



PROPOSED CONSENT USE (LIQUOR STORE) FOR MARK RICHARD BOSMAN (ID 6009095006081): ERF 8427, 87 DE BEER STREET, GEORGE MUNICIPALITY AND DIVISION



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PROPOSED CONSENT USE (LIQUOR STORE) FOR MARK RICHARD BOSMAN (ID 6009095006081): ERF 8427, 87 DE BEER STREET, GEORGE MUNICIPALITY AND DIVISION

1. APPLICATION

Application is made for Consent use for a liquor store in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 on Erf 8427, George.

2. GENERAL INFORMATION REGARDING ERF 8427, GEORGE

2.1 Locality

Erf 8427 is situated at 87 De Beer Street, within the Borchards suburb, George, in the George Municipality and Division. The property is located within an established urban area and is surrounded predominantly by residential land uses. De Beer Street provides direct vehicular access to the subject property and links to the surrounding local road network within Borchards.

The locality of the subject property is indicated on the attached locality plan.

2.2 Existing land use

Erf 8427, George is currently zoned as Business Zone III for a neighbourhood shop. A general store and bakery are currently in operation from the subject property. Figure 1 below illustrated previously approved building plans from 1984, the plans confirms that all existing structures have been approved on building plans.

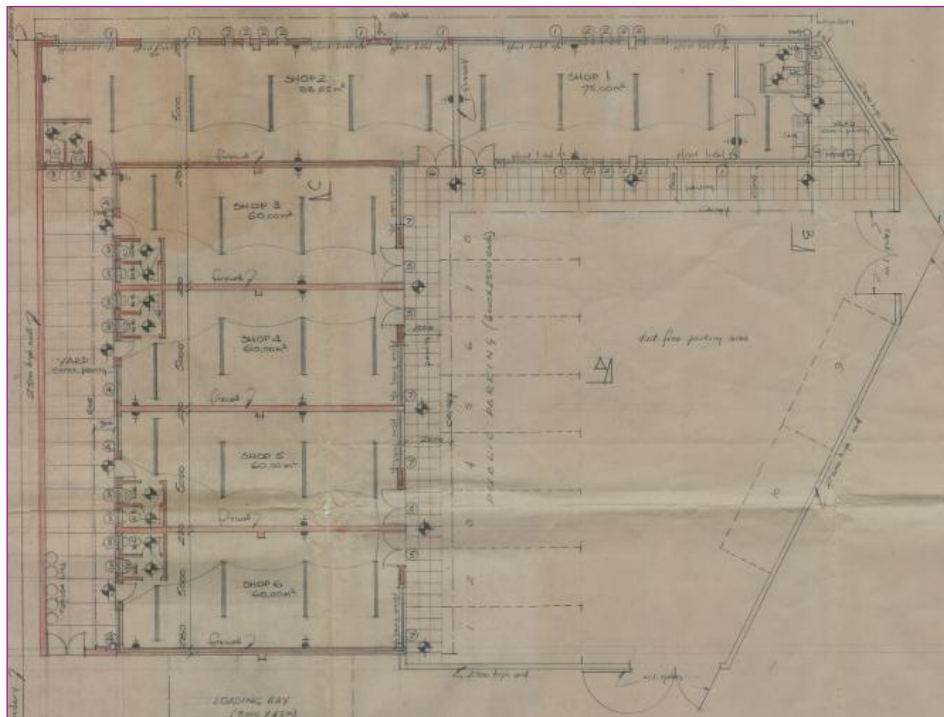


Figure 1: Previously Approved Building Plans (1984)

2.3 Title Deed

Erf 8427, George is registered in the name of Mark Richard Bosman (ID 6009095006081), the subject property measures 1 501m² in extent.

2.4 Power of Attorney

A Power of Attorney, whereby Loma Planning Studio is appointed by Mark Richard Bosman (ID 6009095006081), the registered owner of Erf 8427, George, to prepare the application referred to in point 1 of this motivation report and to sign all relevant documents.

2.5 Bondholder's Consent

There is no bond registered on the property.

2.6 Conveyancer Certificate

Asked to be exempted during the pre-application phase.

3. PRE-APPLICATION CONSULTATION

Pre-application as discussed on 18 February 2026 for the proposed Consent Use on Erf 8427, George in order to allow for a liquor store.

Town Planning comments

- Applicant to submit a detailed site layout plan addressing all parking and access requirements. Take note of approved building plans for the property.
- **Noted and included in the application.**
- 4 new parking bays will be required for every 100m² GLA added in line with the zoning scheme;
- **Noted and included in the application.**
- The approved access on Building Plan No. 211/83 of 1983 may require a registration of a new servitude over the municipal public open space. Applicant to investigate this and apply to register necessary servitudes should it be required (necessary approvals may be required) please contact Donnie Gelderbloem in this regard dmgelderbloem@george.gov.za . see also comments from CES.
- **Noted, a condition of approval can be added, this point is discussed in the motivation report (point 5.2)**
- Applicant to address implication of having a liquor store being in close proximity to a school. All mitigation measures and compliance with liquor act to be addressed.
- **Noted, address under point 5 of the motivation report.**
- It is noted that a liquor store is a secondary right under neighbourhood shop. Applicant is advised to ensure proposal aligns with zoning scheme, MSDF and any LSDF that may be applicable to the area.
- **Noted, address under point 5 of the motivation report.**
- Furthermore, this pre-application comments are not exhaustive and should not be relied upon as a definitive assessment or preliminary approval of the proposal. It remains the applicant's responsibility to ensure the accuracy and completeness of the application and to ensure that it is prepared and submitted in accordance with all relevant requirements and legislation.
- **Noted.**

CES comments

- Access must adhere to the applicable GIZS 2023. Access is restricted to De Beer Street and must be indicated on the building plan. Any future change in access must be indicated on future required building plan and required approval. The current access over erf 13489 is not supported without proof of registration of right of way access across erf 13489.
- All parking, including vehicle movement, must be fully accommodated on-site.
- No parking will be allowed within the road reserve.
- Municipal water & sewer capacity are available, and the developer will have to provide the required services.
- Development charges (DC) will be applicable based on the rates at the time of building plan submission in accordance with the applicable DC policy.
- The developer must adhere to all applicable Municipal Bylaws and National Building Regulations concerning stormwater management.
- **Noted.**

4. DEVELOPMENT PROPOSAL

As previously stated, the development consists of six units. Units 1, 3, 4 and 5 are utilised as part of a bakery, while Unit 6 is currently operated as a general store. The focus of this application is Unit 2, which is proposed to be utilised as a liquor store.

Figure 2 below illustrates the proposed and existing development on the subject property.

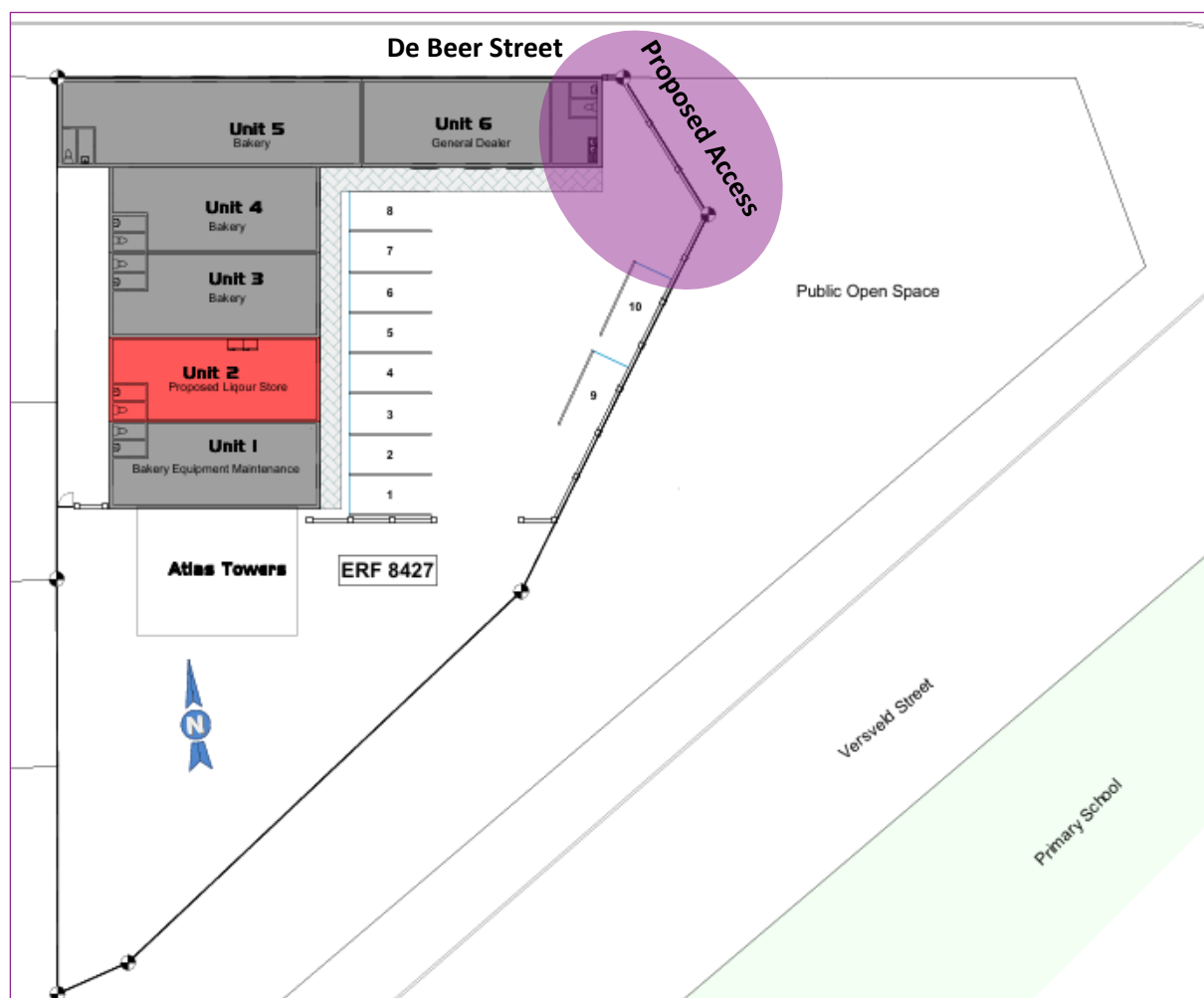


Figure 2: Proposed and existing development on Erf 8427, George

The proposed liquor store measures 62.1m² in extent, a detailed layout of the proposed store can be noted in Figure 3 below.

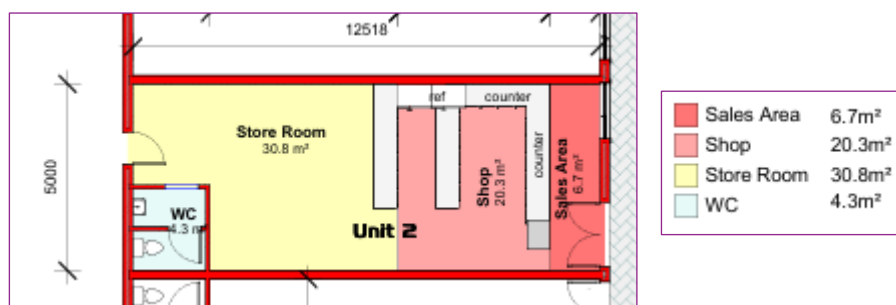


Figure 3: Detail layout of the proposed liquor store on Erf 8427, George

It is the owner's intention to gain consent approval for the proposed liquor store on Erf 8427, George.

5. DESIRABILITY OF THE APPLICATION FOR CONSENT USE FOR A LIQUOR STORE ON Erf 8427, GEORGE

5.1 Introduction

The owner intends to obtain consent for a liquor store on the subject property.

The term "desirability" in the land use planning context, may be defined as the degree of acceptability of the land uses on the land unit concerned. The desirability of the intended consent use shall be discussed with reference to the aspects listed below.

- Physical characteristics of the site.
- The proposed land uses.
- The compatibility of the proposal with existing planning documentation, spatial frameworks, legislation, and policies.
- The compatibility of the proposal with the character of the surrounding area.
- Potential of the site.
- Accessibility of site.
- Availability of parking.
- Provision of services.

It will be indicated in the following paragraphs that the proposal can be regarded as being desirable as far as the mentioned aspects are concerned.

5.2 Physical characteristics of the property

Topography

The topography is of such a nature that it will not have a negative impact on the proposed development and therefore, does not restrict the proposed consent use as applied for in this application.

Surface conditions

Little information concerning the soil conditions in the area is available. The soil condition of the application erf seems stable. The existing structures on the application erf and in the vicinity do not appear to have construction anomalies relating to unstable soil conditions. It can, therefore, be

accepted that the soil condition is suitable to accommodate the proposed development. There is as such, no reason why this application cannot be supported.

Vegetation

There is no vegetation on the subject property, the municipality may include a condition that indigenous trees be planted in relation to the proposed parking.

Vegetation will therefore have no influence on the proposed development.

Other characteristics

The application erf is not affected by flood lines, fountains, or other unique ecological habitats; and does not constitute a change in zoning.

Conclusion

From the contents of the above-mentioned paragraphs, there is no reason from physical characteristics point of view why the application for consent use cannot be supported.

5.3 Compatibility of the development proposal with existing planning documentation and policies

Introduction

Different planning documents apply to the application and the desirability and compatibility of the application regarding each of these documents will subsequently be discussed.

Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)

Section 7 of the "Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)" lists 5 development principles which must be applied when any development application is to be evaluated. The principles referred to are as follows:

- Spatial justice
- Spatial sustainability
- Spatial efficiency
- Spatial resilience
- Good administration

Spatial justice

The subject property is situated within an established residential area that accommodates a predominantly low-income community. The proposed liquor store will be located within an existing neighbourhood shop that currently serves the daily needs of the surrounding residents. The proposal will therefore improve access to a lawful and regulated retail facility within close proximity to the community, particularly for residents who rely on walking and public transport.

The proposal supports spatial justice by providing equitable access to commercial services within the neighbourhood and by avoiding the need for residents to travel long distances to access similar facilities.

Spatial sustainability

The proposed liquor store will be accommodated within an existing building and forms part of an established neighbourhood shop. No additional infrastructure, bulk services, or extensions to the building are required as a result of the proposal. The development will therefore not place any additional financial burden on the Municipality.

The proposal represents an efficient use of existing urban land and infrastructure and supports sustainable development within the urban edge.

Spatial efficiency

The proposal promotes spatial efficiency through the utilisation of existing retail space within a neighbourhood centre. The consent use will not result in the underutilisation of land or infrastructure and will contribute to the economic sustainability of the neighbourhood shop.

The provision of a liquor store within close proximity to the surrounding residential area reduces the need for unnecessary travel and contributes to a more compact and efficient urban form.

Spatial resilience

The proposed liquor store will contribute to local economic activity and employment opportunities within the neighbourhood. By supporting an existing local business, the proposal enhances the resilience of the community by strengthening access to goods and services within the area.

The proposal will operate in accordance with applicable municipal regulations and conditions of approval, ensuring that potential impacts on the surrounding residential environment are appropriately managed.

Good administration

The application has been prepared in accordance with the relevant provisions of the Spatial Planning and Land Use Management Act, 2013, as well as the applicable municipal planning legislation and by-laws. The proposal will be subject to the prescribed public participation process, ensuring transparency and providing interested and affected parties with the opportunity to submit comments.

The application can therefore be considered consistent with the principles of good administration as set out in SPLUMA.

Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)

LUPA requires that local municipalities consider the following when deciding on land use applications:

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

The applicable spatial development frameworks are discussed in Paragraph 5.3 of this motivation report. The land use planning principles expands on the five development principles of SPLUMA which is discussed in foregoing paragraphs and desirability of the proposed land use is addressed in Paragraph 5 of the motivation report.

Section 19(1) and (2) of LUPA refers to consistency and compliance of a land use proposal regarding spatial development frameworks or structure plans. Considering the aim of this land use application for Erf 8427, George, no conflict was found with the George Municipal Spatial Development Framework (GMSDF).

Western Cape Provincial Spatial Development Framework (WC-PSDF)

The Western Cape Provincial Spatial Development Framework (WC-PSDF) provides strategic guidance to promote spatial justice, spatial sustainability, spatial efficiency, spatial resilience, accessibility, quality of life and good administration within the province. The relevance of the WC-PSDF to the proposed consent use application for a liquor store is considered below.

The subject property is located within the urban edge of George and forms part of an established residential neighbourhood. The proposed liquor store will be accommodated within an existing neighbourhood shop and will not result in the expansion of the building footprint or the extension of urban development into undeveloped areas. The proposal therefore aligns with the WC-PSDF objective of containing urban development within existing urban areas and limiting urban sprawl.

The WC-PSDF promotes the efficient use of existing infrastructure and supports the development of local activity nodes that provide goods and services within close proximity to residential areas. The proposed liquor store supports this objective by strengthening the role of the existing neighbourhood shop as a local service point for the surrounding community, particularly in an area where access to retail facilities is limited.

The proposal further supports spatial justice by improving access to regulated retail services within walking distance for a predominantly low-income community. By locating the liquor store within an existing neighbourhood shop, the development contributes to convenience, accessibility and safety, while reducing the need for residents to travel to distant commercial centres.

From a sustainability perspective, the proposal makes use of existing municipal services and infrastructure and will not place any additional burden on municipal resources. The consent use is therefore considered compatible with the WC-PSDF principles relating to sustainable and efficient land use.

In light of the above, the proposed liquor store can be regarded as consistent with the objectives and spatial planning principles of the Western Cape Provincial Spatial Development Framework.

George Spatial Development Framework, 2023 (MSDF)

The subject property is located within the urban area of George and falls within an established residential neighbourhood in terms of the George Spatial Development Framework, 2023 (MSDF). The MSDF promotes the development of compact, efficient and inclusive settlements, with an emphasis on improving access to services and economic opportunities within local neighbourhoods.

The proposed consent use for a liquor store will be accommodated within an existing neighbourhood shop and does not involve any physical expansion of the building or intensification of land use beyond what is supported by the surrounding urban context. The proposal therefore represents an efficient utilisation of existing urban land and infrastructure, in line with the objectives of the MSDF.

The MSDF encourages the provision of appropriately scaled local commercial activities within residential areas in order to support day-to-day needs, reduce travel distances and strengthen neighbourhood centres. The proposed liquor store supports this objective by providing a regulated retail service within close proximity to the surrounding residential community, particularly in an area where access to retail facilities is limited and residents are largely reliant on walking and public transport.

The proposal further supports the MSDF objectives of socio-economic development and inclusivity by contributing to local economic activity and employment opportunities within the neighbourhood. By

strengthening the viability of an existing neighbourhood shop, the proposal assists in reinforcing the role of local activity nodes within the urban structure of George.

In light of the above, the proposed liquor store is considered compatible with the objectives and spatial intent of the George Spatial Development Framework, 2023, and supports the principles of sustainable, efficient and inclusive urban development.

George Integrated Zoning Scheme By-Law, 2023

The table below provides a summary of the relevant development parameters and indicates the level of compliance of the proposed development with each parameter as stipulated in the Zoning Scheme.

The proposed site layout plan (attached) reflects the indicated compliance.

Table 1: Compliance of proposed consent use with the development parameters for “Shop” per the Zoning Scheme

Parameter	Requirement / Rule	Compliance
Floor Factor	Maximum 1.5	✓
Coverage	Maximum 75% of the land unit	✓
Height	Maximum 12 metres to the top of the roof	✓
Earth banks & retaining structures	Subject to general provisions of the by-law	NA
Street Centreline Setback	8 metres from the centre line of the abutting public street (if required by Municipality)	NA
Street Boundary Building Line	0 metres	✓
Architectural / Sunscreen Projections	May project 250mm beyond street boundary building line	✓
Street Boundary Building Line (Service Stations)	5 metres (subject to general encroachments)	NA
Side & Rear Building Lines	0 metres up to 8.5m height	✓
Side & Rear Building Lines (above 8.5m)	4.5 metres for portion above 8.5m	NA
Building Line abutting Residential Zone	3 metres where a shop shares a boundary with single or general residential zone	✓
Restrictive Common Building Lines	Municipality may impose stricter lines for public health, safety, or other legal rights	NA
Canopy Projection	May be approved over street boundary subject to conditions	NA
Canopy – Kerb Clearance	May not project nearer than 500mm to vertical plane through kerb line	NA
Canopy – Vertical Clearance	Minimum 2.8 metres above pavement	NA
Canopy – Design Requirements	Municipality may impose stricter requirements	NA
Canopy – Encroachment Agreement	Owner must enter into encroachment agreement	NA
Street Corners	Municipality may require architectural features emphasising pedestrian movement	NA
Parking & Access	Must be provided in accordance with the by-law (unless alternative approved under Section 43(1))	✓
Loading Bays	Must be provided in accordance with the by-law	✓
Screening	Municipality may require screening	NA

Manufacturing / Repair in Shop	May not exceed 40% of the shop's floor space	NA
Refuse Room	Municipality may require provision in accordance with the by-law	✓
Consent Use (Business Zone V)	Shop floor space may not exceed 5% of total building floor space	NA
Development Charges	Municipality may impose charges in terms of Section 52	✓

As reflected in the table above, the proposed consent use complies with the applicable development parameters of the Zoning Scheme.

No departures from the prescribed floor factor, coverage, height, building lines, parking, loading, or other primary development controls are required for the approval of the application. The proposal therefore remains consistent with the intended built form and intensity for the zone.

The application is therefore considered compliant to the development parameters illustrated in the Zoning Scheme.

Consideration of Adjacent School and Place of Worship in terms of Liquor Legislation

The proposed liquor store will be subject not only to municipal land use approval but also to licensing in terms of the **Western Cape Liquor Act**, administered by the **Western Cape Liquor Authority**.

In terms of Section 81 of the Act, the Liquor Authority must consider the proximity of the premises to:

- Educational institutions (schools),
- Places of worship,

The Act does not impose an automatic prohibition based solely on distance but requires that the potential impact on such institutions be evaluated. The Authority may impose conditions relating to:

- Trading hours, Security measures, Access control, Signage, and Operational management.

It is important to note that the proposed development is a **retail liquor store for off-site consumption only**, and does not include on-site drinking, entertainment, or tavern activities. The nature of the use is therefore materially different from that of a bar or nightclub.

Furthermore:

- The liquor store will operate from within an existing commercial building.
- No structural expansion is proposed.
- The use remains commercial in nature within a Business Zone.
- The application will undergo a separate public participation process as part of the liquor licensing procedure.
- A security guard will be on the premises to restrict the consumption of liquor on site.

The final determination regarding suitability in relation to the adjacent school and church rests with the Liquor Authority, which is specifically mandated to assess social impact considerations.

From a land use planning perspective, the proposal remains a retail activity within an existing business-zoned property and does not introduce a land use inconsistent with the zoning or urban structure of the area.

Conclusion

The proposed consent use application for a liquor store within an existing neighbourhood shop has been assessed against the applicable legislative framework, spatial planning policies and development controls.

As demonstrated above, the proposal is consistent with the development principles contained in the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), and satisfies the land use planning considerations set out in the Land Use Planning Act, 2014 (Act 3 of 2014). The application aligns with the spatial objectives of the Western Cape Provincial Spatial Development Framework as well as the George Spatial Development Framework, 2023, particularly in respect of compact urban development, efficient use of infrastructure, and the strengthening of local neighbourhood activity nodes.

The proposed development utilises an existing building within the urban edge, does not require additional bulk services, and does not result in any departures from the applicable development parameters of the George Integrated Zoning Scheme By-Law, 2023. The proposal therefore remains consistent with the intended built form and land use intensity of the area.

Furthermore, the application promotes accessibility to regulated retail services within walking distance of a predominantly low-income residential community, supports local economic activity, and contributes to the viability of the existing neighbourhood shop.

In light of the above, the proposed consent use is considered desirable, appropriate and compatible with the surrounding area and applicable planning policy framework, and favourable consideration of the application is respectfully requested.

5.4 Compatibility of the proposal with the character of the area

Erf 8427 is situated within the Borchards area of George, which is characterised predominantly by single residential dwellings interspersed with small-scale neighbourhood commercial activities serving the daily needs of the local community.

The subject property is already zoned Business Zone III and has historically operated as a neighbourhood shop, including a bakery and general store. The commercial character of the property is therefore established and forms part of the existing streetscape along De Beer Street. It is evident from Figure 4 below that the subject property is the only neighbourhood shop in the area.

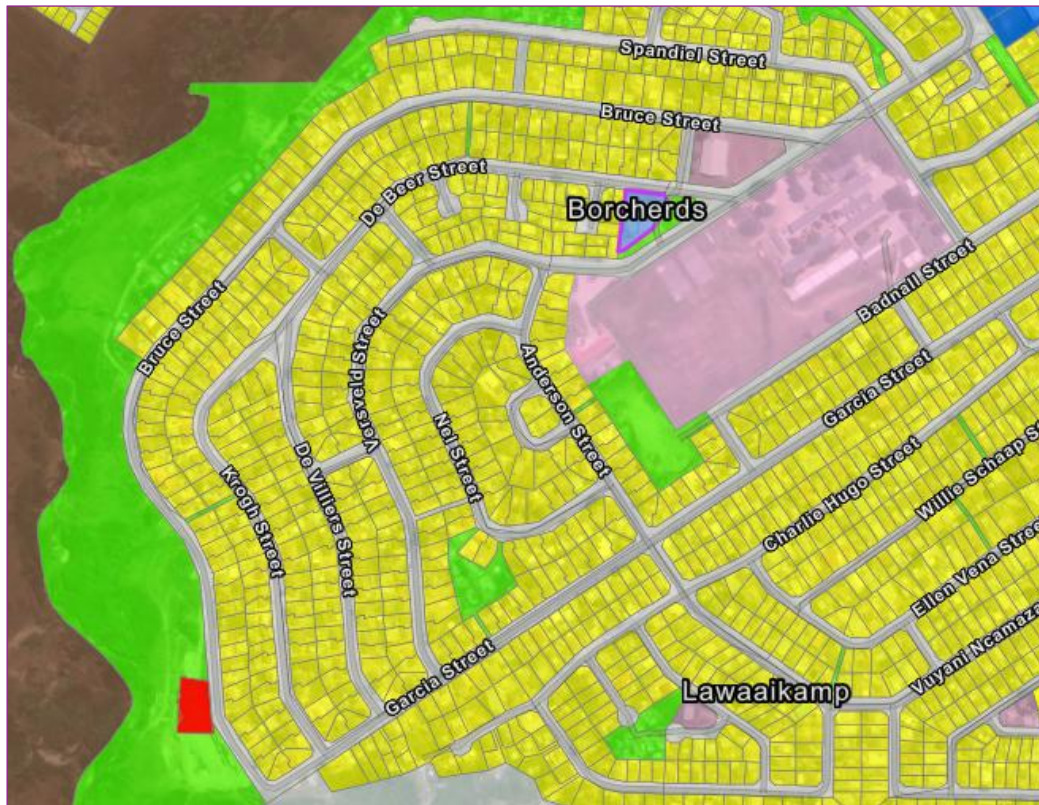


Figure 4: Character of the Area

The proposed liquor store will be accommodated within an existing unit (Unit 2) inside the approved building and will not result in:

- Any extension of the building footprint,
- Increased building height,
- Additional coverage,
- Alteration of the streetscape, or
- Intensification beyond what is typically associated with a neighbourhood shop.

The scale of the proposed liquor store (62.1m²) is modest and appropriate in relation to the overall building and the surrounding urban fabric. The proposal does not introduce a tavern, bar, or on-site consumption facility, but rather a retail liquor outlet for off-site consumption. As such, the operational characteristics remain consistent with a neighbourhood retail use.

The surrounding area already accommodates small-scale commercial activities intended to serve the local residential community. The proposed liquor store strengthens the role of the existing neighbourhood shop as a local service node without altering the predominantly residential character of the broader area.

Furthermore:

- No amplified music or entertainment component is proposed.
- Trading hours will be subject to conditions of approval and liquor licensing requirements.
- The business will operate from within an enclosed building.
- No additional traffic-generating intensity beyond normal neighbourhood retail is anticipated.

Given that the property is already zoned for business purposes and functions as a neighbourhood commercial site, the proposed consent use is considered compatible with the existing character of the area and does not introduce a land use that is foreign or disruptive to the established urban context.

The proposal can therefore be regarded as appropriate and in keeping with the character and function of the surrounding neighbourhood.

5.5 Compatibility of the proposal with the natural environment of the property

Potential of the property

Erf 8427 is zoned Business Zone III and has historically been utilised for neighbourhood commercial purposes. The property is already developed with an approved building that accommodates a bakery and general retail activities.

The zoning of the property supports commercial activity intended to serve the surrounding residential community. The proposed liquor store does not introduce a new commercial node but rather strengthens and diversifies the existing neighbourhood shop.

The property has clear potential to accommodate the proposed consent use without requiring rezoning, structural expansion, or additional land assembly.

The proposal therefore represents an appropriate and efficient utilisation of the development potential of the property.

Access to the property

The subject property is located on De Beer Street, which functions as a local access road within the Borchards area. It should be noted that the existing access has been approved on previous building plans, and will remain unchanged.

The area is characterised by:

- Strong pedestrian movement,
- Reliance on walking as a primary mode of transport,
- Access via local public transport routes operating within the broader area.

The proposed liquor store will primarily serve the immediate neighbourhood, and no regional draw or high-volume traffic generation is anticipated.

Provision of parking

Parking is provided on-site in accordance with the approved site layout and zoning requirements applicable to a "Shop" land use under the George Integrated Zoning Scheme By-Law, 2023.

The proposed liquor store forms part of the existing commercial building and does not increase the building footprint or coverage. The parking currently serving the neighbourhood shop will continue to serve the proposed use.

No significant increase in parking demand beyond what is typical for neighbourhood retail is anticipated.

Should the Municipality deem it necessary, parking management conditions may be imposed to ensure orderly access and movement on the site.

Provision of services

The proposed consent use does not require additional bulk services or infrastructure upgrades. The operational nature of a small retail liquor store does not generate excessive water usage, effluent discharge, or electricity demand beyond that of standard retail activity.

The proposal will therefore not place additional strain on municipal service infrastructure.

6. CONCLUSION

Application is made in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 for consent use to permit a liquor store on Erf 8427, George.

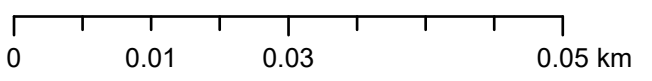
As indicated in this report, the proposed consent use is compatible with the existing zoning of the property (Business Zone III) and is consistent with the applicable planning legislation, spatial development frameworks, and policy documents relevant to the application.

The proposal will be accommodated within an existing approved building and does not require any extension of the building footprint, increase in height, or deviation from the prescribed development parameters of the George Integrated Zoning Scheme By-Law, 2023. The site has adequate access, sufficient on-site parking, and is fully serviced.

The proposed liquor store is modest in scale and intended for off-site consumption only. The development will not negatively impact the character of the surrounding area, municipal services, traffic circulation, or public facilities. Matters relating to liquor licensing, including proximity to sensitive land uses, will be subject to separate consideration by the relevant authority in terms of applicable liquor legislation.

The application can therefore be considered desirable and is submitted for favourable consideration in terms of the relevant stipulations of the Land Use Planning By-Law for the George Municipality, 2023.

Locality of Erf 8427, George

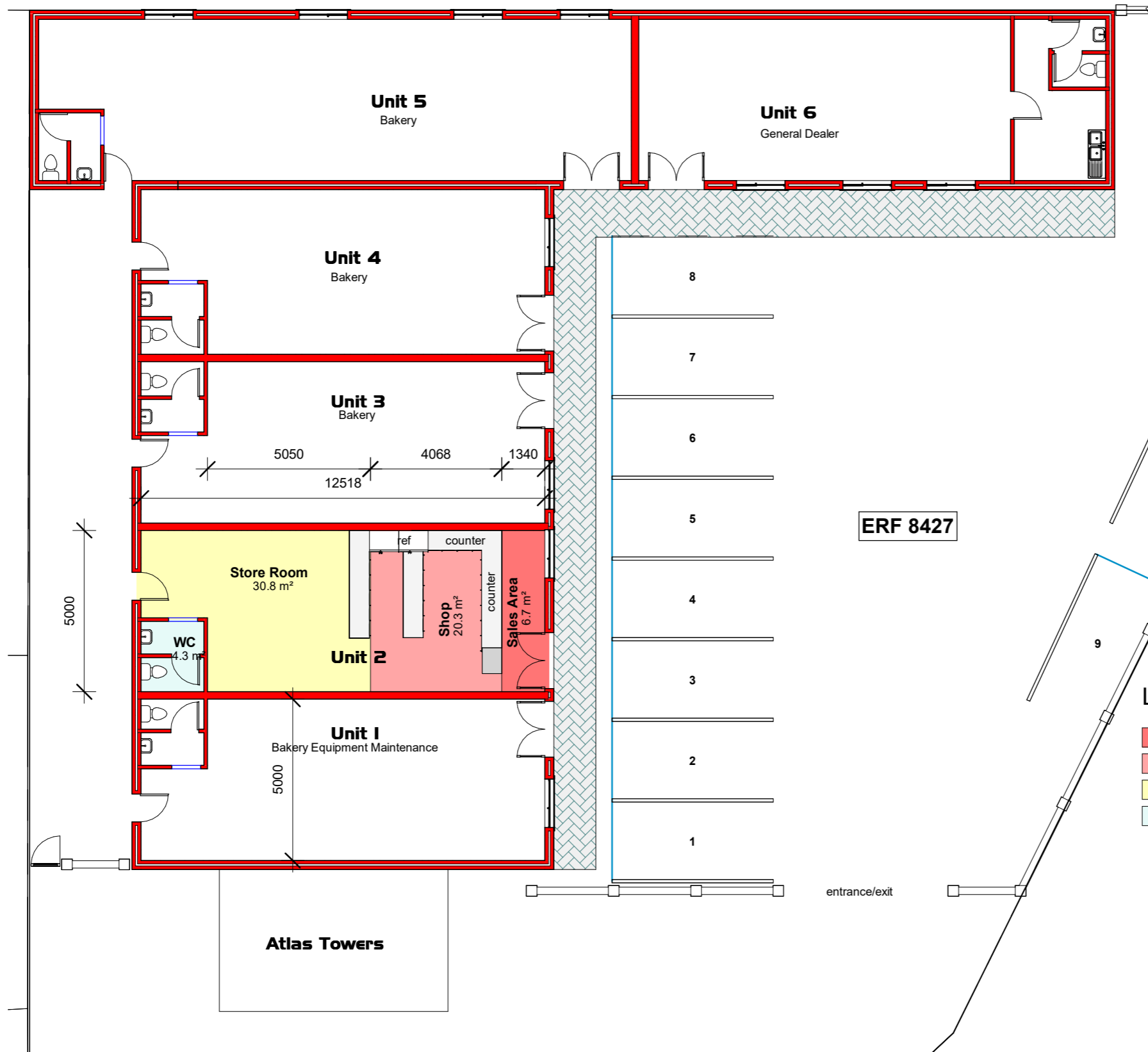


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George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise, which may arise as a result of inaccuracies in the information supplied.



Licensing Areas

- Sales Area 6.7m²
- Shop 20.3m²
- Store Room 30.8m²
- WC 4.3m²

Remarks

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 Building without Council approval is illegal. The Contractor must ensure that council approved drawings is on site at all times.

Mr Zandberg

Proposed Changes on erf 8427, Borchersds, George

JDS Design Studio

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For Licencing

Date 2026/01/20 14:43:56

PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON
 JOHANNES JACOBUS PETRUS JACOBS
 15:03 PM (Africa/Johannesburg) on 09 Jul 2024

Drawn: JJP Jacobs SACAP REG NO D 0560

Layout and Info

1278-01



Revision

Sheet Size

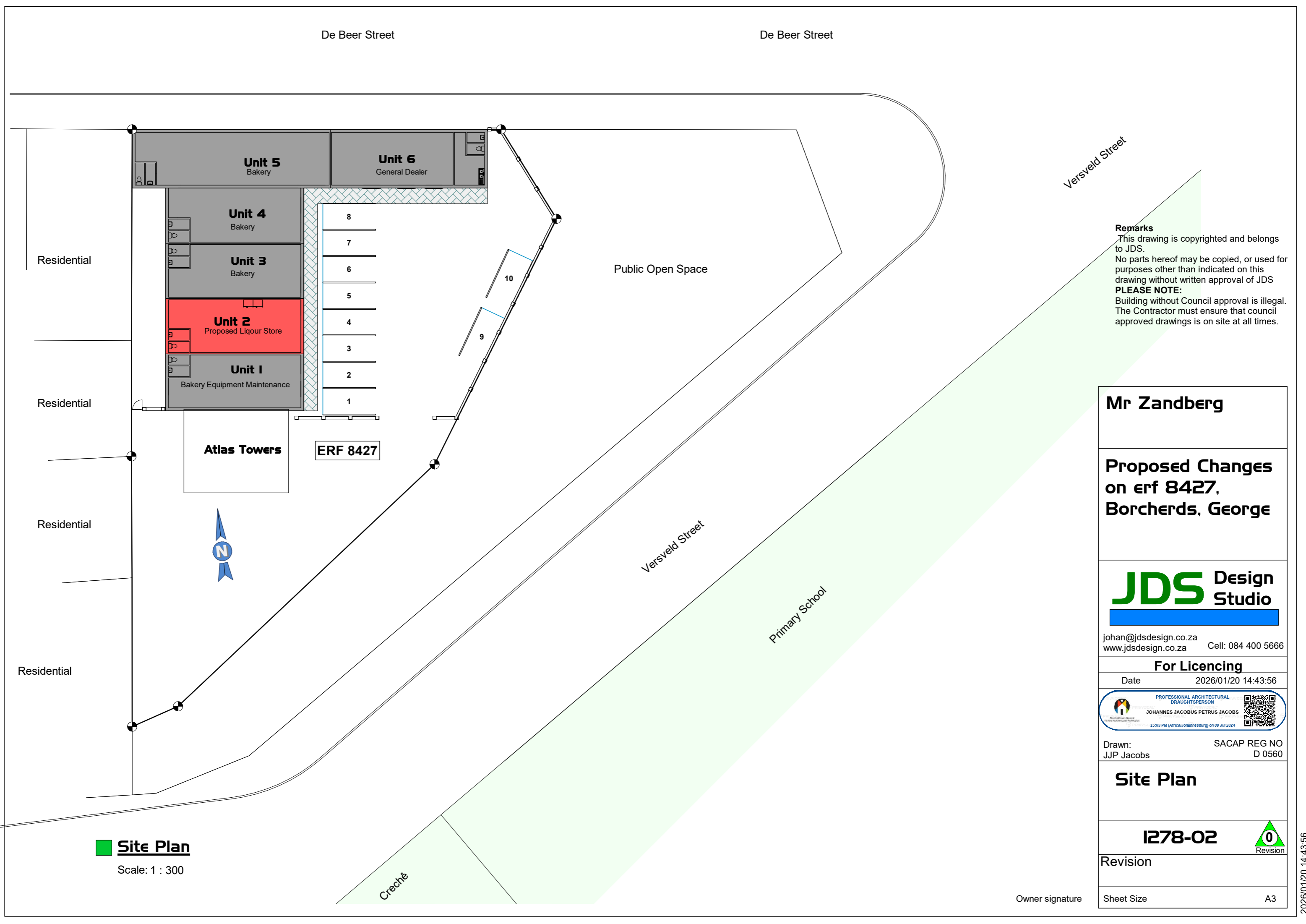
A3

Owner signature

De Beer Street

De Beer Street

Versveld Street



Residential

Residential

Residential

Residential

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Mr Zandberg

Proposed Changes on erf 8427, Borchers, George



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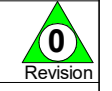
Date 2026/01/20 14:43:56



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Site Plan

1278-02



Revision

Sheet Size

A3

Owner signature

Site Plan

Scale: 1 : 300

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Gerhard Liebenberg Inc

Prokureurs / Attorneys

Reg no: 2017/147713/21

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VERW/YOUR REF:
ONS VERW/OUR REF:GL/ar
19 DESEMBER 2025

MR BOSMAN

BY HAND:

**TRANSPORT: FANEI BEMARKING CC / MR BOSMAN
ERF 8427 GEO4RGE**

Vind hierby aangeheg die volgende oorspronklike dokument vir u veilige bewaring:

Transportakte T18205/2025

Geliewe ontvangs te erken op afskrif hierby aangeheg.

Die uwe

GERHARD LIEBENBERG

Per:

GERHARD LIEBENBERG PROKUREURS

Gerhard Liebenberg Ing/Inc

Reg: 2017/147713/21

Direkteur/Director: Gerhard Liebenberg – B lurus LLB

DEED OF TRANSFER



Gerhard Liebenberg Inc


Prokureurs / Attorneys

Reg no: 2017/147713/21

- Unit 1 / Eenheid 1,
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Prepared by me


 CONVEYANCER
 JANINE FOUCHE (NUMBER 60411)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 200 000 - 00	R. 1546,00 1544,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

T 000018205 / 2025

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~JANINE FOUCHE (NUMBER 60411)~~

RONELLE WILKINSON(97489)

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

FANEI BEMARKING CC
REGISTRATION NUMBER: 2001/000787/23

which said Power of Attorney was signed at George on 4 DECEMBER 2024

DATA / VERIFY
 08-04-2025
 PHUMELELA MNAMATA

DATA / CAPTURE
 07-04-2025
 VUYELWA LAMANI

And the appearer declared that his/her said principal had, on 14 November 2024 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:

MARK RICHARD BOSMAN
IDENTITY NUMBER: 600909 5006 08 1
UNMARRIED

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

ERF 8427 GEORGE IN THE MUNICIPALITY AND DIVISION OF GEORGE,
PROVINCE WESTERN CAPE

IN EXENT: 1 501 (ONE THOUSAND FIVE HUNDRED AND ONE) Square
meters

FIRST TRANSFERRED by Deed of Transfer Number T23425/1982 with Diagram No. 297/1980 relating thereto and held by Deed of Transfer T111647/2004.

A. Subject to the following conditions contained in Deed of Grant dated 15 June 1922 (George Quitrents Volume 15 No. 15), namely :-

(a) That all existing roads and thoroughfares shall remain free and uninterrupted, and that the Government or other competent authority shall have the right when necessary at any time to make further roads over the land in question;

B. Entitled to the benefit of the servitude endorsement dated 29 December 1938 on Deed of Grant dated 15 June 1922 (George Quitrents Volume 15 No. 15) which endorsement reads as follows :-

By Deed of Transfer No.13615 dated 29th December 1938, the owner and his successors in Title of the property thereby conveyed is prohibited from carrying on any trade or business other than that of Saw Mill, Grist Mill and certain manufactures connected with a timber factory, as will more fully appear on reference to the said Deed of Transfer.

C. SUBJECT FURTHER to the following conditions contained in Certificate of Registered Title No. T23424/1982 imposed by the Administrator of the Province Cape of Good Hope in terms of Ordinance 33 of 1934 when approving the establishment of George Town Extension No. 20, namely:

1. Alle woorde en uitdrukkings wat in die volgende voorwaardes gebesig word het dieselfde betekenis as wat daaraan geheg word by die regulasies afgekondig by Provinsiale Kennisgewing No. 383 op 13 Junie 1958.
2. Ingeval 'n dorpsaanlegskema of enige gedeelte daarvan op hierdie erf van toepassing is of daarop van toepassing gemaak word, sal enige bepaling daarvan wat meer beperkend is as enige voorwaardes van eiendomsreg wat op hierdie erf van toepassing is voorkeur geniet. Enige bepaling van hierdie voorwaardes moet nie opgevat word as sou dit die bepaling van Artikel 146 van Ordonnansie Nr. 15 van 1952, soos gewysig, vervang nie.

3. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat elektrisiteitskabels of -drade en hoof en/of ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe binne of buite hierdie dorp, oor hierdie erf gevoer word indien dit deur die plaaslike of 'n ander statutêre owerheid nodig geag word en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.
4. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeg van en binne 'n tydperk wat die plaaslike owerheid bepaal.
5. Geen gebou op hierdie erf mag gebruik word of van gebruik verandeer word vir 'n ander doel as wat volgens hierdie voorwaardes toegelaat word nie."

D. SUBJECT FURTHER to the following condition contained in Deed of Transfer No. T23425/1982 imposed by the Municipality of George, namely:

"Addisioneel tot die voorwaardes opgelê onder klousule C(3) hierbo is die eienaar van hierdie erf verplig om ook toe te laat dat televisiekabels oor hierdie erf gevoer word net soos in die geval van elektrisiteitskabels soos in gemelde Klousule 3 genoem en onderhewig aan dieselfde voorwaardes as van toepassing op sodanige elektrisiteitskabels soosin gemelde klousule genoem."

E. SUBJECT FURTHER to the following endorsement dated 30 November 2017 on Deed of Transfer No. T111647/2004, namely:

By virtue of Notarial Deed No. K1596/2017L LEASE AREA NO. 1 = 180 square metres is leased to ATLAS TOWER PROPRIETARY LIMITED, Registration Number 2014/077051/07 for 119 months from 06 September 2016.
As will more fully appear from said notarial deed.

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

FANEI BEMARKING CC, REGISTRATION NUMBER: 2001/000787/23

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

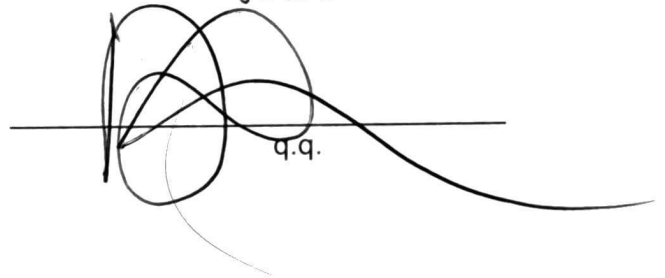
MARK RICHARD BOSMAN, UNMARRIED

His Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R1 200 000.00 (ONE 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
WESTERN CAPE at CAPE TOWN on

02 APR 2025


q.q.

In my presence


REGISTRAR OF DEEDS





Enquiries: Primrose Nako
email: pnako@george.gov.za
Planning and Development
Town Planning
044 801 9416/ 9171/ 9473

PORTAL APPLICATION REFERENCE: 4665628
INTERNAL REFERENCE: 4124089

DATE: 2026-03-26

APPLICANT NAME: Amelia Lombard
EMAIL ADDRESS: loma.planning@gmail.com

In terms of the Protection of Personal Information Act (POPIA) all correspondence will be communicated directly and only to the applicant as stated above. No information will be given to any third party and/or landowner (if the landowner is not the applicant).

COMPLIANCE LETTER (SECTION 38 OF LUP BY-LAW, 2023)

Consent use in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 to allow for a liquor store on Erf 8427, George.

Property Description: Erf 8427, George
Application: Application for Consent use for a liquor store in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 on Erf 8427, George.

The above-mentioned application submitted dated **2026-03-11** is deemed complete in terms of Section 38 of the Land Use Planning By-law for George Municipality, 2023. Application for:

Once payment is done, email the proof of payment to **Camilla Coeries** - Ccoeries@george.gov.za or **Werner Joubert** WCJOUBERT@george.gov.za . An acknowledgement email will be sent to the applicant to confirm receipt of payment.

Once acknowledgement of receipt has been received, the applicant may advertise the application in accordance with the Public Participation Instruction available on the municipality's website. Please upload the proof of Public Participation document on the Land Use Portal as Supporting Documents on the current Application 4665628.

All enquiries follow ups and documentation submissions need to be directed to the relevant *case officer* **Primrose Nako** email: pnako@george.gov.za.

The relevant Town Planner **Fakazile Vava**, should be copied in the e-mail: fvava@george.gov.za as well as the relevant Senior Town Planners, Naudica Swanepoel (even erf numbers) nswanepoel@george.gov.za or Ilane Huyser (uneven erf numbers) ihuyser@george.gov.za.

General Town Planning Comments

Application in order, applicant to proceed with minimum public participation (website, social media, ward councillor and abutting property owners).

Noted that access was approved on building plan, report writer to take note.

Please take note that all addresses/contact details provided by the Municipality is deemed to be private information and may only be utilized for public participation purposes in terms of the Land Use Planning By-Law for the George Municipality. The said address may not be used, distributed or sold to a 3rd party.

Please be advised that the Municipality may request additional information or documentation deemed necessary to consider the application in terms of Section 42 of the Land Use Planning By-law for George Municipality, 2023.

Yours faithfully



Fakazile Vava

Town Planner

Planning and Development