



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 20585 George

6 July 2026

Sir

**APPLICATION FOR CONSENT USE (DRIVE-THRU RESTAURANT): ERF 20585
GEORGE**

Attached hereto please find an application in terms of Section 15(2)(o) of the Land Use Planning By-law for George Municipality, 2023 for a consent use for a drive-thru restaurant on Erf 20585 George.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

Jan Vrolijk

MOTIVATION REPORT
APPLICATION FOR CONSENT USE (DRIVE-THRU RESTAURANT)
ERF 20585 GEORGE

6 July 2026



Prepared for:

KRIST PROPS 8 (Pty) Ltd
2 Nelson Mandela Boulevard
George
6529

Prepared by:

Jan Vrolijk Town Planner/Stadsbeplanner
Millwood gebou, h/v York – en Victoriastraat
Posbus 710, George, 6530
Suid Afrika
Tel: +27 44 873 3011
Sel: +27 82 464 7871
Faks: +86 510 4383
SACPLAN Registrasie Nr A/1386/20

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Annexure "A": Proposed site plan and building plans

Annexure "B": Application form

Annexure "C": Copies of approved building plans

Annexure "D": Signed pre application form

Annexure "E": Locality plan

Annexure "F": Surveyor General Diagram

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**MOTIVATION REPORT
APPLICATION FOR CONSENT USE
ERF 20585 GEORGE**

1. APPLICATION

Application is made in terms of Section 15(2)(o) of the Land Use Planning By-law for George Municipality, 2023 for a consent use for a drive-thru restaurant on Erf 20585 George.

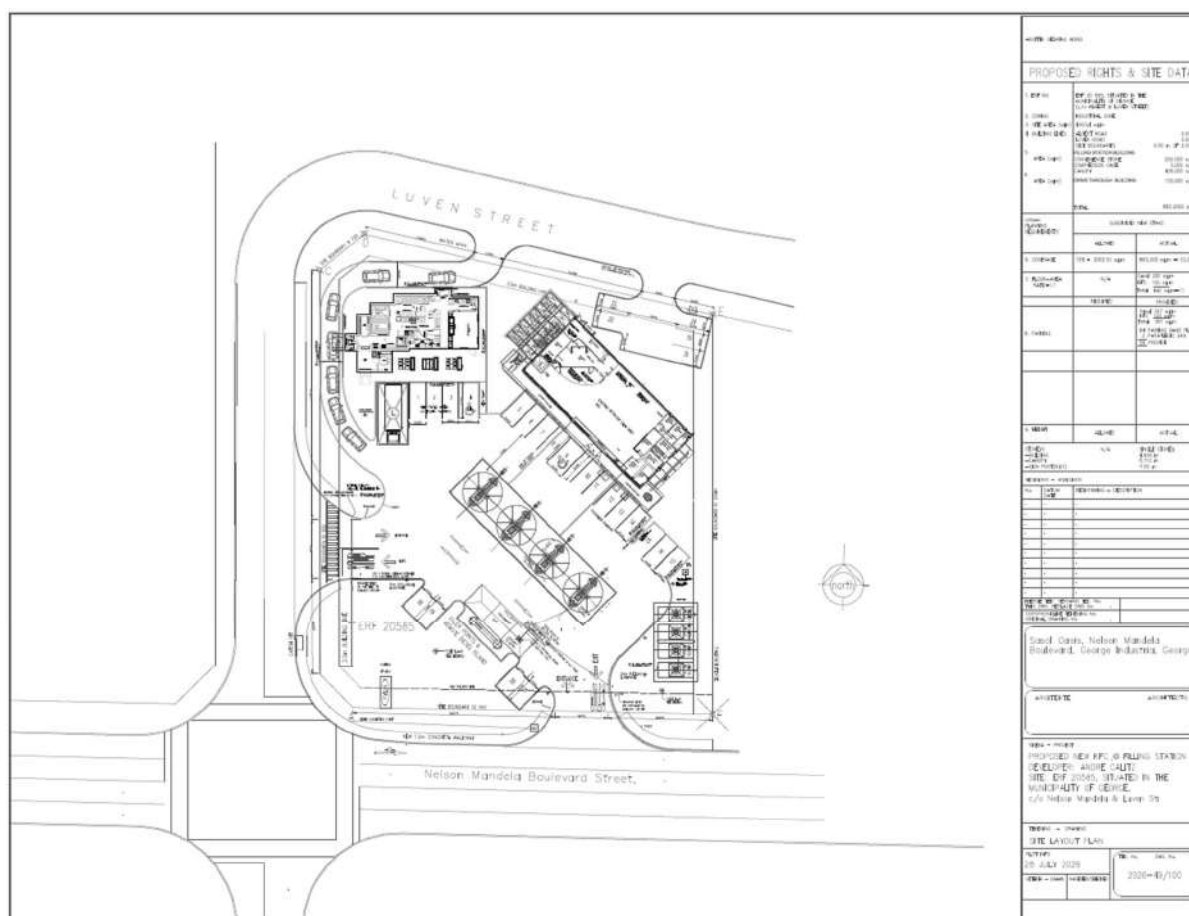
The site plan indicating the proposed drive-thru restaurant for the existing service station on Erf 20585 George, is attached hereto as **Annexure "A"**. The completed application form for the consent use application is attached hereto as **Annexure "B"**.

2. DEVELOPMENT PROPOSAL

Erf 20585 George is currently developed with a Sasol Service Station that was lawfully established and constructed in accordance with approved building plans. Copies of the approved building plans are attached hereto as **Annexure "C"**. The service station has been operating from the property since the early 2000.

The owner of the property intends to expand and enhance the existing service station by adding a drive-thru restaurant (KFC) as an ancillary component to the development. The proposed restaurant will complement the existing service station by providing additional convenience services for clients and passing motorists.

The purpose of this application is to obtain the necessary land use approval for a consent use for a drive-thru restaurant on Erf 20585 George. The proposed development has been designed to integrate with the existing service station and associated infrastructure, as illustrated on the site plan below.



The proposal seeks to diversify the range of services available on the property, improve customer convenience, and strengthen the commercial viability of the existing service station while remaining compatible with the character and function of the surrounding area.

3. PRE-APPLICATION CONSULTATION

The pre-application consultation discussion of the mentioned proposed development by the relevant officials of George Municipality took place on 26 May 2026. The signed pre-application consultation application form, which is attached hereto as **Annexure “D”**, contains the following comments:

- *Current access to this site is problematic. Current access arrangement and loading bay position to be discussed with CES traffic prior to submission. A TIA may be required.*

- *Parking to be provided on site in accordance with the Scheme requirements. PT1 may be considered but need to be applied for.*
- *Water & sewer are available, subject to network and treatment capacity confirmation.*
- *Stormwater management to be considered on site.*
- *Development charges will be applicable on the developments.*
- *To be motivated in terms of the MSDF and Zoning Scheme requirements.*
- *Electrical services report may be required (to be confirmed with the department)*

The proposed drive-thru restaurant will make use of the existing accesses off Nelson Mandela Boulevard and Luven Street, as indicated on the approved building plans attached hereto as **Annexure “C”**. No changes are proposed to the existing accesses.

Erf 20585 George has 3 street boundaries, and two new accesses will be created on the third street boundary. One additional exit will be created off Luven street for the proposed drive-thru restaurant and another access to additional parking bays. These parking bays will primarily be used for the owner and employees of the service station and drive-thru restaurant.

All other issues and requirements mentioned in the comments are addressed in this motivation report.

4. GENERAL INFORMATION REGARDING ERF 20585 GEORGE

4.1 Locality

Erf 20585 George is located at 2 Luven Street on the north-eastern corner of the intersection of Luven Street and Nelson Mandela Boulevard, within the Industrial Area of George. The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure “E”**.

4.2 Existing land use

Erf 20585 George is currently developed with a Sasol Service Station and a convenience store.

4.3 Extent

Erf 20585 George is 4 003m² in extent.

4.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023 the zoning of Erf 20585 George is Industrial Zone II (Industry) which includes a service station as a primary land use.

4.5 Surveyor General Diagram

A copy of the Surveyor General Diagram of Erf 20585 George is attached hereto as **Annexure “F”**.

4.6 Title Deed

Erf 20585 George is registered in the name of Krisp Props 8 (Pty) Ltd Registration number 2002/001166/07. A copy of the registered Title Deed T4013/2004 is attached hereto as **Annexure “G”**.

4.7 Power of Attorneys

A Power of Attorney whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Andries Jonathan Calitz, the sole director of Krisp Props 8 (Pty) Ltd Registration number 2002/001166/07, the registered owner of the Erf 20585 George, to prepare the application referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “H”**.

A copy of the company registration document for Krisp Props 8 (Pty) Ltd (Registration number 2002/001166/07) is attached hereto as **Annexure “I”**.

4.8 Bondholder's Consent

Erf 20585 George is not encumbered by a bond.

4.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 20585 George is attached hereto as **Annexure "J"**. The Conveyancer Certificate confirms that there are no conditions in the Title Deed of Erf 20585 George which restrict the development as proposed in this application.

5. DESIRABILITY OF THE APPLICATION FOR THE CONSENT USE FOR A DRIVE-THRU RESTAURANT OF ERF 20585 GEORGE

5.1 Introduction

The application Erf 20585 George is currently zoned Industrial Zone II. In terms of this zoning, Erf 20585 George may be utilized among others as a service station. The developer, however, intends to optimize the development by adding a drive-thru restaurant as discussed in point 2 of this motivation report. To allow such a development consent use is required.

The term "desirability" in the land use planning context, may be defined as the degree of acceptability of the land use on the land unit concerned. The desirability of the intended rezoning 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 erf

5.2.1 Topography

The application erf is relatively flat with a gentle slope from the north to the south. The topography is of such nature that it will not have a negative impact on the proposed drive-thru restaurant and therefore does not restrict the proposed consent-use as applied for in this application.

5.2.2 Surface conditions

Little information concerning the soil conditions in the area is available. The existing structures and the structures in the immediate vicinity do not appear to have construction anomalies relating to the soil conditions. There is no reason from this point of view why this application cannot be supported.

5.2.3 Vegetation

Erf 20585 George is developed and there is very little natural vegetation on the erf. There is no indigenous vegetation on the erf. The existing palm tree and mature tree will be replanted in a different position on the erf.

Vegetation will thus not place any restriction on the development proposal.

5.2.4 Other characteristics

The application erf is not affected by any known flood lines, fountains or other unique ecological habitats, which could restrict the consent use as proposed in this application.

5.2.5 Conclusion

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

5.3 Proposed land uses

The owner intends to establish a drive-thru restaurant, as indicated on the draft site and building plans attached hereto as **Annexure "A"** and as discussed in detail in point 2 above, on the erf.

5.4 Coverage of the proposed development

The development parameters for a service station are determined by the approval of the site development plan. The draft site and building plan are attached hereto as **Annexure "A"**.

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

5.5.1 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.

5.5.2 "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"

Different development principles are identified under each of the 5 abovementioned principles which must be applied when a land use application is to be evaluated. The proposed application for rezoning will subsequently be evaluated on each of the principles.

Spatial justice		
Criteria	Compliance	Planning Implication
Past spatial and other development imbalances must be redressed through improved access to and use of land.	Complies with.	This application will result in drive-thru restaurant being developed at an existing service station which is situated within the Industrial area as per the George Spatial Development Framework 2023. It will lead to more efficient 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.	Complies with.	George Municipality approved a Spatial Development Framework for George, 2023 which contains development proposals which are aimed at improving the quality of life of all the inhabitants of George. The approval of this application will result in drive-thru restaurant within the Industrial Area and provide convenience to the workers in the Industrial area and passing by traffic on the way to Thembaletu.
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development of the proposed drive-thru restaurant.
Land use management systems must include all areas of a municipality and especially include provisions that are flexible and appropriate for the management of disadvantaged	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect

areas, informal settlements and former homelands areas.		of type of structure allowed, land uses and building lines. These parameters enable the development of a drive-thru restaurant as proposed in this application.
Land development procedures must include provisions that accommodate access to secure tenure and incremental upgrading of informal areas.	Not applicable.	This provision does not apply to this application, as no informal residential development is involved.
A Municipal Planning Tribunal, considering an application before it, may not be impeded 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 this application.	Not applicable.	As far as is known, the Eden Joint Planning Tribunal - George Municipality's discretion when considering applications is not affected by the value of land or property. Decision making is, as far as is known, based on the principles, as stated in Section 7 of the Spatial Planning and Land Use Act, 2013 (Act 16 of 2013).

Spatial sustainability		
Criteria	Compliance	Planning Implication
Promote land development that is within the fiscal, institutional and administrative means of the Republic.	Complies with.	The proposed development will have no impact on the fiscal, institutional or administrative capabilities of the George Municipality. The George Municipality's income base will in fact be broadened through this development proposal.
Ensure that special consideration is given to the protection of prime and unique agricultural land.	Not applicable.	The provisions of the Act on the Subdivision of Agricultural Land, 1970 (Act 70 of 1970) do not apply to the application.
Uphold consistency of land use measures in accordance with environmental management instruments.	Not applicable.	The proposed development does not trigger any listed activities in terms of environmental legislation.

Promote and stimulate the effective and equitable functioning of land markets.	Complies with.	The application erf is situated in the George Industrial area as determined in the George Spatial Development Framework, 2023. The proposed development will not have a negative impact on surrounding property values and will contribute to the upgrading of the area, which could result in increased property values in the vicinity.
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	Complies with.	All infrastructure required for the development will be provided by the developer at his cost in accordance with municipal requirements.
Promote land development in locations that are sustainable and limit urban sprawl.	Complies with.	The property is in terms of the George Spatial Development Framework, 2023 located within the urban edge of the George Municipal area and is in terms of the framework targeted for urban development. The proposal will thus not result in urban sprawl.
Result in communities that are viable.	Complies with.	The development of Erf 20585 George with a drive-thru restaurant, as proposed in this application, will contribute towards a vibrant and viable Industrial Area, which will have a positive effect on property values and the economy of George. This will result in additional income for the Municipality, which could be used for the improvement of quality of services to all the citizens of George.

Spatial efficiency		
Criteria	Compliance	Planning Implication

Land development optimises the use of existing resources and infrastructure.	Complies with.	The required infrastructure for the proposed development will be provided by the developer at his costs. The proposal will thus not result in infrastructure costs to any external parties. The proposal will thus not place any burden on municipal budget for the provision services infrastructure.
Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.	Complies with.	In terms of the contents of this Motivation Report the proposed development will have no negative financial, social, economic or environmental impacts. It will thus be possible to comply with any procedures which the George Municipality has designed to minimise negative financial, social, economic or environmental impacts.
Development application procedures are efficient and streamlined and timeframes are adhered to by all parties.	Complies with.	George Municipality has adopted the George Municipality: Land Use Planning By-law, 2023 which prescribes procedures and time frames developers must comply with when submitting land use applications, and which officials must consider when considering applications. This application has been prepared in accordance with the stipulations of the George Municipality: Land Use Planning By-law, 2023 and the application will therefore be managed and considered in accordance with the time frames as prescribed.

Spatial resilience		
Criteria	Compliance	Planning Implication
Flexibility in spatial plans, policies and land use management systems are	Complies with.	The application erf is situated within the urban edge of George, in the George Industrial area earmarked for

accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.		Industrial and business development in the George Spatial Development Framework, 2023.
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Good administration		
Criteria	Compliance	Planning Implication
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.	This is general principle that municipalities need to comply with.	Input was received from all spheres of government when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As the development proposal can be deemed to comply with the contents of the George Spatial Development Framework, 2023 it can be stated that the proposal complies with the specific criteria.
All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.	This is general principle that municipalities need to comply with.	Input was received from all government departments and sectors when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the two Frameworks. As it can be deemed that the development proposal complies with the contents of the Frameworks, it can be stated that the proposal complies with this specific criterion.

The requirements of any law relating to land development and land use are met timeously.	This is general principle that municipalities need to comply with.	The George Municipality has adopted the George Municipality: By-law on Land Use Planning, 2023 which prescribes procedures and timeframes which developers must adhere to when submitting land use applications and which officials needs to take into consideration when considering applications. This application has been prepared in keeping with the requirements as per the George Municipality: By-law on Land Use Planning, 2023 and the application will from date of submission be dealt with and be considered within the timeframes prescribed in the by-law.
The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.	This is general principle that municipalities need to comply with.	This application will be advertised in accordance with the stipulations as contained in the George Municipality: By-law on Land Use Planning, 2023. All parties will be given the opportunity to participate in the public participation process and will be afforded the opportunity to provide input on the application.
Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.	This is general principle that municipalities need to comply with.	The George Municipality: By-law on Land Use Planning, 2023 contains clear procedures set to inform and empower members of the public. This application will be subjected to these procedures.

As can be seen from the table above, it can be argued that the proposal can be regarded as being compatible with the 5 development principles of SPLUMA.

5.5.3 “Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)”

In terms of the above Act, it is expected of a municipality to consider the compatibility of any development proposal with existing provincial and municipal spatial development frameworks and as well as more detailed local spatial frameworks.

Section 19(1) and 19(2) of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA) which is relevant to this application reads as follows:

- 19(1) If a spatial development framework or structure plan specifically provides for the utilization or development of land as proposed in a land use application or a land development application, the proposed utilization or development is regarded as **complying** with that spatial development framework or structure plan.*
- 19(2) If a spatial development framework or structure plan does not specifically provide for the utilization or development of land as proposed in a land use application or a land development application, but the proposed utilization does not conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilization or development is regarded as being **consistent** with that spatial development framework or structure plan.”*

The compatibility of the development proposal with existing spatial development frameworks is addressed in points 5.5.5 to 5.5.7 of this report.

The development principles referred to in Section 59 of LUPA, which should also be considered when motivating an application, are directly in line with the principles of SPLUMA which have been discussed in detail in section 5.5.2 above. The comments in paragraph 5.5.2 are thus also relevant as far as Section 59 of LUPA is concerned.

5.5.4 National Heritage Resources Act, 1999 (Act 25 of 1999)

The National Heritage Resources Act (Act 25 of 1999) is not applicable to the proposed drive-thru restaurant on Erf 20585 George.

5.5.5 Western Cape Provincial Spatial Development Framework (WC-PSDF)

5.5.5.1 Introduction

The Western Cape Provincial Spatial Development Framework (WC-PSDF) not only provides for a new spatial development pattern for the province but also clearly points out where

development may and may not take place. The provisions of the development framework must therefore be considered with any development proposal.

In terms of the framework, mention is made of several principles namely spatial justice, spatial sustainability, spatial resilience, spatial efficiency, accessibility and quality of life and good administration to which spatial planning must comply. The impact of the application on spatial justice, spatial sustainability, spatial resilience, spatial efficiency, has already been fully discussed in point 5.5.2 above and it has been shown that the proposed development complies with the mentioned principles.

Several policy statements are also highlighted in terms of the WC-PSDF which must specifically correlate with the mentioned principles. Some of the policy statements that are relevant to this town planning application will be addressed in the following points.

5.5.5.2 Protection of agricultural land

In terms of the WC-PSDF it is indicated that agricultural land must be protected. Erf 20585 George is zoned Industrial Zone II and is not used for agricultural purposes. This objective of the WC-PSDF is therefore not relevant to this application.

5.5.5.3 Urban edge

The WC-PSDF provides for a guideline which determines that towns should identify an urban edge, and that development should be restricted to areas inside the urban edge. The George Municipality identified an urban edge, and Erf 20585 George falls within the identified urban edge. As such, the proposed development will not result in "urban sprawl". The proposal therefore meets the requirement of this guideline set out in the WC-PSDF.

5.5.5.4 Densification

In terms of the WC-PSDF, higher densities and more compact cities must be created. The proposed development is for a drive-thru restaurant at an existing service station and therefore this objective of the WC-PSDF is not relevant to this application.

5.5.5.5 Self-sustainability of development

A further guideline which is laid down is that any development should be self-sufficient. It states that *"the development needs of the present generations should be met without the ability of future generations to meet their own needs, being compromised."* The development as proposed by this application will be self-sufficient and will not place any burden on the future residents of George. The development will in fact make a positive contribution to the improvement of the residents of George's quality of life since it will contribute to the property rates structure of the George Municipality and will also create temporary and permanent job opportunities within the Industrial Area of George.

The proposed drive-thru restaurant is a big financial investment. As such, the proposed drive-thru restaurant will have a positive effect on the economy of George and contribute to the fact that not only the George Municipality, but also various suppliers of materials and services, can generate additional income from the development, income that can be used towards the improvement of the quality of life of the respective service providers as well as the resident of George in general.

The WC-PSDF furthermore states that settlement areas that have sufficient natural resources and an economic development potential to accommodate self-sustaining long-term population growth must be identified and that development outside the areas must be prevented and developments must be channelled to the settlement areas. George is the main town of the Southern Cape and has already proven that it is a town that has the development potential to be self-sustainable. The proposal will make a positive contribution to the further strengthening of George as a self-sustainable town. The proposal to establish the development within George is therefore in line with the specific guideline of the WC-PSDF.

5.5.5.6 Public Transport

The WC-PSDF states that "non-motorised" and public transport should be promoted. A Go-George bus stop is located adjacent to Erf 20585 George in Nelson Mandela Boulevard. This creates easy accessibility to the proposed drive-thru restaurant employees as well as customers.

The property is thus located within a public transport service PT 1 area as per the George Integrated Zoning Scheme By-law, 2023. The development proposal therefore also complies with the guideline contained in the WC-PSDF in this respect.

5.5.5.7 Summary

From the content of point 5.5.5 it seems clear that the application can indeed be considered compatible with the WC-PSDF.

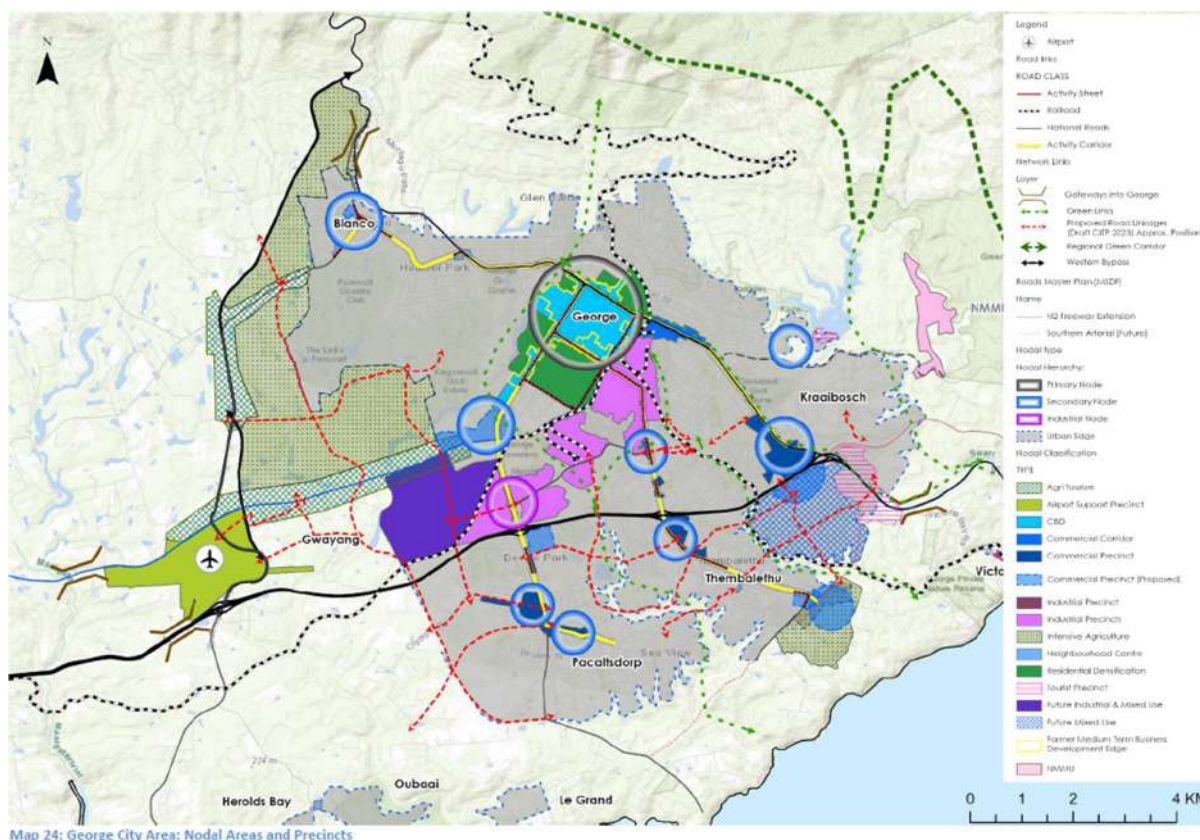
5.5.6 George Spatial Development Framework, 2023 (GSDF)

Erf 20585 George is located within the study area of the George Spatial Development Framework, 2023 (GSDF) and the framework therefore applies to this application. The property is situated in the “Industrial Precinct” proposed for George on Map 24: “George City Area: Nodal Areas and Precincts” in the George Spatial Development Framework, 2023 (GSDF).

In table 11: “George City Area: Priority Nodes, Precincts and Centres” is explained as follows:

Category C	Conville/George Industrial Area intersection on Nelson Mandela Boulevard	Urban Node on the principal formal public transport/Go George Nelson Mandela Boulevard mixed use/activity corridor containing a cluster of public facilities and high concentration of commercial and industrial uses in the George Industrial Area.
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The subject property is situated in the George Industrial Area along Nelson Mandela Boulevard, which allows commercial and industrial development. The proposed drive-thru restaurant as an ancillary use to the existing service station in the George Industrial Area is therefore consistent with the objectives of the Spatial Development Framework, 2023 as can be seen in the GSDF Map 24 below.



Except for the indication that the application property falls within the Urban Edge of George, as well as within the area identified as “*industrial area*” and thus complies with the broader principles for the precinct, the George Spatial Development Framework, 2023, contains no specific future development proposals for this area which could be used to evaluate the compatibility of a land use application with the Spatial Development Framework.

5.5.7 George Integrated Zoning Scheme By-Law, 2023

Erf 20585 George which is zoned as Industrial Zone II in terms of the George Integrated Zoning Scheme By-Law, 2023 will remain unchanged and in addition a consent use is being applied for to add a drive-thru restaurant.

The development parameters for a service station require the submission of a site development plan to ensure vehicle access and risk management is addressed. Erf 20585 George has approved building plans attached hereto as **Annexure “C”**. The service station will remain as is, and the drive-thru restaurant will be added in the vacant north-western corner of Erf 20585 George, which is currently under-utilized.

5.5.8 Title Deed

Although the title deed of a property is not a planning document, it sometimes still contains conditions which may have an essential impact on the development potential of a property.

The title deed of Erf 20585 George was scrutinized, and it was found that the title deed contains no conditions prohibiting the consent use for a drive-thru restaurant as proposed.

A Conveyancer Certificate confirming the abovementioned is attached hereto as **Annexure “J”**.

5.6 Compatibility of the proposal with the character of the area

Erf 20585 George is located on the corner of Nelson Mandela Boulevard and Luven Street in George Industrial area. The area is characterized by a mix of industries and business buildings. Nelson Mandela Boulevard is an activity corridor between George CBD and Thembalethu. The proposed drive-thru restaurant will be in keeping with this character and can be seen as complementary and supportive of it. No unwanted precedent will therefore be created.

5.7 Compatibility of the proposal with the natural environment

Erf 20585 George is situated within the industrial area of George and various industries and businesses are present in the area. There is very little “*natural*” environment in this area, due to the nature and intensities of the industries.

The proposed drive-thru restaurant will thus not have a negative impact on the natural environment and can be considered compatible with the existing natural environment.

5.8 Potential of the erf

Erf 20585 George is developed with a Sasol Service Station with a small convenience store, which is very convenient for the surrounding industrial developments as well as passing-thru traffic towards Thembaletu.

A drive-thru restaurant is a subservient land use to the existing service station; however, it will increase the viability of the service station and provide convenience to the surrounding area. The portion where the drive-thru restaurant is proposed is currently vacant and underutilized, as can be seen in the photo below.

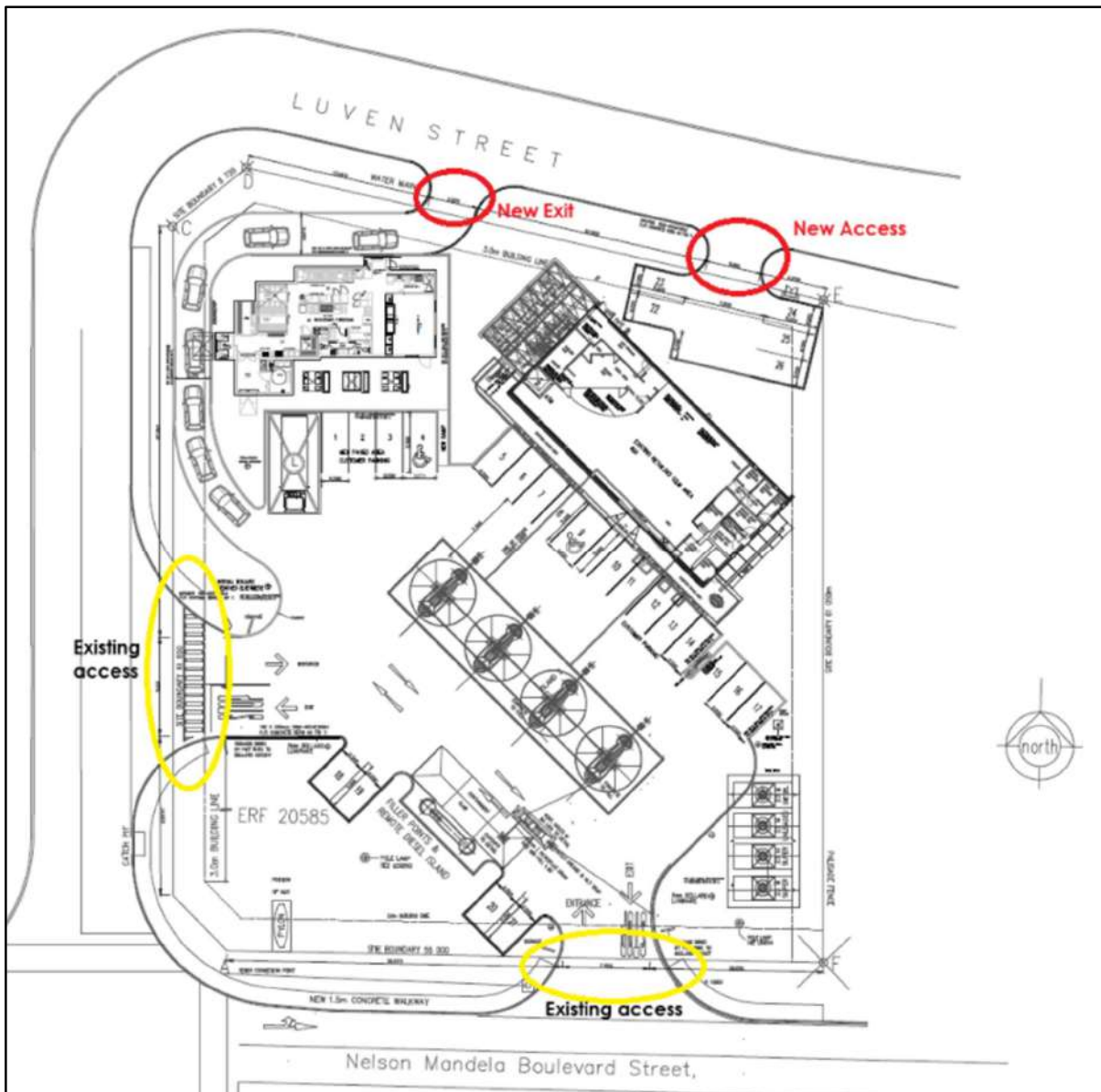


The proposed drive-thru restaurant will positively contribute to the existing service station and the wider industrial area.

5.9 Access to the erf

Erf 20585 George is located on the corner of Nelson Mandela Boulevard and Luven Street in George Industrial area. The existing service station has 2 approved access points; one located on Nelson Mandela Boulevard the other on Luven Street. Luven Street is a relatively quiet street, only used by the industries located along the street. During the pre-application it was stated that

the current access arrangement and loading bay position to be discussed with CES traffic prior to submission. The access arrangement is approved on the building plans, attached hereto as **Annexure "C"**. The access arrangement for the existing service station will remain unchanged. Two new access arrangements will be created off the third street boundary, also Luven Street. The first is only an exit for the proposed drive-thru restaurant and the second access is created for the additional parking provided for the entire development on Erf 20585 George. The two new accesses are indicated on the extract of the site plan below.



The existing access from Nelson Mandela Boulevard is 7.996 metres wide and compliant with the development parameters for a service station. The access off Luven Street is 9.1125 metres wide, 1.1 metres wider than the required maximum of 8 metres. The slightly bigger access will not have any detrimental effect and has been used like this for many years without any known complaints or traffic-related incidents. These accesses were approved prior to the George Integrated Zoning Scheme in 2017 (replaced in 2023) and can be seen on the approved building plans attached hereto as **Annexure “C”**.

The new exist for the proposed drive-thru restaurant is 4.329 metres wide and will only be used for vehicles leaving the drive-thru restaurant. The additional access created off Luven Street is 21.905 metres from the new exit and is 5 metres wide. The new accesses comply with the development parameters for a service station.

Access is thus not a concern for the proposed development of the drive-thru restaurant on Erf 20585 George.

5.10 Provision of parking

The development proposal of Erf 20258 George is for a drive-thru restaurant ancillary to the existing service station.

The parking requirements applicable to different land uses are set out in a table in Section 42 of the George Integrated Zoning Scheme By-Law, 2023. In terms of a “*Normal Area*” as per the By-law, a minimum of 8 parking bays plus 4 parking bays per 100m² GLA needs to be provided. The parking requirements for “PT1” Area is exactly the same and does not provide any relief in the provision of parking. The original service station was approved with 11 parking bays. The total size of the Sasol service station and the proposed drive-thru restaurant (KFC) is 442m² in extent which require 18 parking bays plus the minimum of 8 parking bays, which is a total of 26 parking bays. The parking bays are indicated on the site plan, attached hereto as **Annexure “A”**. The proposal complies with the parking provisions.

5.11 Provision of services

The existing service station is connected to the Municipal services, and all upgrades and connections will be payable by the developer.

6. CONCLUSION

The motivation above indicates that the proposed development is compatible with all existing planning documents, spatial plans, legislation and policy documents applicable to the applications.

The proposal will not have a negative impact on the environment, development, public facilities, traffic circulation or municipal services in the surrounding area.

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

ANNEXURE "A": PROPOSED SITE PLAN AND BUILDING PLANS

ANNEXURE "B": APPLICATION FORM



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)	Johannes George		
Surname	Vrolijk		
SACPLAN Reg No. (if applicable)	A/1386/2010		
Company name (if applicable)	Jan Vrolijk Town Planner / Stadsbeplanner		
Postal Address	P O Box 710		
	George	Postal Code	6530
Email	janvrolijk@jvtownplanner.co.za		
Tel	044 873 3011	Fax	086 510 4383
		Cell	082 464 7871

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

Registered owner	Krisp Props 8 (Pty) Ltd (Registration number 2002/001166/07)		
Address	2 Nelson Mandela Boulevard		
	George	Postal code	6529
E-mail	oilcon@mweb.co.za		
Tel	N/a	Fax	N/a
		Cell	083 625 0919

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 20585 George
--	------------------

Physical Address	Corner of Nelson Mandela Boulevard and Luven Street, George Industria										
GPS Coordinates					Town/City		George				
Current Zoning	Industrial Zone II			Extent		4 003m ²		Are there existing buildings?		Y	N
Current Land Use	Sasal service station										
Title Deed number & date	T4013/2004										
Any restrictive conditions prohibiting application?	Y	N	If Yes, list condition number(s).								
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).								
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?								
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?								
Any existing unauthorized buildings and/or land use on the subject property(ies)?					Y	N	If yes, is this application to legalize the building / land use?			Y	N
Are there any pending court case / order relating to the subject property(ies)?					Y	N	Are there any land claim(s) registered on the subject property(ies)?			Y	N
PART D: PRE-APPLICATION CONSULTATION											
Has there been any pre-application consultation?			Y	N	If Yes, please complete the information below and attach the minutes.						
Official's name	L Mahlaba & I Huyser		Reference number		N/a		Date of consultation		26 May 2026		
PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE											
*Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.											
BANKING DETAILS											

Name:	George Municipality
Bank:	First National Bank (FNB)
Branch no.:	210554
Account no.:	62869623150
Type:	Public Sector Cheque Account
Swift Code:	FIRNZAJJ
VAT Registration Nr:	4630193664
E-MAIL:	msbrits@george.gov.za
*Payment reference:	Erven 2270 and 20240, George

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

Application is made in terms of Section 15(2)(o) of the Land Use Planning By-law for George Municipality, 2023 for a consent use for a drive-thru restaurant on Erf 20585 George.

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

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

Is the following compulsory information attached?

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

Minimum and additional requirements:

Y	N	N/A	Conveyancer's Certificate	Y	N	N/A	Land Use Plan / Zoning plan
Y	N	N/A	Proposed Subdivision Plan (including street names and numbers)	Y	N	N/A	Phasing Plan
Y	N	N/A	Consolidation Plan	Y	N	N/A	Copy of original approval letter (if applicable)
Y	N	N/A	Site Development Plan	Y	N	N/A	Landscaping / Tree Plan
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS)	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)

			Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)				
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes	Y	N	N/A	Required number of documentation copies
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	Other (specify)

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

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

SECTION I: DECLARATION

I hereby wish to confirm the following:

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

Applicant's signature:



Date:

6 July 2026

Full name:

Johannes George Vrolijk

Professional capacity:

Professionele Stadsbeplanner

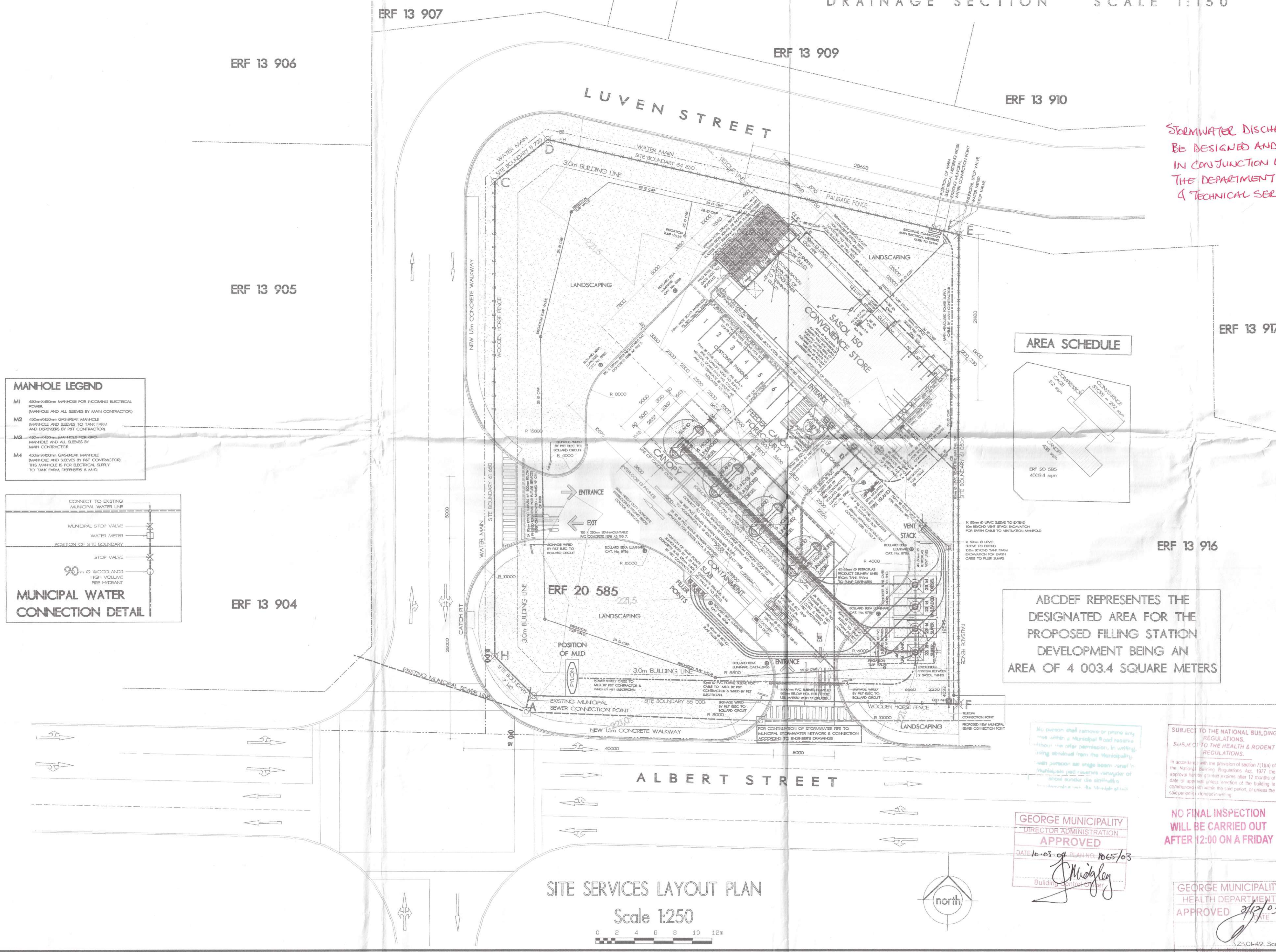
SACPLAN Reg. Nr:

A/1386/2010

ANNEXURE "C": APPROVED BUILDING PLANS

NUMBER	COVER / GROUND LEVEL	INVERT LEVEL	DEPTH	DISTANCE	FALL
E 1	220 980	220 999	400	4 360	1:60
E 2	220 940	220 972	479	2 278	1:60
E 3	220 905	220 908	400	1 140	1:60
E 4	220 908	220 941	564	5 07	1:60
E 5	220 920	220 958	462	4 558	1:60
E 6	220 948	220 982	766	1 895	1:60
E 7	220 958	220 982	766	1 793	1:60
E 8	220 970	220 982	766	1 793	1:60
E 9	220 982	220 982	766	1 793	1:60
E 10	220 982	220 982	766	1 793	1:60
E 11	220 982	220 982	766	1 793	1:60
E 12	220 982	220 982	766	1 793	1:60
E 13	220 982	220 982	766	1 793	1:60
E 14	220 982	220 982	766	1 793	1:60
E 15	220 982	220 982	766	1 793	1:60
E 16	220 982	220 982	766	1 793	1:60
E 17	220 982	220 982	766	1 793	1:60
E 18	220 982	220 982	766	1 793	1:60
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E 22	220 982	220 982	766	1 793	1:60
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E 67	220 982	220 982	766	1 793	1:60
E 68	220 982	220 982	766	1 793	1:60
E 69	220 982	220 982	766	1 793	1:60
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E 73	220 982	220 982	766	1 793	1:60
E 74	220 982	220 982	766	1 793	1:60
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E 96	220 982	220 982	766	1 793	1:60
E 97	220 982	220 982	766	1 793	1:60
E 98	220 982	220 982	766	1 793	1:60
E 99	220 982	220 982	766	1 793	1:60
E 100	220 982	220 982	766	1 793	1:60

DRAINAGE SECTION SCALE 1:150



STORMWATER DISCHARGE TO BE DESIGNED AND BUILT IN CONJUNCTION WITH THE DEPARTMENT CIVIL & TECHNICAL SERVICES.

ABCDEF REPRESENTS THE DESIGNATED AREA FOR THE PROPOSED FILLING STATION DEVELOPMENT BEING AN AREA OF 4 003.4 SQUARE METERS

ALLE TEKENING EN MATES MOET NAGESEN EN VERGELYK WORD VOORDAT MATERIAAL BESTEL OF MET ENIGE BOUWERK BEGYN WORD. ENKE VERSKILLE MOET DADELK ONDER DE AANDAG VAN DE ARGITEK GEBRING WORD. KOPE-REG WORD VOORBEHOU OP ALLE TEKENING EN ONTWERP.

ALL DRAWINGS AND DIMENSIONS MUST BE CORRELATED BEFORE ORDERING OR BUILDING WORK COMMENCES. ANY DIFFERENCES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. COPYRIGHT IS RESERVED ON ALL DRAWINGS AND DESIGNS.

PROPOSED RIGHTS & SITE DATA

1. ERF NO.	ERF 20 585, SITUATED IN THE MUNICIPALITY OF GEORGE, (c/o ALBERT & LUVEN STREET)	
2. ZONING	INDUSTRIAL ZONE	
3. SITE AREA (sqm)	4003.4 sqm	
4. BUILDING LINES	ALBERT ROAD 3.00 m LUVEN ROAD 3.00 m SIDE BOUNDARIES 0.00 m OF 3.00 m	
5. BUILDING AREA (sqm)	CONVENIENCE STORE 292,000 sqm COMPRESSOR CAGE 5,200 sqm CANOPY 438,000 sqm TOTAL 733,200 sqm	
URBAN PLANNING REQUIREMENTS	SUBDIVIDED NEW STAND	
	ALLOWED	ACTUAL
6. COVERAGE	75% = 3002.55 sqm	741,000 sqm = 18.3%
7. FLOOR-AREA RATIO	N/A	257 sqm = 0.07
8. PARKING	REQUIRED	PROVIDED
SERVICE STATION	N/A	8 BAYS
CONVENIENCE STORE	N/A	10 PARKING BAYS 1 PARALEGIC BAY
TOTAL PARKING	N/A	PROVISION = 19
9. HEIGHT	ALLOWED	ACTUAL
STOREYS - BUILDING	N/A	SINGLE STOREY
- CANOPY	N/A	4.605 m
- SIGN POST(MID)	N/A	5.70 m 7.00 m

REVISIONS - WYSINGS

NO.	DATE	DESCRIPTION
1	10/03/03	GEORGE MUNICIPALITY FIRE DEPARTMENT APPROVED

HERDE TEK. VERVANG TEK. No. THIS DWG. REPLACE DWG. No.
OORSPRONKLIKE TEKENING No. ORIGINAL DRAWING No.



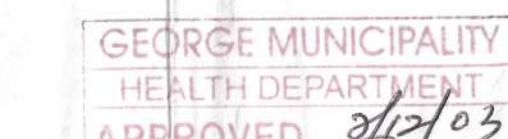
ARGITEKTE	ARCHITECTS
ERSTE VLOER RIBIDA PARK CENTRE 1V ROSSOUW & RIBIDA STRAAT	FIRST FLOOR RIBIDA PARK CENTRE c/o ROSSOUW & RIBIDA STRAAT
LYNWOOD 0540	LYNWOOD 0540
PO BOX 75874	PO BOX 75874
PRETORIA	PRETORIA
TEL: (012) 903 105/97	FAX: (012) 903 9457

SKEMA - PROJECT
PROPOSED NEW FILLING STATION
DEVELOPER: ANDRE CAUTZ
SITE: ERF 20585, SITUATED IN THE MUNICIPALITY OF GEORGE, c/o ALBERT & LUVEN STREET

TEKENING - DRAWING
SITE SERVICES LAYOUT PLAN

PLOT INFO	TEK. No.	DWG. No.
Aug 2003 15:215 PM		01-49/100
GETEKEN - DRAWN	NAGESEN/HECKED	
H.L.B.		

Caddie Drawing Description: \Directory\ Title. Extension
Z:\01-49. Sasol Albertstr George\Tekeninge\Werktekeninge\ab 101 site_services planb.dwg



NO FINAL INSPECTION WILL BE CARRIED OUT AFTER 12:00 ON A FRIDAY

ANNEXURE "D": SIGNED PRE-APPLICATION

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: **#4296934**

Purpose of consultation: **Application for consent use (drive-thru restaurant) on Erf 20585 George**

Brief proposal: **To develop a drive-thru restaurant on Erf 20585 George.**

Property(ies) description: **Erf 20585 George**

Date: **19 May 2026**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Lindokuhle Mahlabha	George Municipality	044 801 9477	lmahlaba@george.gov.za
	Ilane Huyser	George Municipality	044 801 9477	ihuyser@george.gov.za
Pre-applicant	Jan Vrolijk	Jan Vrolijk Town Planners	0824647871	janvrolijk@jvtownplanner.co. za

Documentation provided for discussion:

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

- Title deed of erf
- Locality plan
- Proposed site plan
- S G Diagram

YES	NO
-----	----

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)

DEVELOPMENT PROPOSAL

It is the intention of the owner of Erf 20585 George to develop a drive-thru restaurant on a portion of Erf 20585 George as indicated on the attached site plan. All development parameters applicable to the development will be adhered to.

Erf 20585 George is zoned Industrial Zone II. In terms of this zoning a restaurant may be established on the erf with the consent of the municipality, hence the proposed application.

APPLICATION

An application will have to be lodged with the George Municipality in terms of Section 15(2)(o) of the Land Use Planning By-Law for George Municipality, 2023 for the consent of the municipality to establish a drive-thru restaurant on a portion of Erf 20585 George.

PART B: APPLICATION PROCESS

(WILL FULLY APPLY ONLY ONCE LUPA REGULATIONS ARE IN FORCE)

SUBMISSION

Draft By-Law on Municipal Land Use Planning

(Workflow)

Types of applications that can be submitted in terms of Section 15 (2)

- (a) Rezoning of land
- (b) Permanent departure
- (c) Temporary departure
- (d) Subdivision of land
- (e) Consolidation of land
- (f) Amendment, suspension or removal of restrictive conditions
- (g) Permission required in terms of the zoning scheme
- (h) Amendment, deletion or imposition of condition in respect of an approval
- (i) Extension of validity period of an approval
- (j) Approval of an overlay zone
- (k) Phasing, amendment or cancellation of a subdivision plan or part thereof
- (l) Permission required in terms of condition of approval
- (m) Determination of zoning
- (n) Closure of public place or part thereof
- (o) Consent use
- (p) Occasional use

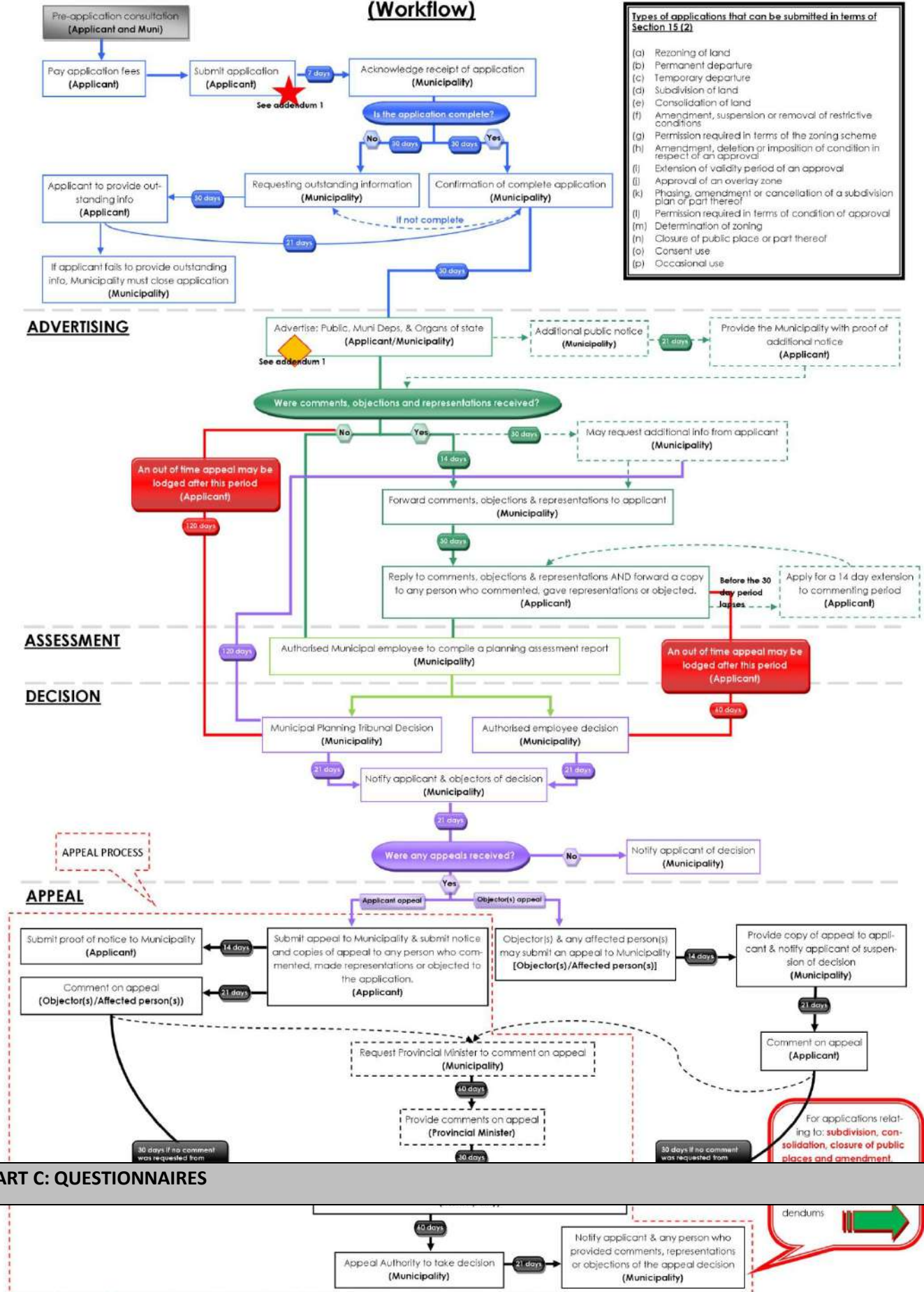
ADVERTISING

ASSESSMENT

DECISION

APPEAL PROCESS

APPEAL



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
X	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; (Site Development Plan)	R
	2(m)	A determination of a zoning;	R
	2(n)	A closure of a public place or part thereof;	R
X	2(o)	a consent use contemplated in the zoning scheme;	R
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a home owner's association;	R
	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant		What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N	Serving of notices (i.e. registered letters etc.)	R
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R

Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):			To be confirmed

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

SECTION B:

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

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	X		George Spatial Development Framework, 2023	To be determined
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	N/a	
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X		
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? George Integrated Zoning Scheme By-law, 2023 What is the current zoning of the property? Industrial Zone II What is the proposed zoning of the property? Industrial Zone II with consent use for a restaurant Does the proposal fall within the provisions/parameters of the zoning scheme? Yes Are additional applications required to deviate from the zoning scheme? (if yes, specify) No				

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
---	-----	----	------------------	---------

Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?	X		N/a	N/a
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?		X	N/a	N/a

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

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

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
				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? (strikethrough irrelevant)		X		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

SECTION D:

SERVICE REQUIREMENTS

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:			X	Directorate: Electro-technical Services

Water supply:			X	Directorate: Civil Engineering Services
Sewerage and waste water:			X	Directorate: Civil Engineering Services
Stormwater:			X	Directorate: Civil Engineering Services
Road network:			X	Directorate: Civil Engineering Services
Telecommunication services:			X	
Other services required? Please specify.				
Development charges:	X			

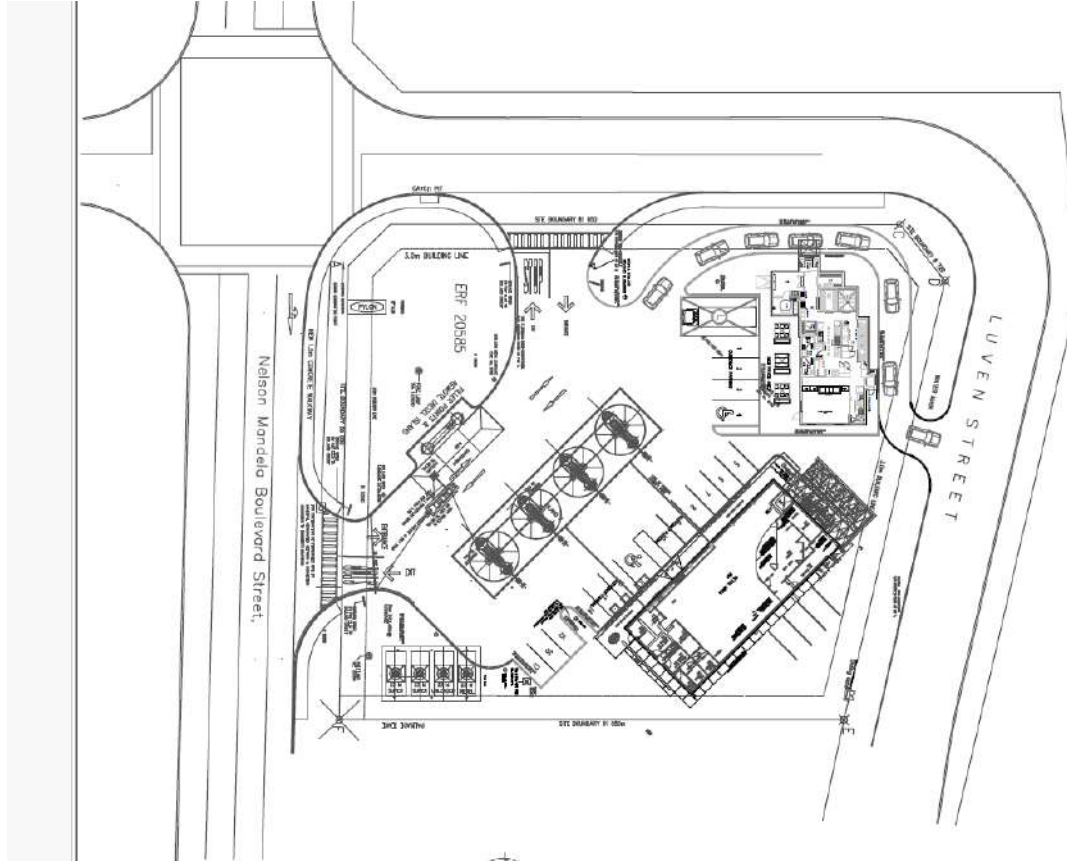
PART D: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION

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

PART E: DISCUSSION

Pre-application as discussed on 26 May 2026 for the proposed consent of a restaurant (drive thru). The

following site layout plan was presented for the proposal:



- Current access to this site is problematic. Current access arrangement and loading bay position to be discussed with CES traffic prior to submission. A TIA may be required.
- Parking to be provided on site in accordance with the Scheme requirements. PT1 may be considered but need to be applied for.
- Water & sewer are available, subject to network and treatment capacity confirmation.
- Stormwater management to be considered on site.
- Development charges will be applicable on the developments.
- To be motivated in terms of the MSDF and Zoning Scheme requirements.
- Electrical services report may be required (to be confirmed with the department)

PART F: SUMMARY / WAY FORWARD

- Refer to comments above.
- 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.

OFFICIAL: Lindokuhle Mahlaba
(FULL NAME)

SIGNED:



DATE: 01 June 2026

PRE-APPLICANT: **Johannes George Vrolijk**
(FULL NAME)

SIGNED:



DATE: **19 May 2026**

SIGNED:___



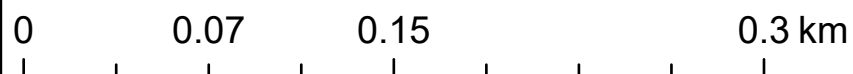
SIGNED:

Ilane Huyser
Senior Town Planner

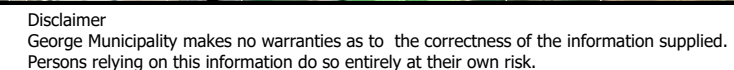
DATE: __2026.05.03_____

**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.*

ANNEXURE "E": LOCALITY PLAN



Scale: 1:3,064



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.

ANNEXURE "F": SURVEYOR GENERAL DIAGRAM

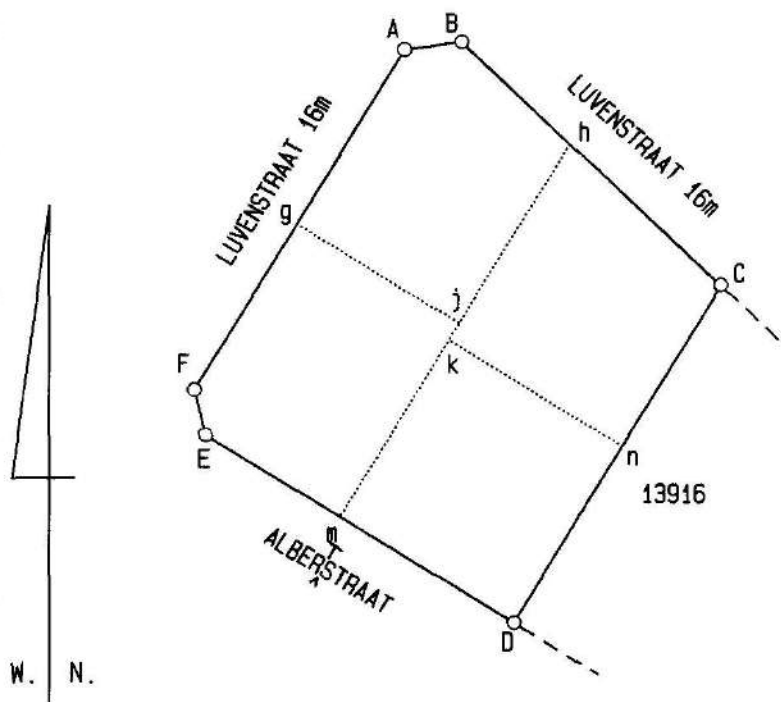
1. Die figuur A B h j g stel voor ERF 13914, GEORGE
ALGEMENE PLAN No.12604
2. Die figuur h C n k stel voor ERF 13915, GEORGE
ALGEMENE PLAN No.12604
3. Die figuur k n D m stel voor ERF 13922, GEORGE
ALGEMENE PLAN No.12604
4. Die figuur g j m E F stel voor ERF 13923, GEORGE
ALGEMENE PLAN No.12604

L.G. Nr.

4137/2001

Goedgekeur

T. X. van
 Landmeter-Generaal
 2001.08.03



SKAAL 1:1000

Die figuur A B C D E F
 stel voor 4003 vierkante meter grond synde
 ERF 20585, GEORGE bevattende 1. to 4. hierbo
 geleë in die Munisipaliteit en
 Administratiewe Distrik George Provinsie van die Wes Kaap
 Saamgestel in Julie 2001

deur my

A. LOUW (PLS0356) Professionele Landmeter

Hierdie kaart is geheg aan
 Nr. *T4012/2004*
 gedateer
 t.g.v.

Registrateur van Aktes

Die oorspronklike kaart is
 soos hierbo aangehaal

Leër Nr. S/8775/144
 M.S. Nr. Saamgestel
 Komp. BL-7DD/X44 (1754)
 Beacon D replaced
 Vide E2334/1997

20585 George

S

ANNEXURE "G": TITLE DEED

293

Millers Ing
BEACONHUIS
MEADESTRAAT 123
GEORGE
6530

Opgestel deur my

M. Goldie

TRANSPORTBESORGER
Goldie M

SEELREG DUTY	R. _____
FOOI FEE	R. <u>200.00</u>

En hulle en/ of

T 000004013 / 2004

TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

ALIDA HOFFMANN

voor my verskyn het, REGISTRATEUR VAN AKTES, te KAAPSTAD, hy die genoemde kompanant synde behoorlik daartoe gemagtig deur 'n Volmag aan hom verleen deur

OILCON CONSTRUCTION BK
Nr. 1997/014147/23

geteken te GEORGE op 22 September 2003

-6-

VERHUUR AAN		LEASED TO	
JAAR VANAF YEARS FROM		VIR FOR	
K		K	
REGISTRATEUR/REGISTRAR		REGISTRATEUR/REGISTRAR	

Handwritten: 1982

VERHUUR AAN		LEASED TO	
JAAR VANAF YEARS FROM		VIR FOR	
K 0000000046 * 2004		K 0000000046 * 2004	
REGISTRATEUR/REGISTRAR		REGISTRATEUR/REGISTRAR	

Handwritten: Sasol Oil (Pty) Ltd (See lease)

Handwritten signature: S. Daelen

for further see p. 7.

En genoemde Komparant het verklaar dat sy prinsipaal, op 16 September 2003, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy, in sy voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

**KRISP PROPS 8 (EDMS) BPK
Nr. 2002/001166/07**

diese Opvolgers in titel of Regverkrygendes,

ERF 20585 GEORGE
IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE,
PROVINSIE WES-KAAP;

GROOT 4003 (VIER DUISEND EN DRIE) Vierkante Meter

AANVANKLIK GEREISTREER en STEEDS GEHOU kragtens Sertifikaat
van Verenigde Titel Nr 4012/2004
met Diagram SG Nr 4137/2001 daarby aangeheg.

A. ONDERHEWIG aan die voorwaardes waarna verwys word in
Grondbrief gedateer 15 Junie 1922 (George Erfpagbriewe Boekdeel
15 Nr 15).

B. ONDERHEWIG VERDER aan die volgende voorwaardes vervat in
gemelde Grondbrief (George Erfpagbriewe Boekdeel 15 Nr 15)
naamlik:-

- "1. That the Governor-General shall have the right at all times of taking such portions of land so granted as may be needed for public purposes only (which shall not include land required for Forestry purposes). Without paying compensation provided however, that in the event of any land being required for such public purposes on which improvements shall have been effected than, in that case payment of compensation shall be made for such land in such sum of money as may be mutually agreed upon by the parties concerned, or failing such agreement, as may be awarded by three appraisers, one to be appointed by each side, and a third to be chosen by the two others before proceeding to act, or any two of them shall award.
2. 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



9

14/01/04

VERBIND		MORTGAGED	
VIR FOR R 5 592 224.00			
B 00002966 / 2004		<i>Schalk</i> REGISTRATEUR/REGISTRAR	
21 JAN 2004			

21 JAN 2004

000004100 / 2003	(2)
GEKANSSELLEER CANCELLED	
<i>Bah</i> REGISTRATEUR/REGISTRAR	

VERBIND		MORTGAGED	
VIR FOR R 5 592 224.00			
B 00002967 / 2004		<i>Schalk</i> REGISTRATEUR/REGISTRAR	
21 JAN 2004			

21 JAN 2004

000004090 / 2003	(1)
GEKANSSELLEER CANCELLED	
<i>Bah</i> REGISTRATEUR/REGISTRAR	

any time to make further roads over the land in question.

3. That all rights to minerals, mineral products, mineral oils and precious stones, precious or base metals, on or under the land hereby granted are expressly reserved to the State, together with the right of access to any mine or works undertaken for mining or prospecting purposes by any person duly authorised in that behalf. The land is subject to such further rights as the public or the Government now may or may hereafter have or be entitled to obtain under or by virtue of any law relating to prospecting, digging, mining or exploitation of minerals, mineral products, mineral oils, precious stones, precious or base metals on or under the land hereby granted, which rights shall not be impaired or in any way affected by the title deed.
4. In the event of the municipality undertaking planting operations on the commonage, a clear space of ground in no part less than 50 yards in width must always be left between the boundary of any Government forests or plantations in order that such clearing and burning of vegetation in order that such clearing and burning of vegetation may be carried out as may be considered necessary for the protection of the Government forests and plantations and the Government shall have the right free of compensation to carry out such clearing and burning operations as may be considered necessary. The Government shall further have the right free of compensation, to make such roads on the commonage as may be necessary, for the working of any State forests or railway plantations as adjoin the commonage, provided that the location of the roads shall be determined by full agreement between both parties and failing such agreement, by arbitration in manner as provided for in Clause 1 of the conditions annexed to this Deed of Grant. All such roads to be maintained by the Government and the public of George to have the right to the reasonable use of such roads."

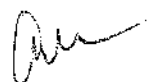
- C. GEREKTIG OP die voordele onder die terme van die servituut waarna verwys word in die volgende endossement gedateer 29 Desember 1938 op gemelde Grondbrief (George Erfpagbriewe Boekdeel 15 Nr 15) naamlik:

"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."

D. ONDERHEWIG VERDER aan die terme van die servituut waarna verwys word in die volgende endossement gedateer 7 Junie 1977 op die gemelde Grondbrief (George Erfpagbriewe Boekdeel 15 Nr 15) naamlik:-

"REGISTRATION OF SERVITUDE

Within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District No W10/1976) dated 5.6.1977 as will more fully appear on reference to the copy of said Order filed as K493/77S."



WESHALWE die komparant afstand doen van al die regte en titel wat

OILCON CONSTRUCTION BK Nr. 1997/014147/23

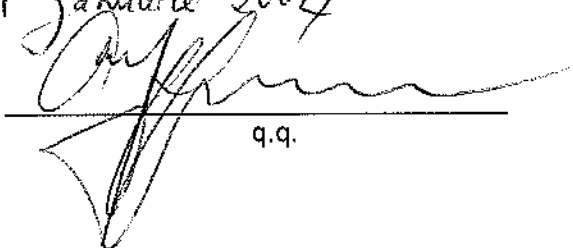
voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat dit geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

KRISP PROPS 8 (EDMS) BPK Nr. 2002/001166/07

diese Opvolgers in titel of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken dit dat die verkoopprijs die bedrag van **R100 000,00 (Een Honderd Duisend Rand)** beloop.

TEN BEWYSE WAARVAN ek, genoemde Registrateur, tesame met die Komparant hierdie Akte onderteken en dit met die ampseël bekragtig het.

Onderteken, verly en met die ampseël bekragtig op die kantoor van die Registrateur van Aktes te Kaapstad op 21 Januarie 2004

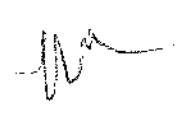


q.q.

In my teenwoordigheid



REGISTRATEUR VAN AKTES



Endorsement i. t. o. Section 3(1)(V) of Act 47 of 1937

- a) By notarial deed of Servitude of restraint no. K 0000000047 *2004 S, the withinmentioned property namely, Erf 20585 George shall be subject to the following servitudes in favor of and enforceable by Sasol Oil (PTY) Ltd. for so long as lease no. K 0000000046 *2004 is in force, namely-

- Without the written permission of Sasol, the property and all buildings and improvements thereon shall not be used for the purpose of storing, handling, selling or distributing petroleum products thereon, other than Sasol petroleum products approved by Sasol;
- The owner of withinmentioned property for the time being shall not without the prior written consent of Sasol conduct or permit to be conducted on the property as a going concern any business other than a garage, filling and/or service station, and matters ancillary thereto...
- No advertisement, sign or notice shall be displayed upon the withinmentioned property or any buildings or any improvements thereon...

As will more fully appear from said notarial deed.

Deeds Registry
Cape Town


Registrar of Deeds

Date 11 April 2004

FOR FURTHER ENDORSEMENTS SEE
VIR VERDERE ENDOSSEMENTE SIEN.....

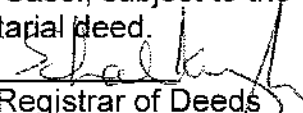
pg 8

Endorsement i. t. o. Section 3(1)(V) of Act 47 of 1937

- a) By notarial deed of Servitude of Pre-emptive right no. K
 S, the withinmentioned property namely, Erf 20585 George shall
 be subject to the following right granted to Sasol Oil (PTY) Ltd namely-

The withinmentioned property shall not be sold , leased, mortgaged or
 otherwise aliented without the written consent of Sasol, subject to the
 provisions as will more fully appear from said notarial deed.

Deeds Registry
 Cape Town


 Registrar of Deeds

Date 29 JAN 2008

FOR FURTHER ENDORSEMENTS SEE
 VIR VERDERE ENDOSSSEMENTE SIEN.....

Ag 9

REPUBLIEK VAN SUID-AFRIKA
SUID AFRIKAANSE INKOMSTEDIENS (voorheen Departement van Finansies)

BINNELANDSE INKOMSTE

HEREREGTE — VORM B
VERKLARING DEUR KOPER

DEEL I

TRANSPORTGEWER (Verkoper)
OILCON CONSTRUCTION BK, Nr 1997/014147/23

TRANSPORTNEMER (Koper)
KRISP PROPS 8 (EDMS) BPK Nr. 2002/001166/07

BESKRYWING VAN EIENDOM
ERF 20585 GEORGE IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE, PROVINSIE WES-KAAP;;
GROOT 4003 (VIER DUISEND EN DRIE) Vierkante Meter

6530

Poskode van distrik waar eiendom geleë is

Datum van transaksie: 16 September 2003

Vergoeding: R100 000,00

HEREREGTE BETAAL DEUR: Millers Ing (Verw: HSB/K Ehlers) (Verw Nommer: O1214 KE OILCON
CONSTRUCTION BK aan KRISP PROPS 8)

Posadres: REACONHIJS MEADESTRAAT 123 GEORGE 6530

VIR AMPTELIKE GEBRUIK

Hereregte betaal op R

Synde

Wet waarkragtens hereregte gehef word

Staal-rooierstempel van
kantoor van uitreiking



18 Hark
Ontvanger van Inkomste
RECEIVER OF REVENUE
ONTVANGER VAN INKOMSTE
GEORGE

VRYGESTEL VAN HEREREGTE
EXEMPT FROM TRANSFER DUTY
Art 9(12) van die Wet op Hereregte 1949
Sec 9(12) of the Transfer Duty Act 1949

22 OCT 2003

18 Hark
ONTVANGER VAN INKOMSTE
RECEIVER OF REVENUE

ANNEXURE "H": POWER OF ATTORNEY

POWER OF ATTORNEY

I, the undersigned

Andries Jonathan Calitz

in my capacity as the only Director of

Krisp Props 8 (Pty) Ltd Registration Number 2002/001166/07

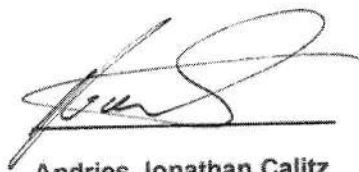
the registered owner of

Erf 20585 George

do hereby appoint Jan Vrolijk Town Planner/Stadsbeplanner to prepare, sign and submit the following application to the George Municipality:

Application is made in terms of Section 15(2)(o) of the Land Use Planning By-law for George Municipality, 2023 for the consent use for a drive-thru restaurant on Erf 20585 George

Signed at George on 6 July 2026

A handwritten signature in black ink, appearing to read 'Andries Calitz', is written over a horizontal line.

Andries Jonathan Calitz

**ANNEXURE "I": COMPANY REGISTRATION DOCUMENT FOR KRISP PROPS 8 (PTY)
LTD**

CM 29

2832001156487

12. 5. 2008

NEW APPOINTMENT: 22 APRIL 1982

CMX28 PAGE 1

Repro. used under Government Printing Copyright Authority 1998 dated 22nd May 1995 - Wellington Anderson and Co. (211) 435-5117 sm28 - Artist: Andre C. 9/10 910804077

2802/001166/97

VERGEEF DE TOT INSCHRIJVING VAN HET BUREAU VOOR HET TOEGELIJDEN, ZIE PAGINA 1

1.	CH L
2.	DE BSA
3.	N.
4.	6 7 8 9 10 11 12 13 14 15 16 17 18 19
5. (a)	23 JANUARY 2002
(b)	DIRECTOR
6.	4 BRYAN CLOSE, BRYANSTON, 2021
7.	4 BRYAN CLOSE, BRYANSTON, 2021
8.	P O BOX 1483, GALLO MANOR, 2025
9.	SOUTH AFRICAN
10.	BUSINESSWOMAN
11.	YES
12.	RESIGNED: 23 APRIL 2002

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(b)	
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(b)	
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8.	REGIST
9.	AND OF
10.	
11.	
12.	

CM 29 PAGE 1

2002/001166/07

VIRSHEET 12, NOT BECOMING VALID, EVEN BLANKY, FOR NEW TO PARTICULARS, SEE PAGE 1

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3.												
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(b)												
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10.												
11.												
12.												

1.												
2.												
3.												
	Jaar Year	Maand Month	Day Day									
4.												
5. (a)	EN VAN CASSE											
(b)												
6.	2003-05-12											
7.												
8.	REGISTERED OFFICE AND OF GENERAL MANAGEMENT											
9.												
10.												
11.												
12.												

B. Our Agent/Auditor

1. Name of Agent	GRIBBI, NEL
2. Date of appointment	20 JANUARY 2002
3. Name of company	EN VAN CASSE
Name of change in 1 and 2 above and date	

NONE

(Must bear company's seal and must be completed by company)

Opgave van de maatschappij van de directie, auditoren en andere
Return of particulars of company's register of directors, auditors and others

Gedateerd
Dated

Naam van maatschappij
Name of company

EN VAN CASSE LTD

REGISTRATEUR VAN MAATSCHAPPY EN VAN CASSE	
2003-05-12	Examination of register of directors and auditors date stamp of company and of office

Postadres

P.O. BOX 719

CENTURION

0040

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ANNEXURE "J": CONVEYANCER CERTIFICATE

CONVEYANCER'S CERTIFICATE

IN TERMS OF SECTION 38(1)(n) OF THE GEORGE MUNICIPALITY: LAND USE PLANNING BY LAW, 2023

ERF 20585 GEORGE

APPLICATION DETAILS

An application in terms of Section 15(2)(o) of the Land Use Planning By-law for George Municipality, 2023 for the consent use for a drive-thru restaurant on Erf 20585 George.

APPLICATION DATE

July 2026

I, the undersigned

ANDALEEN CHIMES a duly qualified and admitted Conveyancer, practicing at A Chimes & Van Wyk Attorneys, Cathedral Street, George do hereby certify as follows:

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

T4013/2004 (current Title Deed)

in respect of:

ERF 20585

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

IN EXTENT: 4 003 (FOUR ZERO ZERO THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T4013/2004

REGISTERED in the name of

KRISP PROPS 8 (PTY) LTD REGISTRATION NUMBER 2002/001166/07

2. I have appraised myself with the details of the abovementioned Land Development Application.
3. The abovementioned Title Deed contains no conditions restricting the contemplated Land Use in terms of the abovementioned Land Development Application.
4. There is no bond registered over the property.

SIGNED at GEORGE on 6 July 2026

A handwritten signature in black ink, appearing to read 'A. J. S.', is written over the printed name 'A. J. S.'.

CONVEYANCER