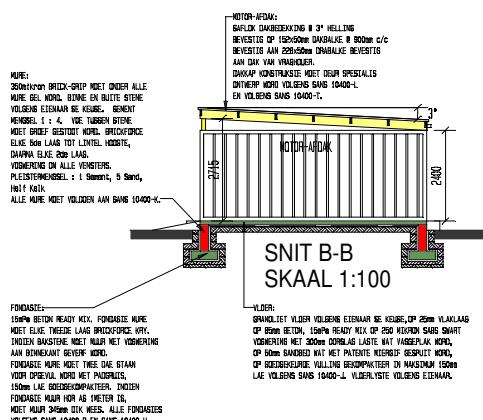
SUID-OOS AANSIG
SKAAL 1:100



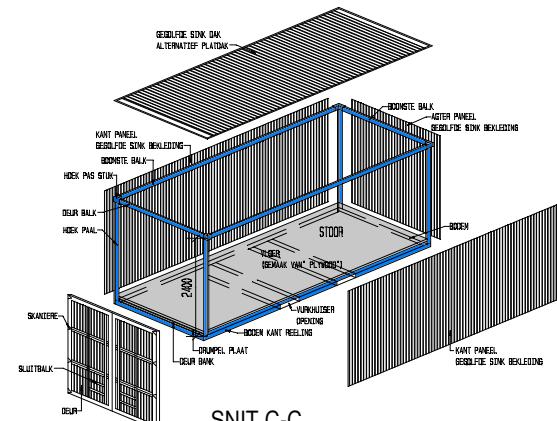
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SKAAL 1:100



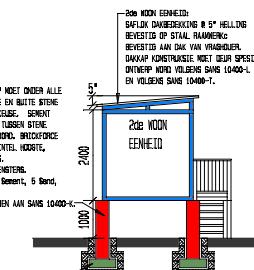
NOORD-WES AANSIG
SKAAL 1:100



SNIT B-B
SKAAL 1:100



SNIT C-C
SKAAL 1:100



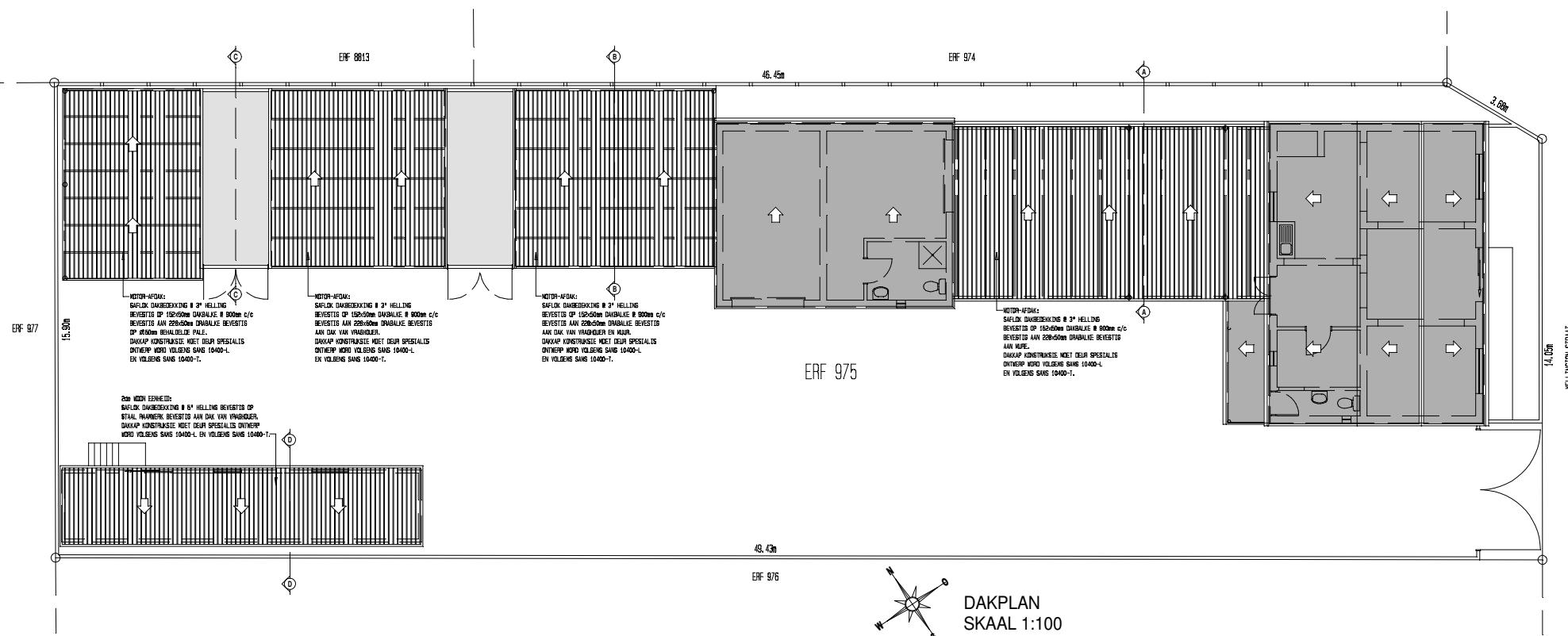
SNIT D-D
SKAAL 1:100



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

**VOORGESTELDE AANBOUING VIR
C.PIETERSE OP ERF 975
GEORGE**

Ontwerp: Designed:	L.L.	Datum: Date:	27 Oct 2025
Getekend: Drawn:	CL	Skala: Scale:	1:100
Naagegaan: Checked:	L.L.	Oppervlak: Area:	235.80m ²
Eigenaar: Owner:		Plan No.	CL 1122/4



SUID-WES AANSIG (VRAGHOUER EN WENDY HUIS/TUINSTOOR)
SKAAL 1:100

LET WEL:

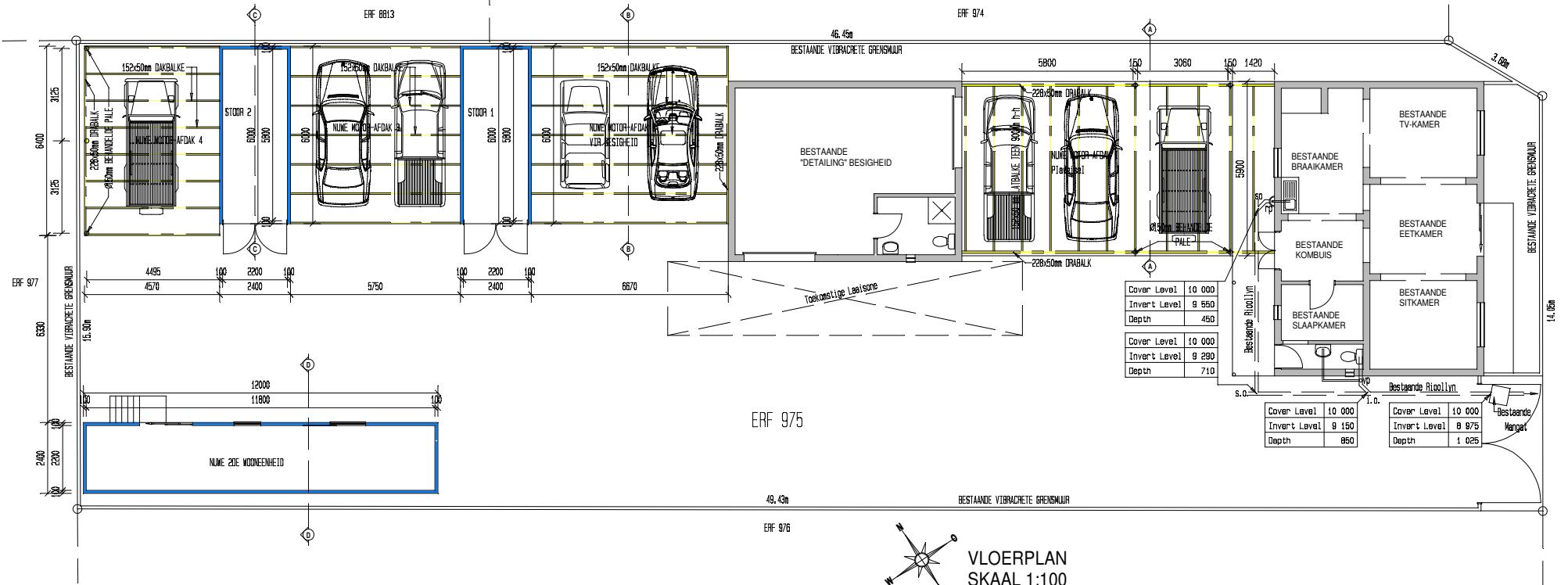
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ALLE MATERIALE WERK MOET VOLGENS SANS 204,
SANS 10400 EN BOURGULASIES WEES.
GEEN ARMETINGS MOET AFGESKAL WORD VAN
TEKENING NIE, SLEGS MATES GETOON MOET GEBRUIK
WORD. KONTRAKTEUR MOET GEVIER VAN ALLE
GEBOUWEN WORD. VOLGENS PLAN SOOGT
BOULVYNIE NIE CORSRY WORD. KONTRAKTEUR
MOET ALLE ARMETINGS EN VLAKKE NAGAAN OP
TERREIN. ENIGE TEENSTROUDHEID MOET ONDER DIE
AANDAG VAN N.A.D. GEBRIG WORD.



N.A.D.
NEW ARCHITECTURAL DESIGN
LEON LANGEVELDT (PSAT)
AND CO-WORKERS
SAAL 31214, 3RD FLOOR, SAAT 31141
5 PROGRESS STREET, GEORGE
TEL: 083 3109 345
E-MAIL: leonard447@gmail.com

Projek:
Projek:
**VOORGESTELDE AANBOUING VIR
C.PIETERSE OP ERF 975
GEORGE**

Ontwerp: Designed:	LL.	Datum: Date:	27 Oct 2025
Getekken: Drawn:	CL	Skala: Scale:	1:100
Nagegaan: Checked:	LL.	Oppervlak: Area:	235.80m ²
Eienaar: Owner:	CL 11223	Plan No.:	



SUID-WES AANSIG (VRAGHOUERS EN MOTOR-AFDAKKE)
SKAAL 1:100

RICOL VOLGENS SANS 10400-1	
io	Inspeksieoog
so	Stekkoog
mg	Mangat
vp	Ventelasiepyp
rp	Ricoplut

LET WEL

ALLE MATERIAAL MOET SABS GOEDGEKEUR WEES.
ALLE MATERIAAL EN WERK MOET VOLGENS SANS 204,
SANS 10400 EN BOURREGULASIES WEES.
GEEN AFMETINGS MOET AFGEKSAAI WORD VAN
TEKENING NIET SLEGS MATES GETOON MOET GEBRUIK
WORD. KONTRAKTEUR MOET SEKER MAAK DAT ALLE
GEBOUE UITGETIG WORD VOLGENS PLAN. SODAT
BOULYNE NIE OERSKRY WORD NIET. KONTRAKTEUR
MOET ALLE AFMETINGS EN VLAKKE NAGAAN OP
TERREIN. ENIGE TEENSTREIDIGHEID MOET ONDER DIE
AANDAAG VAN N.A.D. GEBRING WORD.



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TEL: 083 3109 345
E-MAIL: leonard477@gmail.com

Projek:
Project:
**VOORGESTELDE AANBOUING VI
C.PIETERSE OP ERF 975
GEORGE**

Ontwerp: Designed:	L.L.	Datum: Date:	27 Oct 2025
Getekend: Drawn:	CL	Skala: Scale:	1:100
Nagegaan: Checked:	L.L.	Oppervlak: Area:	235.80m ²
Eigenaar: Owner:		Plan No.	CL 1122/2

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

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

PART A: PARTICULARS

Reference number: **Collab no. 3771585** _____

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

Brief proposal: **Consent Use for dwelling units on a property zoned for Business purposes.** _____

Property(ies) description: **Remainder Erf 975, George.** _____

Date: **24/06/2025** _____

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilane Huyser	George Municipality	044 801 9477	ihuyser@george.gov.za
Official	Robert Janse van Rensburg	George Municipality	044 801 9555	rhjansevanrensburg@george.gov.za
Pre-applicant	Alexander Havenga	Nel & de Kock Town and Regional Planners	044 874 5207	neldek@mweb.co.za

Documentation provided for discussion:

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

- 1. Title Deed No. T13697/2022;**
- 2. Site Development Plan by New Architectural Design;**
- 3. Locality Map; and**
- 4. Copy of Surveyor General Plan.**

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

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

Comprehensive overview of proposal:

YES	NO
-----	----

The owner of the subject property acquired the property in 2022. The owner gave one of his employee's permission to reside within the dwelling house on the front portion of the property abutting Wellington Street due to its historic value and fact that no major alterations may be done due to its heritage status. Therefore, it is difficult to alter the dwelling house to establish a business within it in accordance with the property's zoning, i.e. Business Zone I. The owner furthermore gave an individual the opportunity to manage his car detailing business from the other structure on the property indicated as such on the attached Site Development Plan as the property is zoned for business purposes. The owner has a desire to give another one of his employees a place of residence and came across a container home which has since then placed on the property as indicated on the attached Site Development Plan. Therefore, the applicant would like to obtain clarification on the following:

The detailing business is a small business operated by a single individual specialising in the detailed cleaning of motor vehicles. The zoning scheme does not make provision for a detailing business and subsequently clarification is needed whether the owner can continue to give this person the opportunity to operate his business from the property. The detailing business will create less of a nuisance than a carwash which is allowed to be operated from a neighbourhood shop which is normally situated within neighbourhoods as is the subject property. The applicant is aware that one of the abutting neighbours lodged a complaint about a nuisance from a small compressor used to detail vehicles. Should the Municipality confirm that the individual can continue to operate his detailing business from the erf, the owner will forbid the individual to use loud equipment such as the air compressor outside normal business hours.

Should the individual be allowed to continue with the detailing business, application will be made for a consent use in terms of Section 15.(2)(o) of the By-Law on Municipal Land Use Planning of George Municipality, 2023, for two dwelling units on Remainder Erf 975, George.

Should the Municipality be opposed to the detailing business to be operated from the property, the owner informed the applicant that the property should then be rezoned back to Single Residential Zone I, with subsequent building line relaxations. The Consent Use application does not make provision for building line relaxations as the development parameters of a business premises state that 0.0m street, side and rear building lines apply to properties zoned for this purpose.

PART C: QUESTIONNAIRES

SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

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

Tick if relevant		What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N	Serving of notices (i.e. registered letters etc.)	
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	
Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	
TOTAL APPLICATION FEE* (VAT excluded):			To be determined

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

SECTION B:

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

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?			X	
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			X	Conveyancer certificate to confirm
Any other Municipal by-law that may be relevant to application? (If yes, specify)			X	
Zoning Scheme Regulation considerations:				
Which zoning scheme regulations apply to this site?				
Business Premises. _____				
What is the current zoning of the property?				
Business Zone I. _____				
What is the proposed zoning of the property?				
To be determined. _____				
Does the proposal fall within the provisions/parameters of the zoning scheme?				
To be determined. _____				

Are additional applications required to deviate from the zoning scheme? (if yes, specify) To be determined. _____	
---	--

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

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		X		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)		X		National Department of Environmental Affairs (DEA) & DEA&DP

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? <i>(strikethrough irrelevant)</i>		X		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

SECTION D:

SERVICE REQUIREMENTS

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

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

COMPULSORY INFORMATION REQUIRED:

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

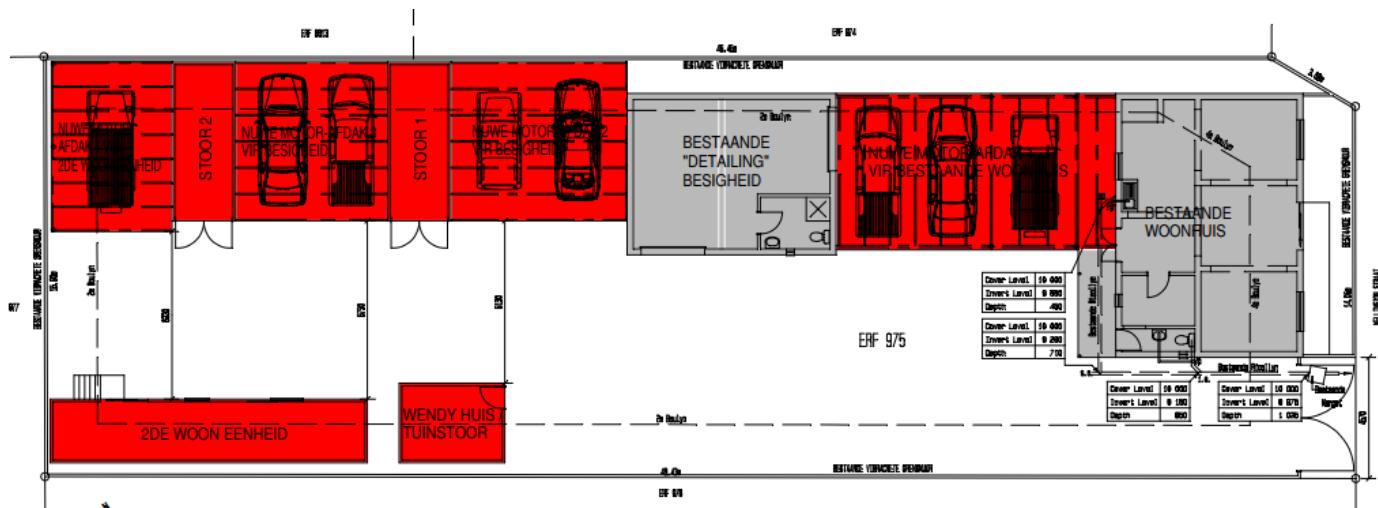
MINIMUM AND ADDITIONAL REQUIREMENTS:

Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y	N	Land Use Plan	Y	N	Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Home Owners' Association consent
Y	N	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) <i>(strikethrough irrelevant)</i>	Y	N	1 : 50 / 1:100 Flood line determination (plan / report)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other (specify)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Required number of documentation copies
-------------------------------------	--------------------------	-----------------	-------------------------------------	--------------------------	---

PART E: DISCUSSION

The pre application meeting dated 9 July 2025 refers. The proposed plan represented at the meeting is illustrated below:



Town Planning

- The business as proposed is a primary right on the property.
- Consent use for dwelling units to be submitted.
- Not all structures on the property are shown. To include all structures on the property and respective uses.
- Structures to comply with National Building Regulations and Fire regulations.
- To indicate access, manoeuvrability, parking etc. (to also show parking for the dwelling units)
- Need to address compliance with MSDF, SPLUMA, Zoning Scheme, rural guidelines etc.

CES

Access

- Access be restricted to Wellington Street.
- Access is permitted in accordance with the George Integrated Zoning Scheme (GIZS) 2023 regulations.

Parking

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

Development Charges (DCs)

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

Water & Sewer

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

Stormwater

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

ETS

- To discuss with ETS

PART F: SUMMARY / WAY FORWARD

Refer to comments in section E.

OFFICIAL: **Robert Janse van Rensburg**

Town Planner

PRE-APPLICANT: **Alexander Havenga**

(FULL NAME)



SIGNED: _____

SIGNED: _____

DATE: 16/07/2025

DATE: 24/06/2025

OFFICIAL: **Ilané Huyser**

(Senior Town Planner)



SIGNED: _____

DATE: 21.07.2025

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