



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 17552 George

1 July 2026

Sir

**APPLICATION FOR CONSENT USE (STUDENT ACCOMMODATION) AND
PERMANENT DEPARTURE (RELAXATION OF BUILDING LINE AND PARKING
REQUIREMENTS): ERF 17552 GEORGE**

Attached hereto, please find an application in terms of

- Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 for a consent use for student accommodation on Erf 17552 George.
- Section 15(2)(b) of the land Use Planning By-Law for George Municipality, 2023 for a permanent departure from the parking requirement applicable to Student Accommodation, stipulated in the table entitled "Minimum off-street parking requirements" in Section 42(2) of the George Integrated Zoning Scheme 2023, from 1 bay per bedroom, plus 2 bays for owner's home / manager's unit and 1 bay for visitors, to 0.75 parking bays per bedroom in respect of Erf 17552 George.
- Section 15(2)(b) of the land Use Planning By-Law for George Municipality, 2023 for the relaxation of the street building line on Erf 17552 George from
 - 4.0 metres to 2.8 metres to allow for the legalization of the position of the existing dwelling house in relation to the street boundary of the erf.
 - 4.0 metres to 1.0 metre to allow for the legalization of an existing undercover entrance stoep.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

Jan Vrolijk

MOTIVATION REPORT
APPLICATION FOR CONSENT USE (STUDENT ACCOMMODATION)
AND PERMANENT DEPARTURE (RELAXATION OF PARKING REQUIREMENT)
ERF 17552 GEORGE

1 July 2026



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MOTIVATION REPORT
APPLICATION FOR CONSENT USE (STUDENT ACCOMMODATION) AND
PERMANENT DEPARTURE (RELAXATION OF BUILDING LINE AND PARKING
REQUIREMENTS)
ERF 17552 GEORGE

1. BACKGROUND

In terms of a zoning certificate dated 14 May 2024, the zoning of Erf 17552 George is stated as Single Residential Zone III. In terms of the George Integrated Zoning Scheme By-Law, 2023, only a shelter and a dwelling house are permitted under this zoning. A copy of the zoning certificate is attached hereto as **Annexure "A"**. A building plan in respect of a 5-bedroom dwelling house to be developed on Erf 17552 George was approved on 26 April 2024. A copy of the approved building plan is attached hereto as **Annexure "B"** and a copy of the letter of approval of the building plan is attached hereto as **Annexure "C"**

In a final non-compliance notice dated 10 October 2025 (which referred to an inspection on 27 June 2025 and a subsequent compliance letter dated 18 July 2025), the registered owner of Erf 17552 George was informed that it was found that the erf is utilised in a manner other than prescribed by a zoning scheme without the approval of the municipality, as the erf is used for student accommodation.

The owner was, therefore, in terms of Section 87(2) of the Land Use Planning By-law for George Municipality, 2023, instructed to cease the unlawful utilisation of land and to submit a land use application to rectify the land uses within 14 days of the date of the notice (by no later than 24 October 2025). A copy of the final municipal notice, dated 10 October 2025, is attached hereto as **Annexure "D"**.

The owner has noted the instruction to cease the unauthorised use of the erf for student accommodation. The students can, however, not be evicted as no suitable alternative accommodation is currently available. The dwelling house is, therefore, still used for student accommodation. It has also come to the attention of the owner that, due to an error on the Zoning

Scheme Map, the zoning of the application is indicated as Single Residential Zone III, instead of Single Residential Zone I.

In response to the notice from the municipality, the owner has implemented the following measures towards compliance with the instructions of the municipality:

- the owner intends to apply to the Municipality to rectify the error on the Zoning Scheme Map, as well as for authorisation to use the dwelling house for student accommodation.
- Jan Vrolijk Town Planner / Stadsbeplanner has been appointed to attend to the required rectification of the error on the Zoning Scheme Map, as well as to apply for the consent of the municipality to use the dwelling house on Erf 17552 George for student accommodation.

An application for the rectification of the error on the Zoning Scheme Map has since been forwarded to the George Municipality. The zoning of the erf has since been rectified by the George Municipality. An email confirming that the municipal official responsible for the rectification of the zoning map has rectified the zoning map is attached hereto as **Annexure “E”**.

2. APPLICATION

- Application is made in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 for a consent use for student accommodation on Erf 17552 George.
- Application is made in terms of Section 15(2)(b) of the land Use Planning By-Law for George Municipality, 2023 for a permanent departure from the parking requirement applicable to Student Accommodation, stipulated in the table entitled “Minimum off-street parking requirements” in Section 42(2) of the George Integrated Zoning Scheme 2023, from 1 bay per bedroom, plus 2 bays for owner’s home / manager’s unit and 1 bay for visitors, to 0.75 parking bays per bedroom in respect of Erf 17552 George.
- Application is made in terms of Section 15(2)(b) of the land Use Planning By-Law for George Municipality, 2023 for the relaxation of the street building line on Erf 17552 George from

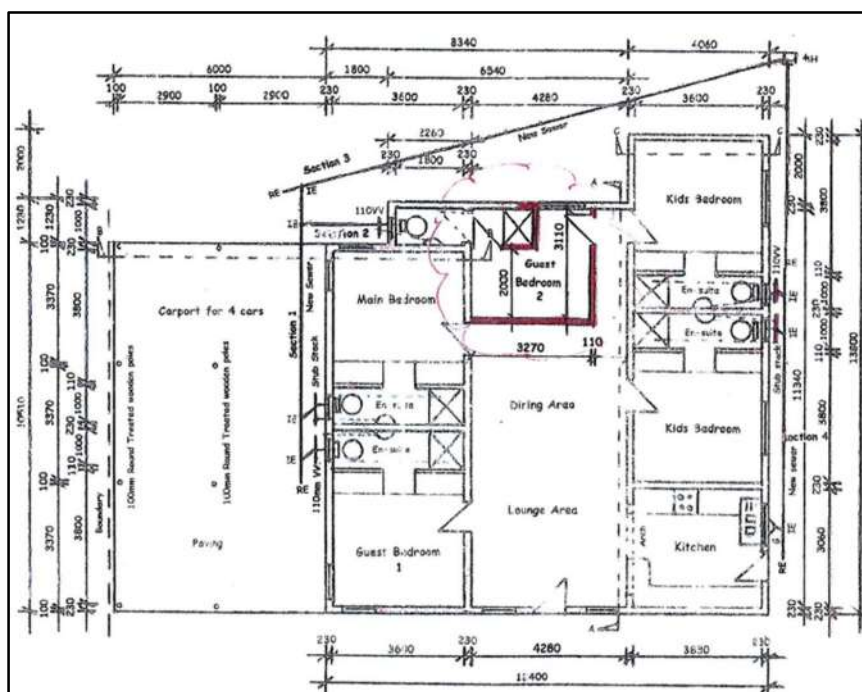
- ⇒ 4.0 metres to 2.8 metres to allow for the legalization of the position of the existing dwelling house and carport in relation to the street boundary of the erf.
- ⇒ 4.0 metres to 1.0 metre to allow for the legalization of an existing undercover entrance stoep.

The completed application form for the proposed consent use and departure applications is attached hereto as **Annexure “F”**.

3. DEVELOPMENT PROPOSAL

Erf 17552 George is developed with a dwelling house which consists of 5 bedrooms, each with its own en-suite bathroom, a lounge, dining room and a kitchen. A carport which can accommodate 4 vehicles has also been built on the erf. The remainder of the erf has been paved.

The following plan indicates the floor layout of the existing 5 bedroom dwelling house, as well as the carport. The floor plan forms part of the plans attached as **Annexure “B”**.



The dwelling house is at present used as a student accommodation facility which houses 9 students in the 5 bedrooms. Revised building plans indicating that the dwelling house has been converted into student accommodation facility will be submitted for approval once a decision in respect of the applications mentioned

in point 2 above has been received.

None of the students residing in the facility owns a vehicle and all 9 students use the student bus service that is available to students residing in the La Valia / Protea Park neighbourhood. The owner does not reside on the erf. The accommodation facility is managed and maintained daily by a family member of the owner. A signed contractual agreement between the owner and the manager which contains all the contact details of the manager, the responsibilities of the manager and the conditions of employment related to the manager is attached hereto as **Annexure “G”**.

Student accommodation is only allowed on an erf zoned Single Residential Zone I with the consent of the George Municipality. To allow for the dwelling house to be used for “*Student accommodation*” an application for the consent of the George Municipality is, therefore, required. The proposed student accommodation will have to comply with all the land use restrictions applicable to student accommodation as per the George Integrated Zoning Scheme By-law, 2023.

In terms of the George Integrated Zoning Scheme By-law, 2023 two parking bays are required for the dwelling house/owner/manager of the student accommodation whilst 1 parking bay per bedroom is required for the student accommodation and 1 parking bay for visitors / employees. Eight parking bays are therefore, required for the 5 bedrooms to be used for student accommodation. As only 4 parking bays can be provided on the application erf, application must be made for a permanent departure to relax the mentioned parking requirement.

The erf was previously zoned Single Residential Zone III and the existing dwelling house on the erf has been constructed on the erf in accordance with the land use parameters applicable to a Single Residential Zone III zoning, i.e. a 1.0 metre street building line. As the zoning has since been rectified and the erf is now zoned Single Residential Zone I, different land use parameters are applicable to the erf. In terms of the present zoning of the erf, the erf is now subject to a street building line of 4 metres. The existing dwelling house and carport is at present situated 2.8 metres from the street boundary and an application for a relaxation of the street building line to allow for the legalization of the dwelling house carport is thus required.

A covered stoep has recently been added to the dwelling house to provide a covered entrance to the dwelling house. The covered stoep also encroaches into the street building line, hence also the application for relaxation of the street building line.

The position of the dwelling house, carport (parking bays) and the covered stoep in relation to the street building line is indicated on the site plan attached hereto as **Annexure "H"**.

The purpose of this application is thus for the owner to obtain the consent of the Municipality to use the five proposed bedrooms in the dwelling house for the accommodation of 9 students, as well as for a permanent departure to relax the mentioned parking requirement.

4. PRE-APPLICATION CONSULTATION

The pre-application consultation discussion by the relevant officials of George Municipality, of the application, took place on 11 February 2026. A copy of the signed pre-application consultation form, with reference number 3745233, is attached hereto as **Annexure "I"**.

The signed pre-application consultation form contains the following comments that need to be addressed in the application:

"Town Planning comment:

- *Applicant to motivate proposal in terms of SPLUMA, LOPA, PSDF, MSDF, and LSDF. Any deviation must be motivated.*
- *Applicant to take note that the property is zoned Single Residential Zone III. A zoning rectification to Single Residential Zone I must be submitted and approved before a consent use application may be submitted.*
- *Consent Use for Student Accommodation in principle may be supported from a spatial planning perspective.*
- *Applicant must indicate compliance with the zoning objective, land use description and development parameters contained in the George Scheme By-law, 2023. Any deviation from the latter requires a departure application.*

- *All structures on site and development parameters of the zoning to be indicated on the site plan.*
- *Adequate parking spaces, manoeuvring space and dimensions to be indicated on the site plan.*
- *Applicant to clearly demonstrate and motivate compliance with the student accommodation policy.*
- *Parking to be provided in line with the minimum off-street parking requirements in terms of the Zoning Scheme.*

Civil Engineering Services comment:

- *Access must adhere to the applicable GIZS 2023 via the existing access onto Karmelia Street and must be indicated on the building plan.*
- *Any future change in access must be indicated on future required building plan.*
- *All parking, including vehicle movement, must be fully accommodated on-site.*
- *No parking will be allowed within the road reserve.*
- *Parking as per the GINZS 2023, PT1 may be supported. Should the developer wish to deviated from the parking standards, the developer will be required to submit a formal departure application with reduction motivation report.*
- *Municipal water & sewer capacity are available, subject to confirmation of network and treatment capacity.*
- *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.”*

No negative issues were mentioned, and permission was granted to proceed with the submission of the application.

The issues mentioned in the comments are addressed in various points in this motivation report.

5. GENERAL INFORMATION REGARDING ERF 17552 George

5.1 Locality

Erf 17552 George is situated at 16 Karmelia Street, Protea Park. The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure “J”**.

5.2 Existing land use

Erf 17552 George is currently used for residential purposes (student accommodation), which is an unauthorised land use.

5.3 Extent

Erf 17552 George is 343m² in extent.

5.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023, the zoning of Erf 17552 George is Single Residential Zone I.

5.5 Surveyor General Diagram

Erf 17552 George is indicated on Sheet 8 of General Plan 8018/1993. A copy of General Plan 8018/1993 is attached hereto as **Annexure “K”**.

5.6 Title Deed

Erf 17552 George is registered in the name of Ulwezi Share Holding Investments (Pty) Ltd Registration number 2020/612197/07. A copy of the Title Deed of Erf 17552 George is attached hereto as **Annexure “L”**.

5.7 Power of Attorney

A certificate, issued by the Commissioner of Companies & Intellectual Properties, on 18 March 2022, certifying that Patrick Jantjies is the only Director of Ulwezi Share Holding Investments (Pty) Ltd Registration number 2020/612197/07., the registered owner of Erf 17552 George, is attached hereto as **Annexure “M”**.

A Power of Attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Patrick Jantjies, the only Director of Ulwezi Share Holding Investments (Pty) Ltd Registration number 2020/612197/07, the registered owner of Erf 17552 George, to submit the application referred to in point 2 of this motivation report to the George Municipality is attached hereto as **Annexure “N”**.

5.8 Bondholder's Consent

Erf 17552 George is not encumbered by a bond.

5.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 17552 George is attached hereto as **Annexure “O”**. The Conveyancer Certificate confirms that there are no conditions contained in the title deed which could restrict the contemplated land use in terms of the proposed application.

6. DESIRABILITY OF THE APPLICATION FOR THE CONSENT USE (STUDENT ACCOMMODATION) IN RESPECT OF ERF 17552 GEORGE

6.1 Introduction

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 erf.
- The proposed land use.

- 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 erf.
- Accessibility of the erf.
- 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.

6.2 Physical characteristics of the erf

6.2.1 Topography

The application erf has no visible slope. The topography of the erf had already been considered in the development of the existing dwelling house. The topography will therefore have no negative impact on the proposed development and therefore, does not restrict the consent use as applied for in this application.

6.2.2 Surface conditions

Little information concerning the soil conditions in the area is available. The soil condition of the application erf seems stable. The existing building on the application erf and buildings 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 from this point of view.

6.2.3 Vegetation

Except for the dwelling house, the remainder of the erf has been paved. No indigenous vegetation is found on the erf and there are no street trees on the sidewalk opposite the erf.

Vegetation will therefore not have a negative influence on the development as proposed in this application.

6.2.4 Other characteristics

The application erf is not affected by flood lines, fountains, or other unique ecological habitats.

6.2.5 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, as submitted, cannot be supported.

6.3 Proposed land use

Erf 17552 George is currently used for student accommodation, which is an unauthorised land use.

It is the intention of the owner to continue to use the application erf for student accommodation, accommodating 9 students. The proposed site plan, a copy of which is attached hereto as **Annexure "G"**, shows the locality of the dwelling house used for student accommodation, as well as the required parking bays and access to the erf.

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

6.1.1 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.

6.1.2 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 consent use 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.	The application will result in underdeveloped residential erf situated within the Urban Edge and located on the edge of the Densification Zone along Knysna Road, being developed to fuller potential. The proposal will also lead to more efficient use of land, as the student accommodation will generate an income for the owner.

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. The Spatial Development Framework contains development proposals which are aimed at improving the quality of life of all the inhabitants of George, by providing proper accommodation for students, as well as creating the opportunity for income generating activities such as proposed in this application.
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 as proposed, which is aimed at providing much needed student accommodation and job creation.
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 areas, informal settlements and former homelands areas.	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 as proposed, which is aimed at providing much needed student accommodation and job creation.
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).
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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 development proposal that forms the subject of the application is located within the urban edge and Densification Zone in terms of the George Spatial Development Framework, 2023.
Ensure that special consideration is given to the protection of prime and unique agricultural land.	Not applicable.	The application erf is zoned as indicated in point 5.4 of this motivation report. The provisions of the Act on the Subdivision of Agricultural Land, 1970 (Act 70 of 1970) therefore 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 ideally situated for student accommodation, as it is situated within the Densification Zone and near to the "Go George" public transportation route in Park Avenue and served by the student bus shuttle service.

Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	Complies with.	All costs pertaining to the infrastructure required for the proposed development will be carried by the landowner. 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.
Promote land development in locations that are sustainable and limit urban sprawl.	Complies with.	The application erf is situated within the Urban Edge of George. The proposed development will, therefore, not result in urban sprawl.
Result in communities that are viable.	Complies with.	Being situated on the edge of the Densification Zone along Knysna Road, near to a public transportation route, the use of the application erf as is proposed in this application, will result in underdeveloped erf being turned into a more viable investment, creating a few more job opportunities, which will have a positive effect on 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 application erf is situated within an existing serviced area. All costs pertaining to the extension of existing infrastructure required for the proposed development will be carried by the landowner.
Decision-making procedures are designed to minimise negative financial, social,	Complies with.	The municipality has procedures and policies in place that are designed to minimise negative financial, social,

economic or environmental impacts.		economic, or environmental impacts. The proposed student accommodation will be developed in line with the municipality's student accommodation policy.
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 Ordinance, 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 timeframes as prescribed.

Spatial resilience

Criteria	Compliance	Planning Implication
Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.	Complies with.	The application erf is situated within the Urban Edge and Densification Zone in Knysna Road, in an area indicated for development in the George Spatial Development Framework, 2023.

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 this specific criterion.
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 George Spatial Development Framework. As it can be deemed that the development proposal complies with the contents of the George Spatial Development Framework, 2023 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.

6.1.3 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 detail 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 6.4.4 and 6.4.5 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 point 6.4.2 above. The comments in point 6.4.2 are thus also relevant as far as Section 59 of LUPA is concerned.

6.1.4 Western Cape Provincial Spatial Development Framework (WC PSDF)

6.1.4.1 Introduction

The Western Cape Provincial Spatial Development Framework (WC PSDF) is one of the most important planning guidelines in the province. The framework not only provides for a new spatial development pattern for the province but also clearly indicates where development may take place and where it may not take place. The provisions of the development framework must therefore be considered with any development proposal.

In terms of the framework, several principles are mentioned, namely spatial justice, spatial sustainability, spatial resilience, spatial efficiency, accessibility and quality of life and good administration that spatial planning must comply with. The impact of the application on spatial justice, spatial sustainability, spatial resilience, spatial efficiency, has already been fully discussed in point 6.4.2 above and it has been shown that the proposed development complies with the relevant 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.

6.1.4.2 Protection of agricultural land

In terms of the WC PSDF, it is indicated that agricultural land must be protected. Erf 17552 George is zoned Single Residential Zone I. The erf is furthermore not used for agricultural purposes. This objective of the WC PSDF is therefore not relevant to this application.

6.1.4.3 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 the application erf 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.

6.1.4.4 Densification

In terms of the WC PSDF, higher densities and more compact cities must be created. According to the framework, it is recommended that towns should densify to an average density of 25 units per hectare with development densities of 3 to 6 units per hectare on the edge of a town and densities of between 40 to 60 units per hectare in the core of the urban area.

Erf 17552 George is situated adjacent to Karmelia Street with the areas located to the north-east of Kamelia Street indicated for "Densification" on Map 37: "Composite Spatial Development Framework for the George City Area" in the George Spatial Development Framework, 2023 (GSDF).

The use of the application erf, which is zoned Single Residential Zone I, for the accommodation of 9 students, as proposed in this application, can be construed as a form of "densification". The proposal can therefore be regarded to be in keeping with densification requirement contained in the WC PSDF.

6.1.4.5 Self-sufficiency

Another important guideline requires that any proposed development must be self-sufficient, as: *“the development needs of the present generations should be met without the ability of future generations to meet their own needs, being compromised.”* The proposed development will be self-sufficient and will place no financial burden on present or future inhabitants of George.

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 small but 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.

6.1.4.6 Public Transport

The WC PSDF states that "non-motorised" and public transport should be promoted. Erf 17552 George is located to the south-west of the GO George bus routes along Park Avenue and Knysna Road. The erf is thus located on a public transport service. The development proposal therefore also complies with this guideline contained in the WC PSDF in this respect.

6.1.4.7 Summary

The framework does not go to the detail level of individual erven and therefore does not contain further information, other than the abovementioned compliance with the urban edge, densification, self-sufficiency and transportation, which could be used to determine whether this application falls within the stipulations of the framework. From the content of point 6.4.4 it seems clear that the application can indeed be considered compatible with the WC PSDF.

6.1.5 George Spatial Development Framework, 2023 (GSDF)

Erf 17552 George is located within the study area of the George Spatial Development Framework, 2023 (GSDF) and this framework therefore applies to this application. In terms of the GSDF, the application erf is located within the Urban Edge of George.

The erf is situated adjacent to Karmelia Street, on the edge of the area indicated for “Densification” on both sides of Knysna Road, on Map 37: “Composite Spatial Development Framework for the George City Area” in the George Spatial Development Framework, 2023 (GSDF). Densification is encouraged in the GSDF in an endeavour to provide a cost effective and functional public transportation system, services, and public facilities to households.

In table 13: “Spatial Elements”, “*Residential Densification*” is explained as follows:

- “*Densification zones are areas within existing settlements where residential densification should be accommodated and promoted through appropriate mechanisms such as redevelopment, infill, subdivisions, second dwellings, sectional title, greenfield or brownfield development.*”
- “*Densification is promoted in all urban areas with specific focus on areas surrounding primary transport corridors and identified nodes. Density – measured as walking distance from public transport route (80u/ha (or more to be motivated) for 150m, 60u/ha in 151-350m and 45u for 351-500m*”.

The application erf is to be used to accommodate 9 students and is furthermore located near to the “Kalkoentjie” bus stops on the public transportation route in Park Avenue, as well as near to the main routes in Knysna Road.

The proposed use of the application erf for the accommodation of 9 students, can be construed as a form of “densification” and can be regarded to be in line with the envisaged development proposals for the area as per the George Spatial Development Framework, 2023.

Except for the indication that the application erf falls within the Urban Edge of George, as well as on the edge of the area identified for “*Densification*”, the George Spatial Development Framework, 2023, contains no specific future development proposals for this area which could

be used to evaluate the compatibility of the consent use application with the Spatial Development Framework.

6.1.6 George Integrated Zoning Scheme By-Law, 2023

Erf 17552 George is zoned Single Residential Zone I. In terms of this zoning, the erf may be used primarily for the purposes of a dwelling house. “*Student accommodation*” could be developed as a consent use. “*Student accommodation*” is described as follows in the George Integrated Zoning Scheme By-Law, 2023:

““Student accommodation” means a building designed as a “dwelling house” which is used primarily by students for residential purposes and who may share communal facilities such as a kitchen, lounge and bathroom.”

The following table indicates the main development parameters applicable to student accommodation in terms of Schedule II of the mentioned By-Law as well as the compliance of the proposal with the different parameters:

Development parameter	Description	Adherence
Height	Wall plate: 6.5m Ridge of roof: 8.5m	Adhered to.
Coverage	200m ² or 65% Whichever is greater	63% - Adhered to.
Building lines	Street boundary: 3 meters. 1 side: 0 metres Other sides: 1.5 metres.	Adhered to.
Parking	1 bay per bedroom 2 bays for manager 1 bay for visitors / employees	4 parking bays provided. Permanent departure applied for.
Site development plan		Will be provided before submission of building plans.
Responsible person	Appointed.	Living on adjoining property. Adhered to.

Copy of house rules on site		Will be adhered to.
Number of students	10 per erf	Nine students accommodated. Adhered to.

Except for the parking requirement, the development proposal can thus be accommodated within the land use parameters as per the George Integrated zoning Scheme By-law, 2023.

6.1.7 George Municipality: Student Accommodation Policy, 2023

6.1.7.1 Purpose of the policy

The aim of the policy is set out as follows:

- i. *“To ensure that all students have access to appropriate and affordable accommodation options.*
- ii. *To establish standards for student accommodation facilities to ensure safety, health, and well-being.*
- iii. *To encourage collaboration between education institutions, accommodation providers, and relevant stakeholders.*
- iv. *To manage the impact of student accommodation on the surrounding area.*
- v. *To provide suitable locations for student accommodation.”*

6.1.7.2 Guidelines for the provision of student accommodation

The guidelines are divided into 4 categories:

- Criteria to be followed by the Municipality during consideration of applications for student accommodation
- Location guidelines
- Design guidelines
- Administrative control guidelines

The four guidelines will be discussed in the following paragraphs.

➤ Criteria to be followed by the Municipality during consideration of applications for student accommodation

The criteria mentioned are to be contemplated by the Municipality in the consideration of the applications for student accommodation and are, therefore, not discussed further in this motivation report.

➤ Location guidelines

- ⇒ Accessibility of the erf - Being situated near to Knysna Road, the accessibility of the application erf from the surrounding area, as well as to the Madiba Road turn-off to the Nelson Mandela University is good.
- ⇒ Locality in respect of a higher order roads - The application erf is situated near to Knysna Road, which is a major access road, linking Protea Park with George and the N2 Highway. The erf is, therefore, accessible from the surrounding area.
- ⇒ Locality in respect of public transport facilities - The application erf is located close to the “Kalkoentjie” bus stops on the public transportation route in Park Avenue.
- ⇒ Locality in respect of main development corridors in the area - The application erf is located on the edge of the Knysna Road densification area, which is one of the identified main development corridors in George.
- ⇒ Locality and distance from existing nodes and facilities - The application erf is located to the west of the Garden Route Mall retail node with numerous retail and entertainment facilities thus within walking distance of the property.
- ⇒ Locality in respect of higher density developments - The application erf is located on the edge of the Knysna Road densification area, which is one of the identified main development corridors indicated for “Densification” on Map 37: “Composite Spatial

Development Framework for the George City Area” in the George Spatial Development Framework, 2023 (GSDF).

➤ Design guidelines

The student accommodation proposed in this application will conform with the design guidelines (size of bedrooms, number of students per bedroom, ablution facilities, etc.).

➤ Administrative control guidelines

The Administrative control guidelines in respect of student accommodation establishments are set out in point 2.3 “*Rules & Regulations for owners and Tenants*”. In paragraph 2.3a) “*Appointment of a responsible person*”, it is, inter alia, stipulated in the guidelines that:

“ii. A landlord must either live on the property or appoint a manager who must live on the property to supervise the student. Alternatively, with permission from the Municipality, the responsible person should live within 500m from the property in the same street and must be able to supervise the property and the students living on the property.”

In point 3 of this motivation report, it is indicated that the student accommodation facility is managed and maintained daily by a family member of the owner. A signed contractual agreement between the owner and the manager which contains all the contact details of the manager, the responsibilities of the manager and the conditions of employment related to the manager is attached hereto as **Annexure “G”**.

Except for the manager not living on the premises, the student accommodation proposed in this application will conform with the administrative control guidelines (house rules available on site, etc.).

➤ **Summary**

From the contents of the above-mentioned paragraphs, there is no reason a student accommodation point of view why the application for consent use, as submitted, cannot be supported.

6.1.8 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 17552 George was scrutinised, and it was found that it contains no conditions prohibiting the consent use as proposed in this application.

6.1.9 Conclusion

From the above information the application for consent use complies with the mentioned Planning Policies and Planning Guidelines and can be considered desirable.

6.2 Compatibility of the proposal with the character of the area

The application erf is in the Protea Park residential area, to the south-west of Knysna Road. The erf is close to the intersection of Madiba Road, which leads to the Nelson Mandela University Campus, and Knysna Road, and therefore, ideally situated for student accommodation.

It is argued that the proposal will not negatively affect the character of the immediate environment for the following reasons:

- The applicant's property will continue to be used for residential purposes.
- The proposed student accommodation will be located within the existing dwelling house. The building will thus still have the appearance of a dwelling house.
- The street view of the erf from Karmelia Street will not be affected by the proposed student accommodation within the existing dwelling house.

- It must also be kept in mind that the erf is in a “Densification Zone” in terms of the George Spatial Development Framework, 2023, which means that the character of this area may change over time.
- It is further doubted whether the approval of the application will in any way lead to the creation of a precedent. It should be borne in mind that each application must be considered on its own merits within its specific location. It has already been shown that the application is compatible with the planning documents that apply to the application. It can therefore be argued that this cannot be considered a precedent for the rest of the surrounding area.
- The student accommodation will be designed and managed in accordance with the Municipality’s Policy for Student Accommodation, 2023.

The proposed development will therefore not detract from the quality of the surrounding residential houses or the character of the environment within which it will be located. The proposal can therefore be considered compatible with the character of the area. From this point of view, there is therefore no reason why the application cannot be supported.

6.3 Compatibility of the proposal with the natural environment of the erf

The dwelling house on the erf has no garden as the open area surrounding the building has been paved.

The application erf is situated in a residential suburb. The natural environment has, therefore, been changed into suburban gardens. The proposal is compatible with the natural environment of the erf, as there is no indigenous vegetation found on the erf and there are no street trees which could be affected by the proposal.

Vegetation will therefore not have a negative influence on the development as proposed in this application.

6.4 Potential of the erf

Erf 17552 George is zoned Single Residential Zone I and may be used for a dwelling house. The application erf is situated in a proposed densification zone and thus has the potential to be developed at a higher residential density, such as student accommodation.

The consent use as proposed in this application, will therefore result in the application erf attaining a higher development potential.

6.5 Access to the erf

The application erf is in the Protea Park residential area, to the south-west of Knysna Road. The erf is close to the intersection of Madiba Road, which leads to the Nelson Mandela University Campus, and Knysna Road, and therefore, ideally situated for student accommodation.

The existing vehicular access to the application erf will be used as the access to the student parking area on the erf. There is good visibility in both directions into Karmelia Street from the access point.

As indicated on the site plan attached as **Annexure “H”**, the carriageway crossing is approximately 3,5 metres wide, which is within the stipulation in this regard in the George Integrated Zoning Scheme, 2023.

There is as such no reason from this point of view why this application cannot be supported.

6.6 Provision of parking

The parking requirements applicable to different land uses are set out in table format in Section 42 of the George Integrated Zoning Scheme, 2023.

In terms of the George Integrated Zoning Scheme By-law, 2023 two parking bays are required for the dwelling house/owner/manager of the student accommodation whilst 1 parking bay per bedroom is required for the student accommodation and 1 parking bay for visitors / employees. Eight parking bays are therefore, required for the 5 bedrooms to be used for student accommodation.

As indicated on the site plan attached hereto as **Annexure “H”**, 4 on-site parking bays are provided. The proposal, therefore, does not comply with the parking requirements in respect of student accommodation. Application is, therefore, made for a permanent departure to relax the required parking provision.

The proposed provision of on-site parking is discussed in detail in point 7.7 of this motivation report.

6.7 Provision of services

Existing municipal services are available to the application erf. The existing services to the dwelling house will not be affected using the existing dwelling for student accommodation. The existing services are adequate and can accommodate the development as proposed.

The development as proposed in this application will, therefore, not have a negative impact on the provision of services to the surrounding area. The proposal could result in more effective utilization of existing municipal services, which is one of the objectives of the Western Cape Provincial Spatial Development Framework.

7. DESIRABILITY OF THE APPLICATION FOR PERMANENT DEPARTURE (RELAXATION OF BUILDING LINE AND PARKING REQUIREMENTS) IN RESPECT OF ERF 17552 GEORGE

7.1 Introduction

Specific issues which must be addressed in the motivation of applications are highlighted in the Land Use Planning By-Law for George Municipality, 2023. These issues are, however, aimed at more complex applications and are not applicable to lesser applications, such as permanent departures in respect of relaxation of building lines and parking requirements.

This application will therefore be motivated with reference to the following aspects:

- *Compatibility of the proposal with the existing planning and land uses of the surrounding area.*
- *The impact that the proposal will have on the environment.*
- *The impact that the proposal will have on traffic and parking in the surrounding area.*
- *The impact that the proposal will have on surrounding facilities such as schools, open spaces and other community facilities, should the application result in an increase in the population of the area concerned.*
- *The impact that the proposal will have on the existing character of the surrounding area and the right of the inhabitants of the area in respect of property values, privacy, view, sunlight, et cetera.*
- *Provision of essential services.*

7.2 Existing planning in the area

The application erf is in the Protea Park residential area, to the south-west of Knysna Road. The erf is close to the intersection of Madiba Road, which leads to the Nelson Mandela University Campus, and Knysna Road, and therefore, ideally situated for student accommodation. There are several “Spaza” shops in the vicinity of the application erf to serve the basic needs of the students, i.e. on Erf 17545 George, at the intersection of Karmelia Street with Kalossie Street. The large new Outeniqua Lifestyle Shopping Centre in Park Avenue is also situated close to the application erf.

In terms of the GSDF, the application erf is in an area identified for “*Residential Densification*” along Knysna Road. As indicated in point 6.5 of this motivation report, the proposal will not negatively affect the character of the immediate environment.

The development as proposed in this application will, therefore, be compatible with the existing, as well as the future character of the surrounding area.

The proposed relaxation of the parking requirement is in line with the stipulation in the George Integrated Zoning Scheme By-Law, 2023, that allows for a reduction in the number of on-site parking bays in areas within walking distance of the public transportation service. The slight increase in the density as proposed in this application is insignificant due to the limited extent of

the application erf in relation to the total surrounding area earmarked for “*Residential Intensification*” in the GSDF.

The permanent departure from the parking requirements as proposed in this application, will, therefore, not establish an undesirable precedent and can be accommodated within the existing planning of the area concerned.

As far as the street building line relaxation is concerned an inspection of Protea Park will reveal that there are many structures in Protea Park which are located in close proximity of street boundaries. This is due to the fact that the erven are zoned Single Residential Zone III which allows for setbacks which allows for 1.0 metre street building lines.

The proposed relaxation of the street building line to allow for the legalization of the existing dwelling house and carport position in relation to the street boundary and the illegal covered stoep will thus not create an undesirable precedent and can as such be accommodated within the existing planning of the area.

7.3 Impact on schools, open spaces and other community facilities

The proposed relaxation of the parking requirement has no direct impact on the number of inhabitants of the proposed student accommodation, as the dwelling house consists of 5 bedrooms, all of which could have been used to accommodate the members of a single family living in the dwelling house. As such, the permanent departure as applied for, will not have a direct impact on schools, open spaces and other community facilities in the area.

7.4 Impact on sunlight, view and privacy

The following aerial photo indicates that the only erf which could be affected by the proposed permanent departure on the application erf, is Erf 17553 George, which is situated adjacent and to the north of the application erf.

The aerial photo shows that the southern side of the dwelling house on Erf 17553 George fronts towards the existing parking area on the application erf. As indicated on the proposed site plan,

a copy of which is attached hereto as **Annexure “H”**, the parking area of the proposed student accommodation is situated along the northern side boundary of the application erf and is situated “behind” a high security wall.



The following photo, which was taken eastwards across the parking area, shows the security wall in relation to the southern wall of the dwelling house on Erf 17553 George, as well as the shadows cast on the application erf by the dwelling house and wall.

The proposed relaxation of the parking requirement will only reduce the number of open parking bays provided on the application erf. The parking requirement departure can, therefore, have no negative impact on the on sunlight, view or privacy in respect of the adjacent erf.



The structures for which street building line relaxation is applied for, is located in such a position on the erf that it cannot have any effect on the privacy, sunlight or view of any adjoining erf.

7.5 Impact on streetscape

The following photo shows the current street elevation of the application erf.



The existing parking area and the structures which encroach into the street building line on the application erf are located “behind” the existing security wall and gate on the street boundary.

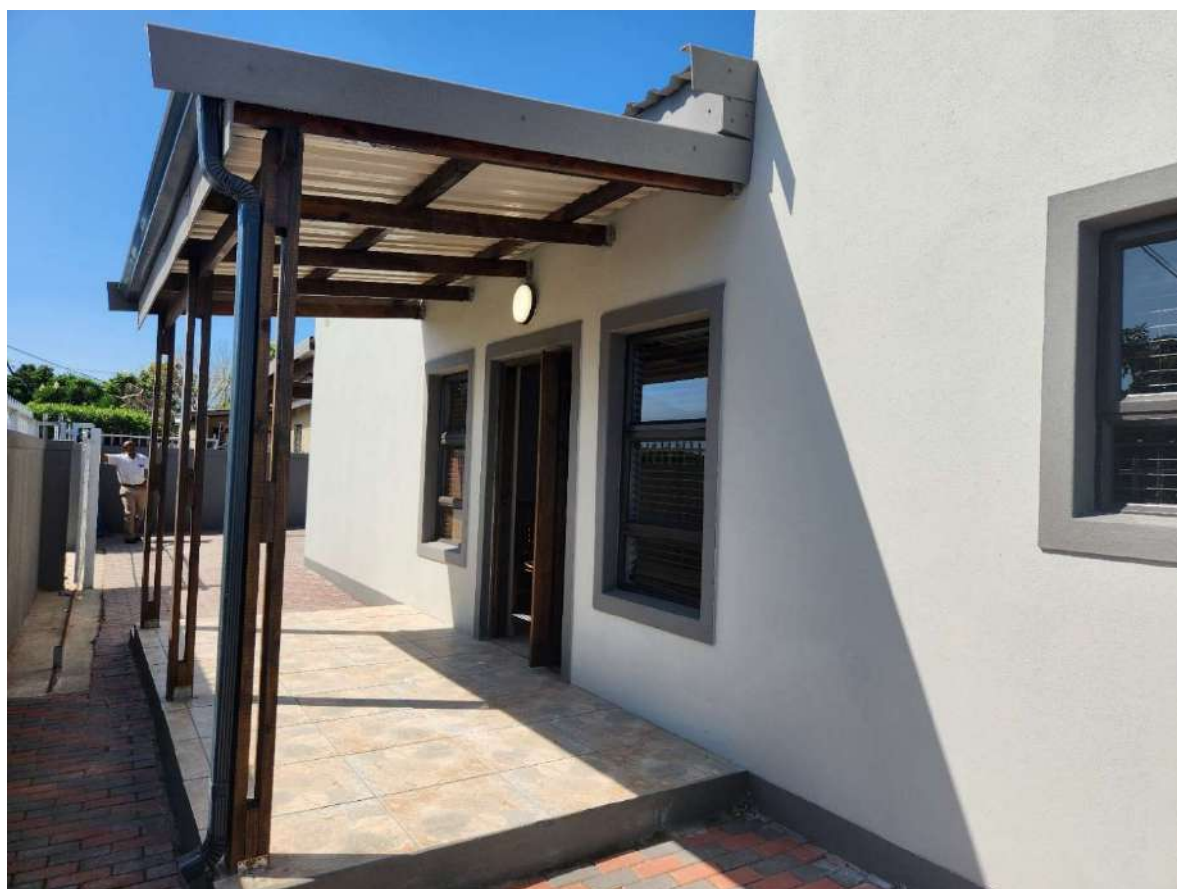
The proposed relaxation of the parking requirements and relaxation of the street building line will, therefore, have no impact on the streetscape of the application property.

7.6 Impact on property values

As indicated in the previous points, the proposed relaxation of the parking requirement will not have a negative impact on any of the surrounding properties.

The development of the erf as described in this application report represents a substantial capital investment in the erf by the owner and the quality of finish of the development is higher than many of the surrounding developments.

The following photo, which shows the west elevation of the dwelling house, gives an indication of the quality of the architectural design and finish of the dwelling house on the application erf.



The quality of the stoep which encroaches into the street building line is also clearly visible from the photo.

The following photo of the interior of the living room / kitchen area, shows the quality of the interior decoration.



The value of surrounding properties can, therefore, not be negatively impacted upon by the permanent departures as proposed in this application.

7.7 Impact on provision of parking

As indicated in point 3 of this motivation report, none of the students residing on the application erf own a vehicle and all the students make use of the bus shuttle service available to students

living in the area. In terms of the George Integrated Zoning Scheme By-law, 2023, however, two parking bays are required for the dwelling house/owner/manager of the student accommodation whilst 1 parking bay per bedroom is required for the student accommodation and 1 parking bay for visitors / employees. Eight parking bays are therefore required for the 5 bedrooms to be used for student accommodation.

As indicated on the proposed site layout plan attached hereto as **Annexure "H"**, 4 parking bays will be provided on the erf, which is less than the required number of parking bays. The provision of parking does, therefore, not conform with the requirement for "normal" areas, as set out in the George Integrated Zoning Scheme By-Law, 2023.

Application is therefore made for a permanent departure from the parking requirement applicable to "*student accommodation*" in Section 42(2) of the George Integrated Zoning Scheme 2023, to allow the parking bays as indicated on the proposed site plan.

In this regard the following aspects should be considered:

- In the table "Minimum off-street parking requirements" in Section 42 of the George Integrated Zoning Scheme By-Law, 2023, different parking requirements, which vary according to the area where the application erf is situated, are proposed. The table refers to "*Normal Areas, PT1 Areas and PT2 Areas*", with "*PT*" referring to "*Public Transport*". The philosophy behind the differentiation in parking requirement in the table is that the larger the availability of public *transport*, the lower the parking requirement. It is indicated that the "*PT1 Areas and PT2 Areas*" must be indicated on the zoning map accompanying the By-Law. The plan indicating the areas is not available yet. The differentiated parking requirements can, therefore, not be implemented without a specific application for relaxation of the parking requirement. It has, however, been indicated by officials responsible for the determination of the parking requirements that it is generally accepted that the "*PT1*" parking requirements apply along bus routes. In terms of the "*PT1*" parking requirements, 0.75 parking bay per bedroom may be provided, plus 2 bays per owner's home / manager' unit. As all 5 bedrooms in the dwelling house will be used for student accommodation, 4 parking bays will be required in respect of the 5 bedrooms, plus 2 parking bays for the manager, in terms of the PT1 requirement.

In respect of the on-site parking required for the manager of the student accommodation, it is mentioned in points 3 and 6.4.7.2 of this motivation report that the manager of the student accommodation facility does not reside on the application erf, but on the adjacent Erf 17553 George, which is within 500 metres of the application erf. It is also indicated that the administrative control guidelines in respect of student accommodation establishments inter alia, stipulates that:

“ii. A landlord must either live on the property or appoint a manager who must live on the property to supervise the student. Alternatively, with permission from the Municipality, the responsible person should live within 500m from the property in the same street and must be able to supervise the property and the students living on the property.”

In the event of the Municipality, therefore, granting permission for the manager of the student accommodation to live on the adjacent erf, as applied for in point 6.4.7.2 of this motivation report, no on-site parking will have to be provided in respect of the manager. The provision of the 4 on-site parking bays, as indicated on the proposed site plan, attached hereto as **Annexure “H”**, which equals the number of parking bays required in a “PT1” area in respect of the bedrooms, will thus be sufficient to cater for students parking as well as for visitor’s parking.

- The application erf is situated in Karmelia Street in Protea Park, which is situated close to the “Kalkoentjie” bus stops on the public transportation route in Park Avenue. It is therefore clear that the locality of the application erf conforms with the requirement to be considered being situated within a “PT1” area and that the parking ratio stipulated in respect of “PT1” areas can be applied in respect of the proposed development.
- The purpose of a public transportation service is to curb the use of private vehicles, which will result in optimal use of the public transportation service. By lowering the parking requirement, the public is encouraged to use public transport. The relaxation of the parking requirement, therefore, has a direct impact on the success of the public transportation service. Due to the locality of the application erf, any student can conveniently use the

public transportation service to access the required facilities. The students use the bus shuttle service to their campus.

- The fact that the application erf is located close to the route of the “Go George” public transportation service will enhance the accessibility to areas which are not within walking distance of the application erf, such as the CBD and Garden Route Mall development area. This fact also creates the opportunity to relax the parking requirement on the application erf.
- Due to the location of the application erf close to the mentioned transportation route, the erf is also easily accessible to general labourers on the application erf.

The permanent departure as applied for will not have a negative impact on the provision of on-site parking, as it has been indicated that the number of parking bays provided will be sufficient.

In view of the above, it is argued that there is no reason why the application for the permanent departure cannot be approved.

7.8 Impact on traffic circulation

The application erf is enclosed on the street side by means of a security wall with a security gate giving access to the erf. There is good visibility in both directions into Karmelia Street from the access point. On-site parking is provided.

The permanent departures as applied for in this application can have no negative impact on the traffic circulation in Karmelia Street.

7.9 Provision of services

Provision of Municipal services have been discussed in point 6.10 of this motivation report. Existing municipal services are available to the application property. Should any upgrade or extension of services be required because of this application, this will be at cost of the developer and to the satisfaction of the municipality. 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.

7.10 Firefighting

The firefighting requirements stipulated in the fire-regulations will not be negatively impacted upon as the application property will still be fully accessible for fire-fighting purposes.

8. CONCLUSION

Application is made in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 for a consent use for student accommodation on Erf 17552 George.

Application is also made in terms of Section 15(2)(b) of the land Use Planning By-Law for George Municipality, 2023 for a permanent departure from the parking requirement applicable to Student Accommodation in respect of Erf 17552 George, stipulated in the table entitled “Minimum off-street parking requirements” in Section 42(2) of the George Integrated Zoning Scheme 2023, from 1 bay per bedroom, plus 2 bays for owner’s home / manager’s unit and 1 bay for visitors, to 0.75 parking bays per bedroom.

Application is also made in terms is made in terms of Section 15(2)(b) of the land Use Planning By-Law for George Municipality, 2023 for the relaxation of the street building line on Erf 17552 George from 4.0 metres to 2.8 metres to allow for the legalization of the existing student accommodation facility and carport as well as to 1.0 metre to allow for the legalization of an existing undercover entrance stoep.

As indicated in this report the proposed application for consent use and permanent departures in respect of the application erf is compatible with all existing planning documents, spatial plans, legislation, and policy documents applicable to the application.

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 is submitted for consideration in terms of the relevant stipulations of the Land Use Planning By-Law for the George Municipality, 2023.

ANNEXURE "A" – ZONING CERTIFICATE

14 May 2024

To whom it may concern

ZONING CERTIFICATE: ERF 17552, George

The Zoning of Erf 17552, George is:

- **"Single Residential Zone III"** in terms of the George Integrated Zoning Scheme By-law, 2023.

Erf 17552, George may only be used as such and for no other purposes.

Please note:

- The above zoning category and land use rights are subject to various development parameters and restrictions contained in the applicable zoning scheme regulations a copy of which is available on request at the Town Planning Office, George Municipality.
- The extract information above primarily states land use rights as reflected in the relevant scheme regulations and doesn't necessarily include reference to all previous land use approvals, restrictions, exclusions or departures. As such, you are therefore required to check the subject property's title deed for any restrictions that might be more onerous and/or records of any other previous approvals, consents, exclusions or departures granted from the zoning scheme regulations.
- Use of the property in accordance with the above specified zoning category does not exempt the owner/occupier from compliance with any other legal statutory requirement which may affect the property.
- This document has no status unless signed by the Senior Manager: Planning and Development or other person exercising sub-delegated powers.

Yours truly,



J. Muller

SENIOR TOWN PLANNER: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT

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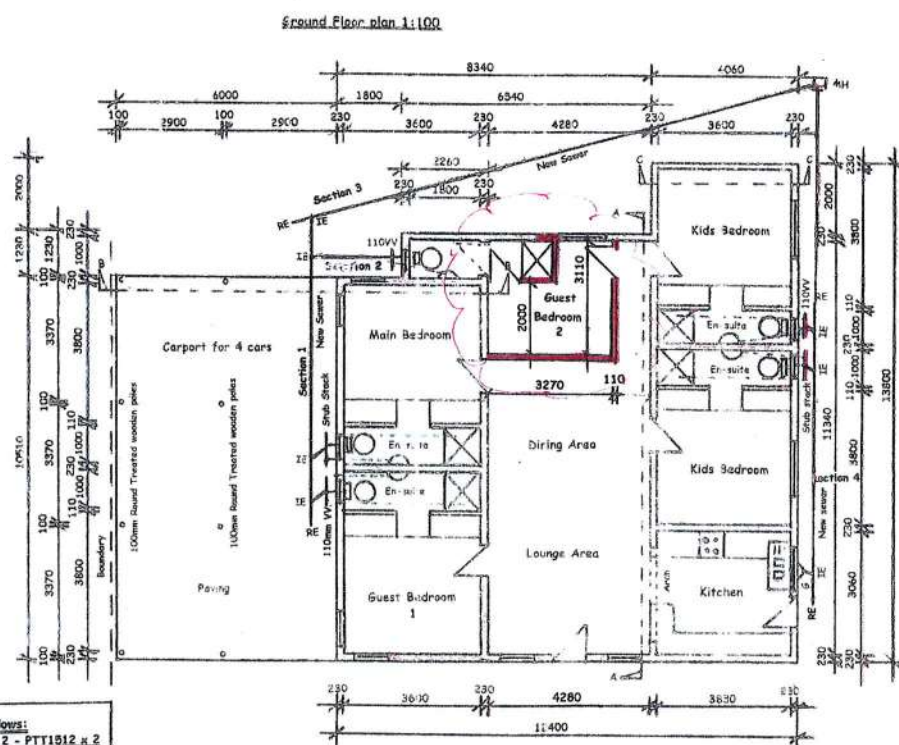
[my.sharepoint.com/personal/alombard_george_gov_za/Documents/Desktop/Work/Zoning Certificate/Single Residential Zones/GEORGE/Single_Residential Zone I_George.docx](https://georgemun-my.sharepoint.com/personal/alombard_george_gov_za/Documents/Desktop/Work/Zoning%20Certificate/Single%20Residential%20Zones/GEORGE/Single_Residential_Zone_I_George.docx)

ANNEXURE “B” – APPROVED BUILDING PLAN

Site Plan 1:200



Aluminium Windows:
Kids Bedrooms x 2 - PTT1512 x 2
Guest Bedroom 1 - PTT915 x 2
Guest Bedroom 2 - PTT1212
Main Bedroom - PTT915 x 2
En-suites x 5 - PT69 x 5
Lounge area - PTT 915 x 2
Kitchen - PTT29



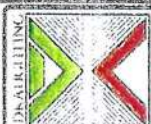
Revised Plan-Guest Bedroom 2

Signature - client: 

Signature - Draughtsperson:

New House	-	152 m ²
New Carport	-	63 m ²
Footprint area		215 m ²
Gr. size	-	343 m ²
Coverage		63 %

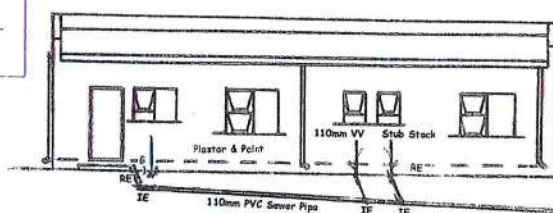
Project:
Proposed Revised plan on erf 17552, Protea Park.
Georg
Client: Ulwazi Share Holding Investments Proprietary
Limited
Date: 07/02/2024
Drawing title: Ground Floor Plan, Siteplan



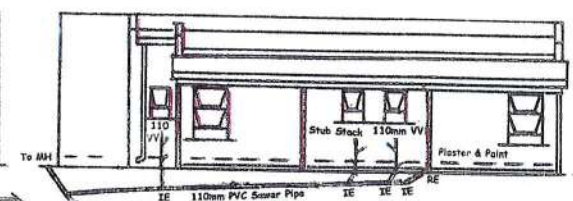
HP GROBDEL & AN
078 1427083
29 Fish-rein drive
K. Kalfornien
7570
bringreble@gmail.com
SACAP PR Arc D1023

MUNICIPALITY - GEORGE - MUNISIPALITEIT
 APPROVED/GOLDEGEUR
 PLAN No: 10104 DATUM/DATE: 08/04/2024
 BOUWHEER BEAMPT/BUILDING CONTROL OFFICIAL

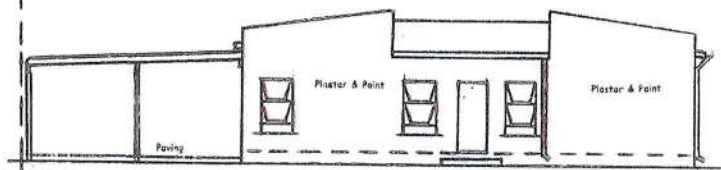
South Elevation



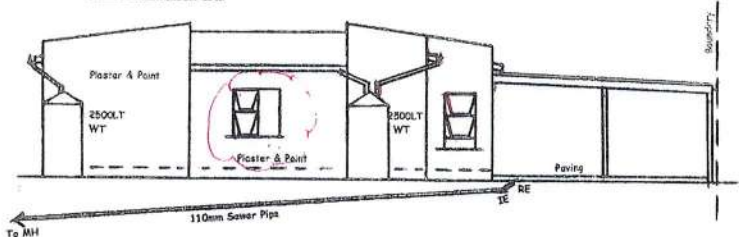
North Elevation 1:100



West Elevation 1:100



East Elevation 1:100

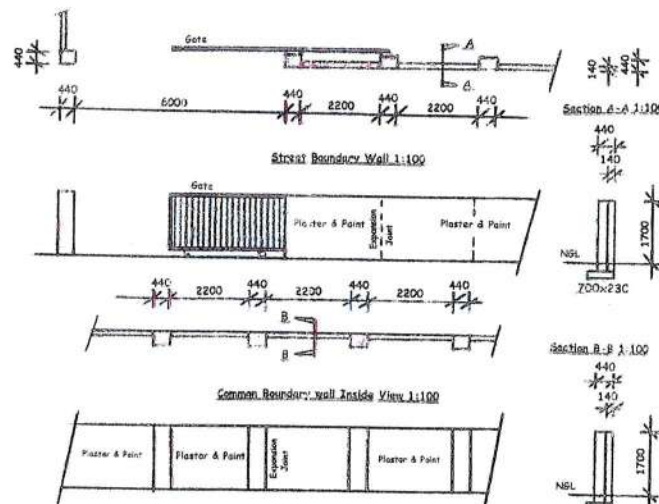


Revised Plan-Guest Bedroom 2

New House - 152 m²
 New Carport - 63 m²
 Estimated area - 215 m²
 Erf size - 343 m²
 Coverage - 63 %

Project:
 Proposed Revised plan on erf 17992, Protea Park,
 George
 Client: Ulwazi Share Holding Investments Proprietary
 Limited
 Date: 07/02/2024
 Drawing title: Elevations, Boundary wall

Signature - client: [Signature]
 Signature - Draughtsperson: [Signature]
 DR. K. GROENELAND
 0781 127083
 29 Buit-en drive
 K. G. Groenland
 7510
 Tel: 0781 127083
 KAC AP 18 Arch D1024



MUNICIPALITY - GEORGE - MUNISIPALITEIT
APPROVED/GOEDGEKEUR
PLAN No: 10136 DATUM/DATE: 08/04/2024
SOURINTEK BEAMTE/BUILDING CONTROL OFFICIAL

Roof - Section A-A @ 7°
Safintra 18R Roof sheets on 228x52 mm Grade 5 purlins at 1000 mm c/c on thermal insulation fixed to walls with truss hangers.
PVC gutters and downpipes.

Carport @ B°
Nu-tec ceiling boards on 28x38 mm branderings at 340 mm c/c fixed between beams.

Roof - Section B-B (House) & Section C-C @ 7°
Safintra 18R roof sheets on 76x50 mm purlins at 1000 mm c/c on 228x38 mm Grade 5 beams at 1000 mm c/c on 114x38 mm wallplates tied down with galvanized hoop iron strips.
PVC gutters and downpipes.

Carport @ B°
Nu-tec ceiling boards on 28x38 mm branderings at 340 mm c/c fixed between beams.

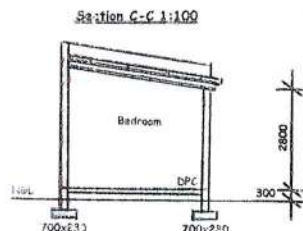
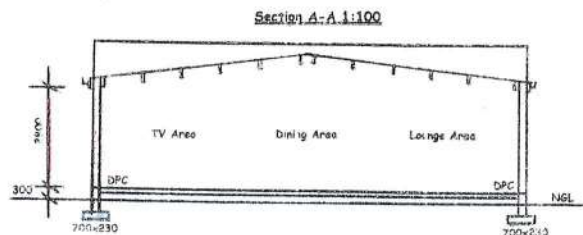
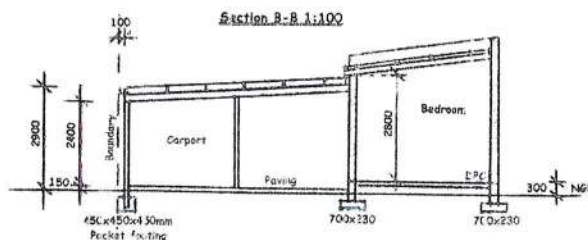
Walls
230 mm brick walls, plaster and paint.
Brickwork every 3rd course.
Concrete lintels above all openings.
Aluminium windows and mercanti doors.

Ground Floor
Floor covering on 20 mm cement screed on 100 mm concrete slab on 250-mm-thick DPC on well compacted filling.

Ground floor - Carport
Cement brick paving.

General notes
All building work to comply to SANS 10400 & XA-Regulations.
All materials to be SABS approved.
Carport to remain open as per plan.
No structure or any portion thereof to encroach over the boundary.
Rainwater not to discharge onto neighbouring properties.
Registered electrician to submit compliance certificate at final inspection.

Drainage notes
All drainage installations to comply to SANS 10400 Part 2.
Sanitary fittings discharging to gully to discharge over that gully as per SANS 10400 Part 2 (4.2.1).
Drainage installations under building work must be installed in terms of SANS 10400 Part 2 (4.12.4).
Drainage installations under building work must be protected in terms of SANS 10400 Part 2 (4.22.2).
Registered plumber to submit compliance certificate at final inspection.



NB: All parapet walls to be sealed with an approved SABS sealant.

Revised Plan - Guest Bedroom 2

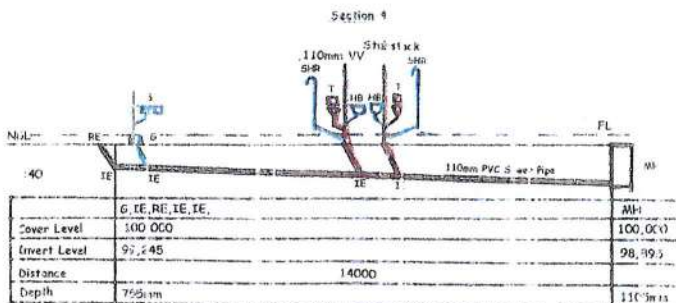
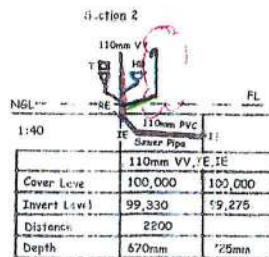
Signature - client: *[Signature]* Signature - Draughtsperson: *[Signature]*

New House	152 m ²	Project:	Proposed Revised plan on erf 17582, Protea Park, George
New Carport	63 m ²	Client:	Weszi Share Holding Investments Proprietary Limited
Carport area	218 m ²	Date:	07/02/2024
Erf size	343 m ²	Drawing title:	Sections
Coverage	63 %		

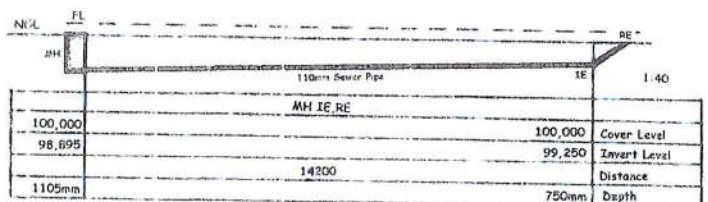
DRINKING WATER

HP GROBBELAAR
078 1127988
29 B. de Vries drive
Kleinfontein
7370
Inligting: 082 9911111
SACS 078 1127988

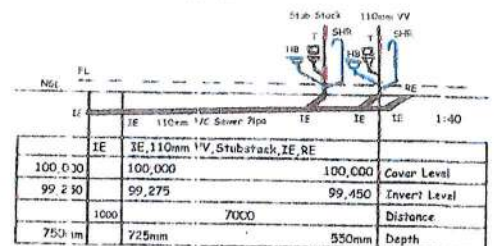
MUNICIPALITY - GEORGE - MUNISIPALITEIT
 APPROVED/GOEDGEKUR
 PLAN NO: 14000
 DATUM/DATE: 07/02/2024
 SOURCE/ER BEAMPT/BUILDING CONTROL OFFICIAL



Section 3



Section 1



Revised Plan - Guest Bedroom 2

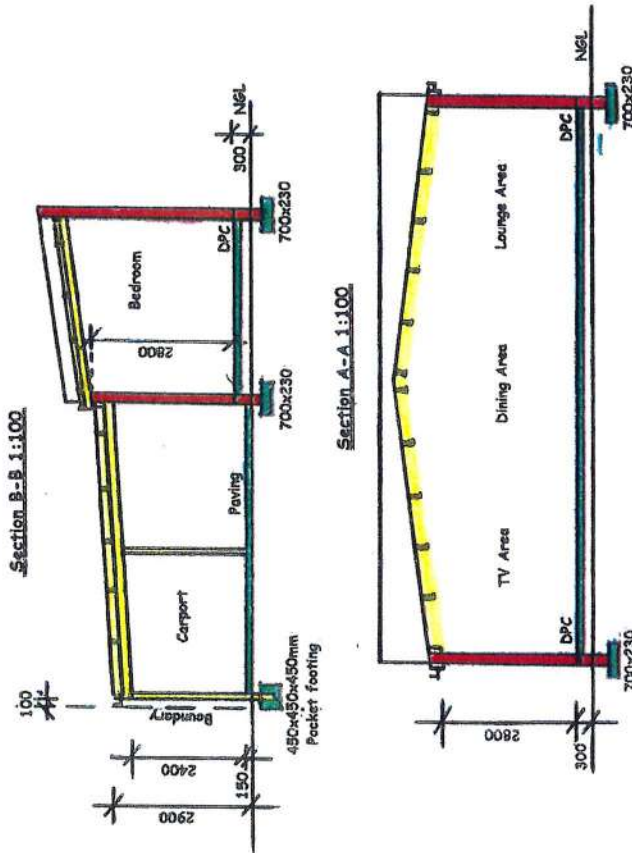
Net House	1'02 m ²
Net Corridor	0'3 m ²
Foot print area	2'5 m ²
Erf size	3'3 m ²
Coverage	33 %

Signature - client: [Signature]
 Project:
 Proposed Revised plan on erf 17552, Protea Park,
 George
 Client: Ulwazi Share Holding Investments Proprietary
 Limited
 Date: 07/02/2024
 Drawing title: Sewer Sections

Signature - Draughtsperson: [Signature]
 017 4 310 4103, 1 110
 0733 4327683
 29 Bulewagter
 Brackenbury
 7930
 11 Inqaba - 4000
 11 Inqaba - 4000

MUNICIPALITY - GEORGE - MUNISIPALITEIT
APPROVED/GOEDGEKEUR
PLAN No: 155622
DATUM/DATE: 2023-02-09

BOUBEHEER BEAMPT/BUILDING CONTROL OFFICIAL



NB: All parapet walls to be sealed with an approved SABS sealant.

Signature - Draughtsperson: *[Signature]*
Signature - client: *[Signature]*

Project: Proposed new Additions on erf 17552, Protea Park, George
Client: Unweri Shale Holding Investments Proprietary Limited
Date: 08/12/2022
Drawing title: Sections

New House	- 152 m ²
New Carport	- 63 m ²
Footprint area	- 215 m ²
Erf size	- 343 m ²
Coverage	- 63 %

DRAUGHTING
HP CHOMBELAAR
0784427883
29 Fish-eira drive
Kraaifontein
7570
hagrobbe@gmail.com
SACAP PR. ANT. DINDS

Roof - Section A-A @ 7°
Safintra XBR Roof sheets on 228x50mm Grade 5 purlin beams at 1000 mm c/c on thermal insulation fixed to walls with truss hangers.
PVC gutters and downpipes.

Ceiling
Niu-tee ceiling boards on 38x38 mm branderinas at 340 mm c/c fixed between beams.

Roof - Carport @ 5°
Safintra XBR Roof sheets on 152x50 mm Grade 5 purlin/rafters at 1000 mm c/c on 228x38 mm Grade 5 support beams on 100mm round treated wooden poles.
PVC gutters and downpipes.

Roof - Section B-B (House) & Section C-C @ 7°
Safintra XBR roof sheets on 76x50 mm purlins at 1000mm c/c on 228x38 mm Grade 5 beams at 1000 mm c/c on 114x38mm wallplates tied down with galvanized hoop iron straps.
PVC gutters and downpipes.

Ceiling
Niu-tee ceiling boards on 38x38 mm branderinas at 340 mm c/c fixed between beams.

Walls
230 mm brick walls, plaster and paint.
Brickforce every 3rd course.
Concrete lintels above all openings.
Aluminium windows and meranti doors.

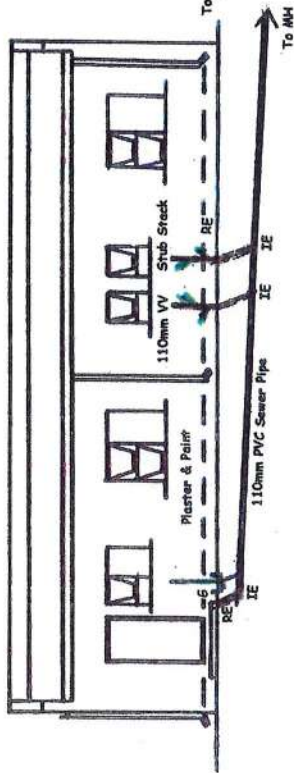
Ground Floor
Floor covering on 20 mm cement screed on 100 mm concrete slab on 250-micron DPC on well compacted filling.

Ground floor - Carport
Cement brick paving.

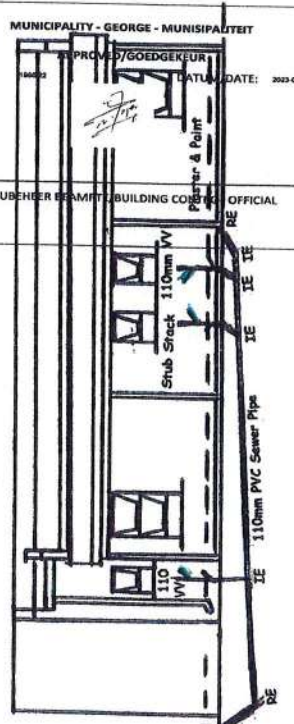
General notes
All building work to comply to SANS 10400 & XA-Regulations.
All materials to be SABS approved.
Carport to remain open as per plan.
No structure or any portion thereof to encroach over the boundary.
Rainwater not to discharge onto neighbouring properties.
Registered electrician to submit compliance certificate at final inspection.

Drainage notes
All drainage installations to comply to SANS 10400 Part P.
Sanitary fittings discharging to gully to discharge over that gully as per SANS 10400 Part P (4.21).
Drainage installations under building work must be installed in terms of SANS 10400 Part P (4.19.4).
Drainage installations under building work must be protected in terms of SANS 10400 Part P (4.22.2).
Registered plumber to submit compliance certificate at final inspection.

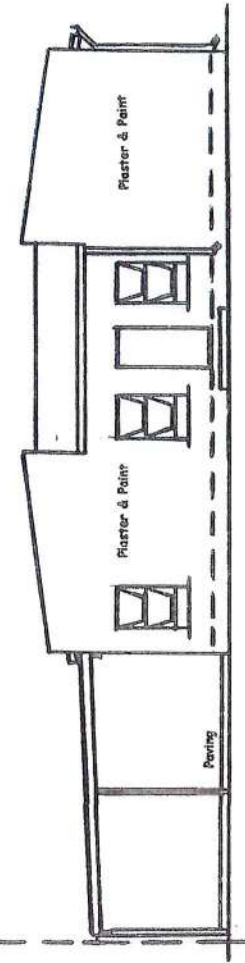
South Elevation



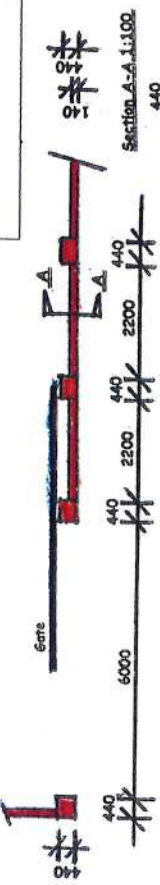
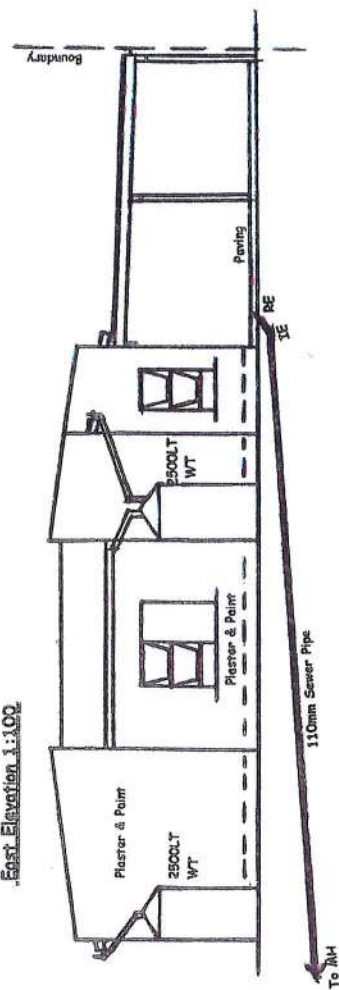
North Elevation 1:100



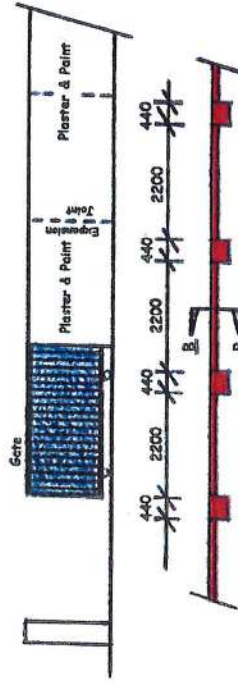
West Elevation 1:100



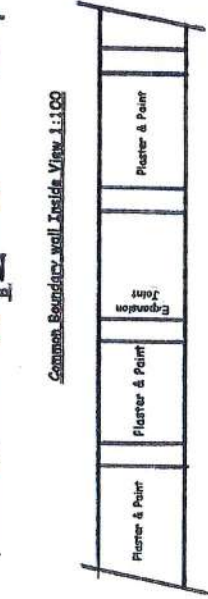
East Elevation 1:100



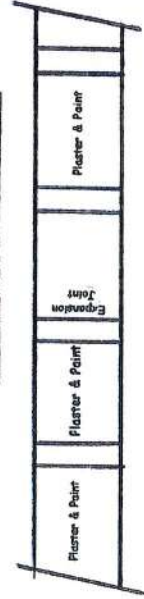
Street Boundary Wall 1:100



Section B-B 1:100



Common Boundary wall Inside View 1:100



New House	- 132 m ²
New Carport	- 63 m ²
Footprint area	- 215 m ²
Erf size	- 343 m ²
Coverage	- 63 %

Project: Proposed new Additions on erf 17582, Protea Park.
 Section: George
 Client: Uthazi Shara Holding Investments Proprietary Limited
 Date: 08/12/2022
 Drawing title: Elevations, Boundary walls

Draughting
 CONSULTING
 HP GROBBELAAR
 078-4427983
 29 Buh-rein drive
 Kraaifontein
 7370
 heimgrobbelaar@gmail.com
 SACAP F.A. 1028

Signature - client: *[Signature]*
 Signature - Draughtsperson: *[Signature]*

MUNICIPALITY - GEORGE - MUNISIPALITEIT
 PLAN No: *[Blank]*
 APPROVED BY: *[Signature]*
 DATE: 2023-02-06
 BOUBENIER ISMINT - BUILDING CONSULTANT OFFICIAL

**ANNEXURE "C" – LETTER OF APPROVAL IN RESPECT OF BUILDING PLANS DATED
26 APRIL 2024**

BUILDING APPLICATION APPROVAL

ERF: 17552 PLAN NO: 181/24 STREET: 16 Karmelia street

Your building plan was approved on 2024-04-26, in accordance with Section 7(1)(a) and (b) of the National Building Regulations & Building Standards Act, 1977 (Act 103/1977) and any other applicable legislation subject to the following conditions:

The following relevant requirements has been scrutinized and or approved	
COMMENTS FROM INTERNAL DEPARTMENTS	
Fire Protection Services	Yes, Approved
Health Services	
Town Planning (title conditions)	(12/02/2024) In order.
Civil and Technical Services Sewer	Existing sewer connection
Capital Contributions	• Development charges(CES): In order (Existing res. property) (11/04/2024) • Stormwater (CES): The owner must take note that according to the National Building Regulations Part R and SANS 10400 Part F4(2), and the applicable clauses in the George Municipality's By-Law, the owner may not change/amend or cause surface runoff on the erf to collect/pond/discharge, and which may potentially cause damage to or unduly inconvenience a neighbouring property. Specific reference is made to the George Municipality By-Law Relating to Stormwater, clauses 26.2 and 32 to 35 relating to stormwater between two adjoining properties. (11/04/2024)
Facilities for Disable Persons	
Environment Aspects (Trees)	Yes, Approved
Aesthetics Committee	
Heritage Western Cape	
Building Control	

RECOMMENDATION IN TERMS OF SECTION 6(1)(A) OF THE ACT

ERF: 17552 PLAN NO: 181/24 STREET: 16 Karmelia street

It is hereby declared that the relevant building plan complies with all technical standards in accordance with Section 7(1)(a) of the Act and any other applicable legislation;

For the following recommendation of the relevant building plan in terms of Section 6(1)(a) of the Act due consideration were given as follows in accordance with the following potentially negative effects as prescribed in terms of Section 7(1)(b) of the Act:

Will the building pursuant to the approval of this building plan be constructed as such or be of such a nature or appearance that it will probably or indeed -		Yes/ No
(a)	Disfigure the area in which it will be erected	No
(b)	Be unsightly or objectionable	No
(c)	Derogate the value of adjoining or neighboring properties	No
(d)	Be dangerous to life or property	No
If any of the above-mentioned aspects will indeed produce a negative effect (being marked as Yes), a comprehensive motivation for the existence of any such negative effect be submitted. (In case the space provided is not sufficient, a separate report must be attached).		
(e)	The following relevant requirements has been scrutinized and / or approved	Yes/ No
	Fire Protection Services	Yes, Approved
	Health Services	
	Town Planning (Title conditions)	Yes, Approved
	Civil and Technical Services	Yes, Approved
	Facilities for Disable Persons	
	Environment Aspects (Trees)	Yes, Approved
	Aesthetics Committee	
	Heritage Western Cape	

Final Outcome (conditions of approval)	Carport to remain open as per building plan. Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.21). Drainage installation to comply with SANS 10400 Part P. Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4). Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2). No structure or any portion thereof to encroach the property boundary. Rainwater goods to be inside property. Rainwater not to discharge onto neighboring property.
--	--

THE APPROVAL HEREBY GRANTED EXPIRES AFTER 12 MONTHS OF DATE OF APPROVAL UNLESS ERECTION OF THE BUILDING IS COMMENCED WITHIN THE SAID PERIOD, OR UNLESS THE SAID PERIOD IS EXTENDED AT THE REQUEST IN WRITING OF THE APPLICANT AND THROUGH A WRITTEN APPROVAL BY THE MUNICIPALITY.

SWIMMING POOL ACCESS AND SAFETY TO COMPLY WITH PART DD4 OF THE NATIONAL BUILDING REGULATIONS.

ANY TIMBER STRUCTURE IS TO BE ERECTED IN ACCORDANCE WITH SABS 082 (CODE OF PRACTICE).

NO PERSON SHALL REMOVE OR PRUNE ANY TREE WITHIN A MUNICIPAL ROAD RESERVE WITHOUT THE PRIOR PERMISSION, IN WRITING BEING OBTAINED FROM THE MUNICIPALITY.



.....
MOGAMAT FICKERIE TOYER
MANAGER: BUILDING CONTROL

2024-04-26

ANNEXURE “D” – FINAL MUNICIPAL NOTICE DATED 10 OCTOBER 2025

Reference number: Erf 17552, George
Date: 10 October 2025
Collab No. 3699389

FOR ATTENTION:

ULZWEZI SHARE HOLDING INV PTY LTD
31 Tsitsikama Crescent, Blue Mountain
GEORGE
6529

BY E-MAIL

asthurita@ulweziholding.co.za

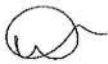
FINAL NOTICE: UNAUTHORISED LAND USE: STUDENT ACCOMMODATION ON LAND ZONED FOR SINGLE RESIDENTIAL ZONE IIII PURPOSES: ERF 17552, 16 KARAMELIA STREET, GEORGE

1. Our inspection dated 27 June 2025; and compliance notice dated 18 July 2025 on the above refers.
2. The subject property is zoned **Single Residential Zone III** in terms of the George Integrated Zoning Scheme By-law, 2023 (Zoning Scheme) which permits a **Shelter and Dwelling House** as primary use.
3. It has come to our attention that the property has a braai room situated over the rear boundary building line in contravention with the primary use right permitted under dwelling house.
4. In consideration of the above, the George Municipality has reasonable grounds to suspect that you are **guilty of the following offence(s) in terms of Section 86 of the Land Use Planning By-law for George Municipality, 2023** (hereafter referred to as the 'Planning By-law'):
 - (i) **Subsection (1)(a) – contravenes or fails to comply with Sections 15(1).**

Section 15(1) No person may commence, continue, or cause the commencement or continuation of, land development, other than the subdivision or consolidation of land referred to in section 24, without the approval of the Municipality in terms of subsection (2).
 - (ii) **Subsection (1)(b) – utilises land in a manner other than prescribed by a zoning scheme without the approval of the Municipality (i.e. student accommodation).**
 - (iii) **Subsection (2) – permits his or her land to be used in a manner set out in subsection (1)(b) and who does not cease that use or take reasonable steps to ensure that the use ceases.**
5. You are hereby instructed in terms of Section 87(2) of the Planning By-law, to either:
 - (i) **cease the unlawful land use as described above within 14 days from the date of this notice (i.e. by no later than 24 October 2025).**

- (ii) **submit a land use application to rectify the unlawful land use, within 14 days of the date of this notice (i.e. by no later than 24 October 2025).**
6. Please note that failure to comply with this notice will result in **further action, which could lead to criminal prosecution or other legal steps**, being taken against you in terms of Section 90(1) of the Planning By-law. It's important to note that should criminal prosecution be instituted against you, on conviction, you could be **liable to a fine or imprisonment** not exceeding 20 years or to both a fine and such imprisonment.
7. Additionally, please note the responsibility to ensure compliance with the National Building Regulations, the Building Control By-law 2023, the George Municipality Outdoor Advertising Management and Control By-Law 2023, the title deed restrictions contained in the title deed of the property, and all other relevant legislation.
8. You may contact Robin-Lee Hector (Assistant Town Planner) **to discuss the contents of this notice**. Please respond to this notice stating your steps to address the matter.

Yours faithfully



o.b.o

A. JOUBERT

MANAGER: COMPLIANCE, COMPLAINTS AND INVESTIGATIONS

ANNEXURE “E” – EMAIL CONFIRMING RECTIFICATION OF ZONING

Jan Vrolijk

From: Corlize Bester <Cebester@george.gov.za>
Sent: Monday, 29 June 2026 15:24
To: janvrolijk@jvtownplanner.co.za
Subject: Re: Erf 17552 George - Rectification of Zoning

Hi Jan

Ek het die zoning rectification gedoen.

Kind regards

NAME: Corlize Bester
POSITION: Principal GIS Analyst
DEPARTMENT: Spatial and Environmental Planning
DIRECTORATE: PLANNING AND DEVELOPMENT

OFFICE NUMBER Office: 044 801 9117
INTERNAL EXTENSION: Internal Ext: x1291
PHYSICAL ADDRESS: 46 Market Street (Old York Hostel Building), George, 6529
EMAIL ADDRESS: E-mail: cebester@george.gov.za



71 York Street, George 044 801 9111 gmun@george.gov.za www.george.gov.za

From: Jan Vrolijk <janvrolijk@jvtownplanner.co.za>
Sent: Friday, June 26, 2026 12:53 PM
To: Corlize Bester <Cebester@george.gov.za>
Subject: Erf 17552 George - Rectification of Zoning

Caution: There is no DKIM signature present. DKIM helps ensure that the email has not been altered during transit.

Caution: External email. Avoid links or attachments unless sender is trusted.

Middag Corlize

Ek verwys na die onderstaande eposse tussen my en Naudica.

Kan jy asb vir my bevestig of die sonering van die erf toe reg gestel is.

Ek hoor graag van jou.

Groete

Jan



TEL: 044 873 3011 FAX: 086 510 4383 EMAIL: janvrolijk@jvtownplanner.co.za

CELL: 082 464 7871 PO Box 710 George 6530

OFFICE: Millwood Building corner of York and Victoria Street, George

SACPLAN REG No. A/1386/2010

From: Naudica Swanepoel <nswanepoel@george.gov.za>

Sent: Friday, 19 June 2026 10:44

To: janvrolijk@jvtownplanner.co.za

Subject: RE: Erf 17552 George - Rectification of Zoning

Hi Jan

Ek het dit voltooi en deurgegee aan Corlize om die regstelling te maak op die GIS.

Jammer vir die "delay".

Kind regards

Naudica Swanepoel (Pr. Pln. A/2237/2015)

Department Town Planning: Senior Town Planner

Office: 044 801 9138

Internal Extension: x1290

E-mail: nswanepoel@george.gov.za

46 Market Street (Old York Hostel Building), George, 6529



From: Jan Vrolijk <janvrolijk@jvtownplanner.co.za>
Sent: Friday, 19 June 2026 10:09
To: Naudica Swanepoel <nswanepoel@george.gov.za>
Subject: RE: Erf 17552 George - Rectification of Zoning

Caution: There is no DKIM signature present. DKIM helps ensure that the email has not been altered during transit.

Caution: External email. Avoid links or attachments unless sender is trusted.

Dankie Naudica!!



TEL: 044 873 3011 FAX: 086 510 4383 EMAIL: janvrolijk@jvtownplanner.co.za
CELL: 082 464 7871 PO Box 710 George 6530
OFFICE: Millwood Building corner of York and Victoria Street, George
SACPLAN REG No. A/1386/2010

From: Naudica Swanepoel <nswanepoel@george.gov.za>
Sent: Friday, 19 June 2026 08:14
To: janvrolijk@jvtownplanner.co.za; ILANE HUYSER <ihuyser@george.gov.za>
Subject: RE: Erf 17552 George - Rectification of Zoning

Hi Jan

Die oorspronklike epos het my ontgaan – ek vra om verskoning. Ek hanteer dit a.s.a.p. (vandag indien dit my so toelaat).

Kind regards

Naudica Swanepoel (Pr. Pln. A/2237/2015)
Department Town Planning: Senior Town Planner

Office: 044 801 9138
Internal Extension: x1290
E-mail: nswanepoel@george.gov.za
46 Market Street (Old York Hostel Building), George, 6529



71 York Street, George

044 801 9111

gmun@george.gov.za

www.george.gov.za



From: Jan Vrolijk <janvrolijk@jvtownplanner.co.za>

Sent: Friday, 19 June 2026 08:00

To: Naudica Swanepoel <nswanepoel@george.gov.za>; ILANE HUYSER <ihuyser@george.gov.za>

Subject: Erf 17552 George - Rectification of Zoning

Caution: There is no DKIM signature present. DKIM helps ensure that the email has not been altered during transit.

Caution: External email. Avoid links or attachments unless sender is trusted.

Môre julle

My onderstaande epos insake die regstelling van die sonering van Erf 17522 George verwys. Graag verneem ek hiermee wanneer terugvoer ten opsigte van die epos verwag kan word.

Groerte

Jan



TEL: 044 873 3011 FAX: 086 510 4383 EMAIL: janvrolijk@jvtownplanner.co.za

CELL: 082 464 7871 PO Box 710 George 6530

OFFICE: Millwood Building corner of York and Victoria Street, George

SACPLAN REG No. A/1386/2010

From: Jan Vrolijk <janvrolijk@jvtownplanner.co.za>

Sent: Thursday, 14 May 2026 14:47

To: 'Naudica Swanepoel' <nswanepoel@george.gov.za>; 'ILANE HUYSER' <ihuyser@george.gov.za>

Subject: Erf 17552 George - Rectification of Zoning

Hi Naudica / Ilane

Attached hereto please find an application for the rectification of the zoning of Erf 17552 George from Single Residential Zone III to Single Residential Zone I.

Your prompt consideration of the application will be appreciated.

Regards

Jan



TEL: 044 873 3011 FAX: 086 510 4383 EMAIL: janvrolijk@jvtownplanner.co.za
CELL: 082 464 7871 PO Box 710 George 6530
OFFICE: Millwood Building corner of York and Victoria Street, George
SACPLAN REG No. A/1386/2010

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ANNEXURE "F" - 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	Ulwezi Share Holding Investments Proprietary Limited		
Address	18 Tsitsikama Crescent		
	Blue Mountain Village	Postal code	6529
E-mail	P/a liza@scprop.co.za		
Tel	N/a	Fax	N/a
		Cell	083 287 4311

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

Property Description [Erf / Erven / Portion(s) and	Erf 17552 George
---	------------------

Farm number(s), allotment area.]											
Physical Address	16 Karmelia Street, Protea Park, George										
GPS Coordinates					Town/City		George				
Current Zoning	Single Residential Zone I			Extent		343m²		Are there existing buildings?		Y	N
Current Land Use	Residential, student accommodation										
Title Deed number & date	T34960/22										
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	Robin Hector & Naudica Swanepoel			Reference number		4038383		Date of consultation		11 February 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 ____, George/Wilderness/Hoekwil...

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 the George Municipality, 2023 for a consent use for student accommodation on Erf 17552 George.**
- **Application is made in terms of Section 15(2)(b) of the land Use Planning By-Law for George Municipality, 2023 for a permanent departure from the parking requirement applicable to Student Accommodation, stipulated in the table entitled "Minimum off-street parking requirements" in Section 42(2) of the George Integrated Zoning Scheme 2023, from 1 bay per bedroom, plus 2 bays for owner's home / manager's unit and 1 bay for visitors, to 0.75 parking bays per bedroom in respect of Erf 17552 George.**
- **Application is made in terms of Section 15(2)(b) of the land Use Planning By-Law for George Municipality, 2023 for the relaxation of the street building line on Erf 17552 George from**
 - **4.0 metres to 2.8 metres to allow for the legalization of the position of the existing dwelling house and carport in relation to the street boundary of the erf.**
 - **4.0 metres to 1.0 metre to allow for the legalization of an existing undercover entrance stoep.**

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) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	N/A	1:50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes	Y	N	N/A	Required number of documentation copies
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	Other (specify)

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

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004), National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			

Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations				National Environmental Management: Waste Act, 2008 (Act 59 of 2008), 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. N/A				
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?				

SECTION I: DECLARATION

I hereby wish to confirm the following:

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

Applicant's signature:



Date:

May 2026

Full name:

Johannes George Vrolijk

Professional capacity:

Professional Town Planner

SACPLAN Reg. Nr:

A/1386/2010

ANNEXURE "G" – MANAGERS CONTRACT



Fix Term - Student Accommodation Caretaker Contract

Entered between:
(Hereinafter referred to as the "employer")
Registration Number: 2020 / 612197 / 07
Taxpayer Reference Number(s) IT – 9031855274
Address: 31 Tsitsikama Crescent
Blue Mountain Village
George, Western Cape,
6529
Contact number: 082 887 7513.
E-mail address: patrick@ulweziholding.co.za
And
(Hereinafter referred to as the "employee")
Mr Cornelius Martins
Address: 37 Kondor Street
Rosemoor,
George, Western Cape,
6529
ID Number: 77 0731 5113 087
Contact number: 083 520 7089.
E-mail address: MC@ulweziholding.co.za

Place of employment: The place of employment is situated at: 31 Tsitsikama Crescent, Blue Mountain Village, George, Western Cape, 6529

Term: The contract will start on 01 November 2023 and ends on 25 April 2030, unless stopped earlier per this agreement.

APPOINTMENT

- The Employer hereby appoints the Employee as a Student Accommodation Caretaker.
- The Employee accepts the appointment and agrees to perform the duties and responsibilities attached to the position diligently, honestly, and professionally.

PLACE OF WORK

- The Employee's primary place of work will be:
- ULwezi House - 16 Karmelia Street, Protea Park, George

The Employer may reasonably require the Employee to perform duties at other locations related to the accommodation operation.

Contract – Duties & Responsibilities

1. General Responsibilities

- Supervise the maintenance, garden service and the housekeeping departments
- Ensure the accommodation is safe, clean, and well maintained.
- Act as the first point of contact for student residents regarding accommodation-related issues.
- Promote a respectful, safe, and comfortable living environment.
- Enforce accommodation rules and policies fairly.
-

2. Maintenance & Facilities

- Conduct regular inspections of rooms, common areas, and facilities.
- Report maintenance problems such as plumbing, electrical faults, broken furniture, or damage.
- Monitor repairs and communicate with contractors when required.
- Ensure shared facilities (kitchen, bathrooms, laundry areas, study areas) are functional.

3. Cleaning & Hygiene Oversight

- Ensure cleanliness standards are maintained.
- Coordinate cleaning schedules where applicable.
- Check waste disposal areas and report hygiene concerns.
- Encourage students to keep communal spaces clean.

4. Student Support

- Assist students with accommodation queries and concerns.
- Handle complaints professionally and escalate serious issues.
- Support new student arrivals and check-in procedures.
- Provide guidance on accommodation rules and procedures.

5. Safety & Security

- Monitor access to the building and report security concerns.
- Perform regular checks of doors, windows, alarms, and safety equipment.
- Report emergencies, incidents, or unsafe conditions immediately.
- Keep records of incidents and maintenance issues.

6. Administration

- Maintain records of inspections, repairs, incidents, and student concerns.
- Assist with room allocations and move-in/move-out checks.
- Complete daily/weekly caretaker reports.
- Keep keys and access records secure.

7. Student Conduct

- Address noise complaints, misconduct, and rule violations.
- Report serious disciplinary matters to management.
- Encourage responsible use of accommodation facilities.

8. Working Hours & Availability

- Work according to the agreed schedule and be on 24/7 standby
- Be available for urgent accommodation matters as specified in the contract.
- Perform reasonable duties related to the caretaker role.

9. Confidentiality

- Maintain confidentiality regarding student information.
- Handle personal information in accordance with applicable privacy laws.



10. Remuneration:

- The employee will receive a total monthly salary of R5000, paid on the last day of every month for the duration of the contract.
- Payment of the employee's wages will be made directly into a bank account nominated by the employee and the employee shall provide the employer with a bank confirmation letter for the nominated bank account.
- The following will be deducted from the salary:
 - PAYE
 - UIF

The employer may not need or allow the employee to work more than forty-five (45) hours per week, calculated as follows:

- Nine (9) hours on any day, if the employee works five (5) days or less a week; or
- Lunch breaks are not included in this calculation.
- Hours of work may be extended by up to fifteen (15) minutes a day but may not exceed one (1) hour a week. The reason for this provision is to allow the employee to finish the task at hand, especially when serving a client, at the end of a working day.
- Meal intervals: The employee is entitled to a lunch break of 30 minutes. Lunch breaks will be taken from 13:00 to 13:30 daily.
- Overtime: The employee may be allowed or requested to work overtime from time to time when needed, provided that the daily overtime shall not exceed three (3) hours a day and a total of ten (10) hours a week.
- Remuneration in respect of overtime: The employer shall calculate overtime remuneration at no less than 1.5 (one and one-half) the employee's hourly wage for each hour of overtime worked; or
- Pay the employee no less than the employee's ordinary wage for each hour of overtime worked and grant the employee at least thirty (30) minutes time off with full pay for every hour of overtime worked; or
- The remuneration method mentioned above will be the normal method of remuneration. Should the employer need to use one of the other options due to circumstances, he/she will inform the employee accordingly, preferably in writing, before the commencement of overtime.
- Work on Sundays and Public Holidays
 - o Sundays: Work on Sundays will not be compulsory but will be agreed on by the parties to the best interest of the company and the employee from time to time.
 - o Public holidays: The employee will be entitled to the following official public holidays on full pay:

- New Year's Day	*Youth Day
- Human Rights Day	*National Women's Day
- Good Friday	*Heritage Day
- Family Day	*Day of Reconciliation
- Freedom Day	*Christmas Day
- Worker's Day	*Day of Goodwill
- Any other holiday declared by Government from time to time will also be granted with full pay.
- If the employee does not work on a public holiday, he/she shall receive normal payment for that day.

BEA

- If the parties agree that the employee should work on any of the above days, the employee shall be paid double the normal day's wage for a full day or double the hourly wage for every hour worked.
- The employer may also by agreement grant two (2) paid working days off in lieu of payment.

11. Leave entitlement:

- The employee is entitled to weekends off and public holidays off, for the duration of this contract.
- Annual Leave: 1 day for every 17 days worked (or twenty-one consecutive days per year).
- The employee is also entitled to 1 days of paid sick leave for every 26 days worked, for the duration of this contract.
- A medical certificate will be needed if the employee is absent from work for more than two consecutive days or has been absent on more than two occasions during an eight-week period.

12. Accommodation: The employer will provide the employee with sets of uniform free of charge during the period of the contract.

Other conditions of employment or benefits:

- The employer agrees to follow the provisions under the Unemployment Insurance Act 63 of 2001 in respect of registration and making payments towards the Unemployment Insurance Fund ("UIF").
- The employer agrees to follow the provision under the Compensation for Occupational Injuries and Diseases Act 130 of 1993 ("COIDA") in respect of registering with the Compensation Fund and submitting annual returns to cover the employee against occupational diseases, injuries, and death in terms of section 80 of the COIDA.
- The employer further agrees to follow any other applicable legislation, including but not limited to, the Protection of Personal Information Act 4 of 2013, Basic Conditions of Employment Act 75 of 1997 and the Labour Relations Act 66 of 1995.

13. Termination: Notice must be given in writing except in cases where the worker is illiterate.

In the case where the worker is illiterate, notice must be discussed orally by or on behalf of the Employer.

Either party may terminate this contract by giving the other party notice in writing as follows:

- Either party can end this agreement with one week's notice during the first six months of employment; and two weeks' notice if you have been employed for more than six months but no more than one year; and four weeks' notice thereafter.
- Four weeks' notice if you have been employed for more than one year for the purpose of any retrenchment or reduction in the workforce which may arise during the absence of a permanent employee, all substitute temporary employees shall be retrenched before permanent employees.
- Employment may also be terminated by the company summarily at any time and without any payment in lieu of notice if you are guilty of any serious misconduct or have committed a breach of a material employment obligation or if you are guilty of any act which would in criminal or common law entitle the company summarily to terminate the employment contract.
- The Employer is entitled to end this agreement without notice if the Employee absconded, is guilty of an offence which, according to the disciplinary policy, justifies immediate dismissal and after following the prescribed procedure.
- The employment relationship is automatically ended when the Employee reaches the retirement age of 65 years. If the Employee's service period is extended, it will only be by a fixed-term contract.
- On completion of the contract as detailed above, this contract shall be reviewed.
- No party will have any further claims on the other otherwise; and
- Both parties agree that no reasonable expectation of permanent employment has been created.
- Upon termination of service, the company undertakes to issue you with a certificate of service.

14. Breach and disciplinary proceedings: Any violation of a provision of this contract will be a breach of this contract.

- The party in breach will be liable for any loss suffered because of the breach following the applicable laws.

BCD

15. Breach and disciplinary proceedings: Any violation of a provision of this contract will be a breach of this contract.

- The party in breach will be liable for any loss suffered because of the breach following the applicable laws.

16. Dispute Resolution: Any disputes arising from this agreement will be resolved through, mediation or arbitration.

17. Variation: This is the full and final agreement between the parties. No amendments or additions effected to this agreement will be valid, unless reduced to writing and signed by both parties and their authorised representatives.

18. Contract Renewal:

- This contract will be reviewed at the specified date. However, should it be needed, this contract may be renewed if prevailing circumstances are needed for.

19. Governing Law: This agreement will be governed by and construed following the laws of South Africa.

I C. Martins hereby confirm that I understood and accept the contents of this agreement and the Standard Terms and Conditions of Employment as reflecting the full terms of the agreement entered between us.

Signatories:

The Employee

Signature 

Full name: Cornelius Martins

As witnesses for the Employee

Signature M. Martins

Full name Mkoyin Martins

Signed at 37 Kondor Street, Rosemoor, George, Western Cape on 01 November 2023.

The Employer

Signature 

Full name: Patrick Jantjies

As witnesses for the Employer

Signature Aantjes

Full name: Asthurita Jantjies

Signed at Blue Mountain Village, George, Western Cape, 6529 on 01 November 2023.

We wish you a fruitful and happy association with Ulwezi Share Holding Investments (Pty) Ltd and look forward to your positive contribution to our company.

[illegible]

Proposed parking layout on erf 17552, Protea Park,
George
Client: Ulwezi Share Holding Investments Proprietary
Limited
Date: 24/06/2026
Drawing title: Parking Layout
Drawing nr: USHIP/06/2026



ANNEXURE "H" – PROPOSED SITE PLAN

Site Plan 1:100

Erf 17554

Erf 17552

Total area of dwelling house and covered stoep encroaching into street building line is 11.28 sq m

Dimensions:

- Horizontal: 2900, 2900, 20550, 7000, 5500, 5500, 2000
- Vertical: 5500, 14240, 5500, 2800
- Other: 3 500 Gate, 1000

Labels:

- Parking 1, Parking 2, Parking 3, Parking 4
- Paving
- Existing House
- Driveway Paving
- Covered Stoep
- Existing Sewer
- 110mm VV
- 110mm Substack
- 1.5m Building Line
- Ex Wall
- MH
- Gate
- Refuse Area
- Karmelia Street

Proposed parking layout on erf 17552, Protea Park,
George
Client: Ulwezi Share Holding Investments Proprietary
Limited
Date: 24/06/2026
Drawing title: Parking Layout
Drawing nr: USHIP/06/2026



ANNEXURE "I" - PRE-APPLICATION CONSULTATION FORM

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: **4038383**

Purpose of consultation: **An application for consent use (student accommodation) and departure (parking requirements)**

Brief proposal: **The purpose of the application is to apply for a consent use for student accommodation (9 students) and a departure (parking requirements)**

Property(ies) description: **Erf 17552, George**

Date: **6 February 2026**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Robin Hector	George Municipality	0448019477	rlhector@george.gov.za
	Naudica Swanepoel	George Municipality	0448019477	nswanepoel@george.gov.za
Pre-applicant	J G Vrolijk		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 the erf
- Locality plan
- S G Diagram
- Existing approved building plans
- Proposed parking layout
- Photos of the facility

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

YES	NO
-----	----

Erf 17552 George is at present developed with a dwelling house which consists of 5 bedrooms each with their own en-suite bathroom, a lounge, dining room and a kitchen. A paved carport which can house four vehicles has also been developed on the erf. The photos attached hereto gives an indication of the quality of the accommodation facility as well as the paved carport.

The dwelling house is at present used as a student accommodation facility which houses 9 students in the five bedrooms. The owner does not reside on the erf. The accommodation facility is managed and maintained daily by a family member of the owner who resides in the adjoining property. None of the students residing in the facility owns a vehicle and all 9 students use the student bus shuttle that is available to students residing in the La Valia / Protea Park residential neighbourhood.

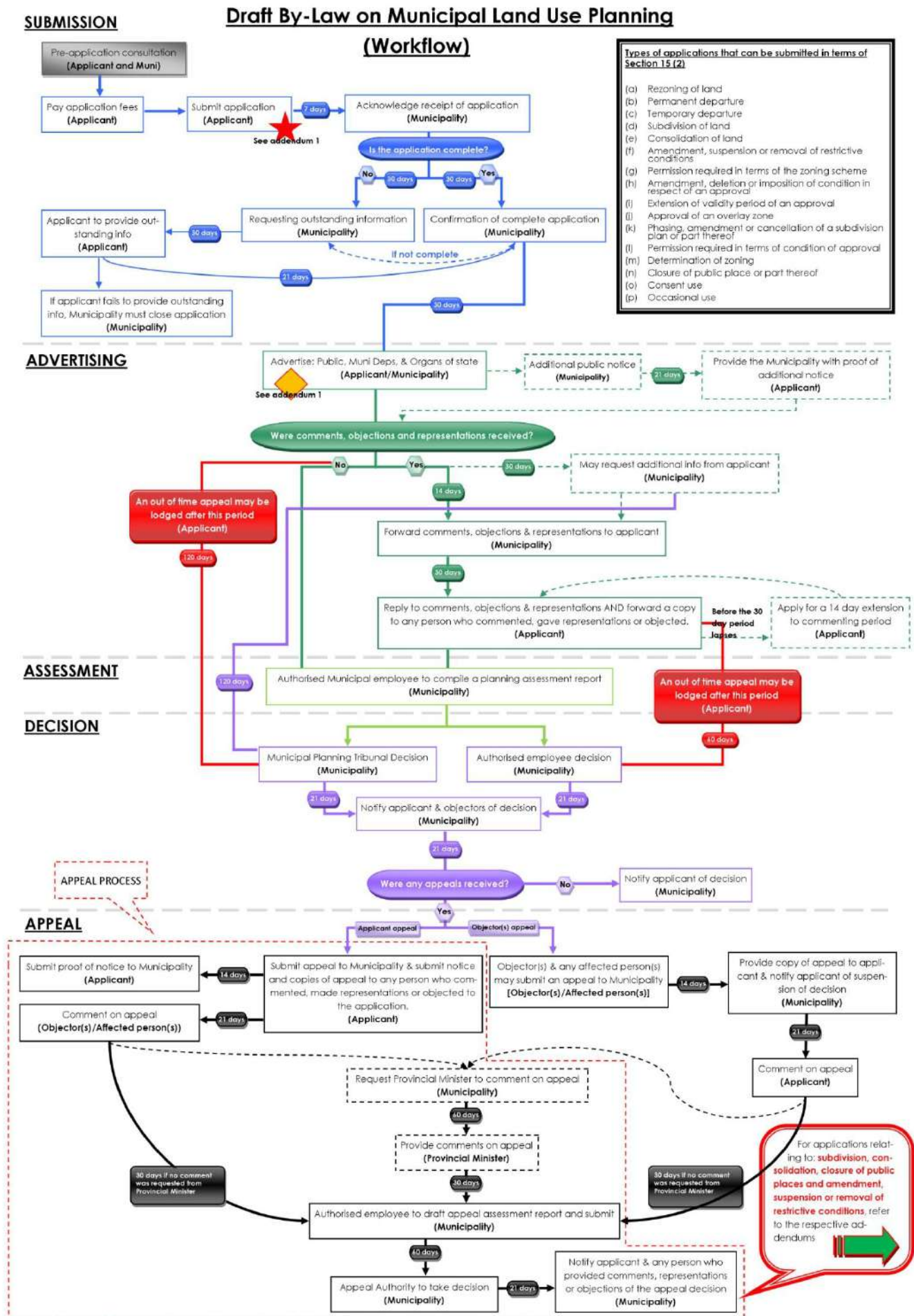
In terms of the provisions of the George Integrated Zoning Scheme By-law, 2023, one parking bay must however be provided on the erf per bedroom that will be used for student accommodation. Therefore, 5 parking bays must be provided for the 5 bedrooms. As only 4 parking bays can be provided on the erf an application for the relaxation of the parking requirements applicable to student accommodation from 1 parking bays per bedroom to 0.75 parking bays per bedroom will have to be submitted. As the property is manged from the adjacent property no parking space is proposed for the manager.

APPLICATION

- An application will have to be submitted in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 for the consent of the George Municipality to use the dwelling house on Erf 17552 George for student accommodation (9 students).
- An application will have to be submitted in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for the relaxation of the parking requirements applicable to student accommodation on the Erf 17552 George from 1 parking bays per bedroom to 0.75 parking bays per bedroom.

PART B: APPLICATION PROCESS

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



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
x	2(b) a permanent departure from the development parameters of the zoning scheme;	R
	2(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
	2(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e) a consolidation of land that is not exempted in terms of section 24;	R
	2(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	2(g) a permission required in terms of the zoning scheme;	R
	2(h) an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i) an extension of the validity period of an approval;	R
	2(j) an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l) a permission required in terms of a condition of approval;	R
	2(m) A determination of a zoning;	R
	2(n) A closure of a public place or part thereof;	R
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):		TBD on submission

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

SECTION B:

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

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?			X	Applicant to motivate proposal in line with George Municipal Spatial Development Framework, 2023 and George East Local Spatial Development Framework, 2015
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			X	Submit Conveyancer's Certificate indicating any title deed restrictions relating to the proposal, and the beneficiaries to be notified / consent to be obtained.
Any other Municipal by-law that may be relevant to application? (If yes, specify)			X	Applicant to motivate proposal in line with Student Accommodation Policy
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? Single Residential Zone III What is the proposed zoning of the property? Single Residential Zone I with consent use for student accommodation (9 students) 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) Yes, departure – parking requirements				

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

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

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

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		X		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		X		SANParks / CapeNature
Will the proposal require comments from DEFF?		X		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (striketrough 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:
Electricity supply:			X	Directorate: Electro-technical Services
Water supply:			X	Directorate: Civil Engineering Services
Sewerage and waste water:			X	Directorate: Civil Engineering Services
Stormwater:			X	Directorate: Civil Engineering Services
Road network:			X	Directorate: Civil Engineering Services
Telecommunication services:			X	
Other services required? Please specify.			X	
Development charges:			X	

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

COMPULSORY INFORMATION REQUIRED:					
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N	Bondholder's consent
MINIMUM AND ADDITIONAL REQUIREMENTS:					
Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y	N	Land Use Plan	Y	N	Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Home Owners' Association consent
Y	N	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (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 11 February 2026 for the proposed Consent Use and Departure for Erf 17552, George. The documents attached were presented.

Town Planning comment:

- Applicant to motivate proposal in terms of SPLUMA, LUPA, PSDF, MSDF and LSDF. Any deviation must be motivated.
- Applicant to take note that the property is zoned Single Residential Zone III. A zoning rectification to Single Residential Zone I must be submitted and approved before a consent use application may be submitted.
- Consent Use for Student Accommodation in principle may be supported from a spatial planning perspective.
- Applicant must indicate compliance with the zoning objective, land use description and development parameters contained in the George Integrated Zoning Scheme By-law, 2023. Any deviation from the latter requires a departure application.
- All structures on site and development parameters of the zoning to be indicated on the site plan.
- Adequate parking spaces, manoeuvring space and dimensions to be indicated on the site plan.
- Applicant to clearly demonstrate and motivate compliance with the student accommodation policy.
- Parking to be provided in line with minimum off-street parking requirements in terms of the Zoning Scheme.

Civil Engineering Services comment:

- Access must adhere to the applicable GIZS 2023 via the existing access onto Karmelia Street and must be indicated on the building plan.
- Any future change in access must be indicated on future required building plan.
- All parking, including vehicle movement, must be fully accommodated on-site.
- No parking will be allowed within the road reserve.
- Parking as per the GINZS 2023, PT1 may be supported. Should the developer wish to deviated from the parking standards, the developer will be required to submit a formal departure application with reduction motivation report.
- Municipal water & sewer capacity are available, subject to confirmation of network and treatment capacity.
- 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.

PART F: SUMMARY / WAY FORWARD

- Applicant may proceed with submission of the land use application addressing all aspects 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: Robin Hector



SIGNED:

DATE: 17 February 2026

PRE-APPLICANT: Johannes George Vrolijk



SIGNED:

DATE: 06 February 2026

OFFICIAL: **Naudica Swanepoel**

SIGNED:

A handwritten signature in black ink, appearing to read 'Naudica Swanepoel', written in a cursive style.

DATE: **18 February 2026**

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

ANNEXURE "J" - LOCALITY PLAN



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.



Scale: 1:1,290

ANNEXURE “K” – SURVEYOR GENERAL DIAGRAM

8018/93 SHT 1

GEORGE ALLOTMENT AREA)
GENERAL PLAN No. 8018/1993

of
THE SUBDIVISIONS OF ERF 17320, GEORGE
Vide Dgn. No. 8017/93 D.T. 1993 No.52

Comprising 302 erven numbered 17321 - 17361 and 17363 - 17623,
1 Public Place numbered 17362 and the streets

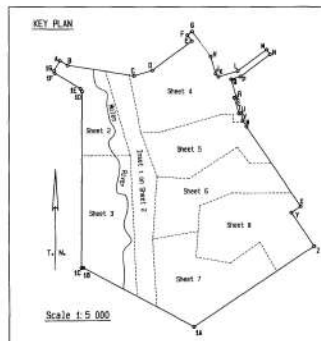
Situate in the Municipality and
Administrative District of George
Province of Cape of Good Hope



CO-ORDINATES		SYSTEM Lo.2 ³	
CONSTANTS		Y +0.00	X + 3 700 000.00
MAIN FIGURE		BLOCK CORNERS	
Y Metres X	Y Metres X	Y Metres X	Y Metres X
A + 47 547.57 + 80 853.02	A1 + 47 524.24 + 80 753.29	C2 + 47 255.92 + 80 854.10	F30 + 47 151.73 + 81 058.05
B + 47 527.54 + 80 755.40	A2 + 47 507.87 + 80 860.40	C3 + 47 157.51 + 81 053.62	J38 + 47 235.94 + 81 258.18
C + 47 548.26 + 80 753.83	A3 + 47 575.86 + 80 869.52	C4 + 47 115.56 + 80 945.22	F21 + 47 154.42 + 81 037.94
D + 47 538.26 + 80 715.75	A4 + 46 536.39 + 81 136.70	C5 + 47 148.77 + 80 871.51	E1 + 47 158.80 + 81 063.42
E + 47 130.52 + 80 640.10	B1 + 47 555.43 + 80 000.02	C6 + 47 157.75 + 80 928.08	G2 + 47 157.75 + 81 087.76 + 81 325.26
F + 47 204.91 + 80 654.09	B2 + 47 550.69 + 80 075.00	C7 + 47 221.08 + 80 895.60	G3 + 47 136.90 + 81 096.41
G + 47 135.15 + 80 614.70	B3 + 47 588.42 + 80 068.43	C8 + 47 237.37 + 80 844.55	H4 + 47 177.58 + 81 177.58
H + 47 141.83 + 80 681.61	B4 + 47 574.23 + 80 021.37	C9 + 47 240.92 + 80 836.05	I5 + 47 146.81 + 81 192.99
I + 47 138.42 + 80 738.36	B5 + 47 187.25 + 80 843.60	C10 + 47 235.30 + 80 814.90	I6 + 47 137.33 + 81 254.98
J + 47 130.86 + 80 736.03	B6 + 47 156.76 + 80 869.84	D1 + 47 100.51 + 80 854.49	I7 + 47 084.42 + 81 213.72
K + 47 088.91 + 80 721.61	B7 + 47 208.66 + 80 884.75	D2 + 47 086.78 + 80 832.17	I8 + 47 056.65 + 81 173.90
L + 46 591.56 + 80 663.69	B8 + 47 224.76 + 80 862.80	I3 + 46 818.73 + 81 151.41	I9 + 47 052.77 + 81 188.40
M + 46 591.98 + 80 676.70	B9 + 47 245.07 + 80 810.43	I4 + 46 852.84 + 81 173.63	I10 + 47 076.42 + 81 255.25
N + 47 061.67 + 80 736.17	B10 + 47 265.77 + 80 866.36	E1 + 47 141.53 + 80 862.30	G11 + 47 142.57 + 81 242.71
O + 47 088.64 + 80 743.35	B11 + 47 275.09 + 80 895.41	E2 + 47 106.31 + 80 863.02	I12 + 47 106.43 + 81 255.25
P + 47 072.84 + 80 751.43	B12 + 47 287.44 + 80 763.72	E3 + 46 865.25 + 81 175.27	I13 + 47 103.38 + 81 325.26
Q + 47 076.09 + 80 753.05	B13 + 47 304.51 + 80 797.53	E4 + 46 894.47 + 81 291.05	I14 + 47 103.38 + 81 325.26
R + 47 095.18 + 80 836.31	B14 + 47 305.77 + 80 747.92	F1 + 47 183.55 + 81 015.15	I15 + 47 183.28 + 81 086.51
S + 47 095.01 + 80 834.05	B15 + 47 312.96 + 80 744.50	F2 + 47 148.84 + 80 867.87	I16 + 47 203.72 + 81 186.99
T + 47 095.25 + 80 863.57	B16 + 47 320.57 + 80 730.62	F3 + 47 138.52 + 81 185.63	I17 + 47 198.37 + 81 225.38
U + 47 045.36 + 80 876.77	B17 + 47 326.50 + 80 733.44	F4 + 47 086.52 + 81 233.09	I18 + 47 146.30 + 81 252.14
V + 46 990.40 + 81 036.73	B18 + 47 332.54 + 80 763.05	F5 + 47 123.52 + 81 195.66	I19 + 47 118.01 + 81 297.81
W + 46 925.41 + 81 153.45	B19 + 47 317.05 + 80 765.48	F6 + 47 138.50 + 81 186.01	I20 + 47 124.26 + 81 325.26
X + 46 864.69 + 81 153.87	B20 + 47 288.44 + 80 862.98	F7 + 47 141.69 + 81 176.86	I21 + 47 134.36 + 81 255.40
Y + 46 886.57 + 81 411.23	B21 + 47 274.23 + 80 902.74	F8 + 47 130.05 + 81 110.83	I22 + 47 181.62 + 81 280.86
Z + 47 485.50 + 81 251.92	B22 + 47 254.04 + 80 917.03	F9 + 47 117.40 + 81 102.48	I23 + 47 251.62 + 81 251.62
1A + 47 485.50 + 81 252.52	B23 + 47 247.08 + 80 940.80	F10 + 47 103.86 + 81 145.42	I11 + 47 245.10 + 81 183.72
1B + 47 488.03 + 80 775.84	B24 + 47 205.70 + 80 908.15	F11 + 47 104.14 + 81 136.52	J1 + 47 257.89 + 81 235.75
1C + 47 482.89 + 80 768.25	B25 + 47 178.76 + 80 968.67	F12 + 47 086.03 + 81 183.18	J2 + 47 231.81 + 81 195.18
1D + 47 482.89 + 80 768.25	B26 + 47 178.76 + 80 943.86	F13 + 47 082.75 + 81 184.53	J3 + 47 252.63 + 81 223.29
1E + 47 482.89 + 80 768.25	B27 + 47 178.76 + 80 977.08	F14 + 47 087.77 + 81 191.19	J4 + 47 251.86 + 81 210.75
1F + 47 482.89 + 80 768.25	B28 + 47 206.91 + 81 010.96	F15 + 47 086.40 + 81 154.25	J5 + 47 175.05 + 81 042.04
1G + 47 482.89 + 80 768.25	B29 + 47 236.53 + 81 012.11	F16 + 47 112.08 + 81 115.22	J6 + 47 188.29 + 81 070.71
1H + 47 482.89 + 80 768.25	B30 + 47 254.84 + 81 026.05	F17 + 47 138.48 + 81 111.97	J7 + 47 224.03 + 81 061.88
1I + 47 482.89 + 80 768.25	B31 + 47 215.27 + 80 961.23	F18 + 47 125.27 + 81 096.31	J8 + 47 234.43 + 81 066.37

TOWN SURVEY MARKS
10594 + 47 087.41 + 80 296.36
10594 + 46 068.78 + 80 502.15

REFERENCE MARKS
10594 + 47 500.36 + 80 795.98
10594 + 47 492.81 + 80 995.23



SHEET	ERY NUMBER
2	17321 - 17329 17360 (Lower)
3	17330 - 17339
4	17340 - 17349 17401
5	17404 - 17427 17444 - 17450 17462 - 17476 17477 (Lower)

CDR

[illegible]

This General Plan was framed by us and we undertake to place the beacons of the seven in the positions which correspond with the data on this plan, and the survey records pertaining thereto to the Surveyor - General for approval within the prescribed period.

A. Low M.D. Clough
Professional Land Surveyors

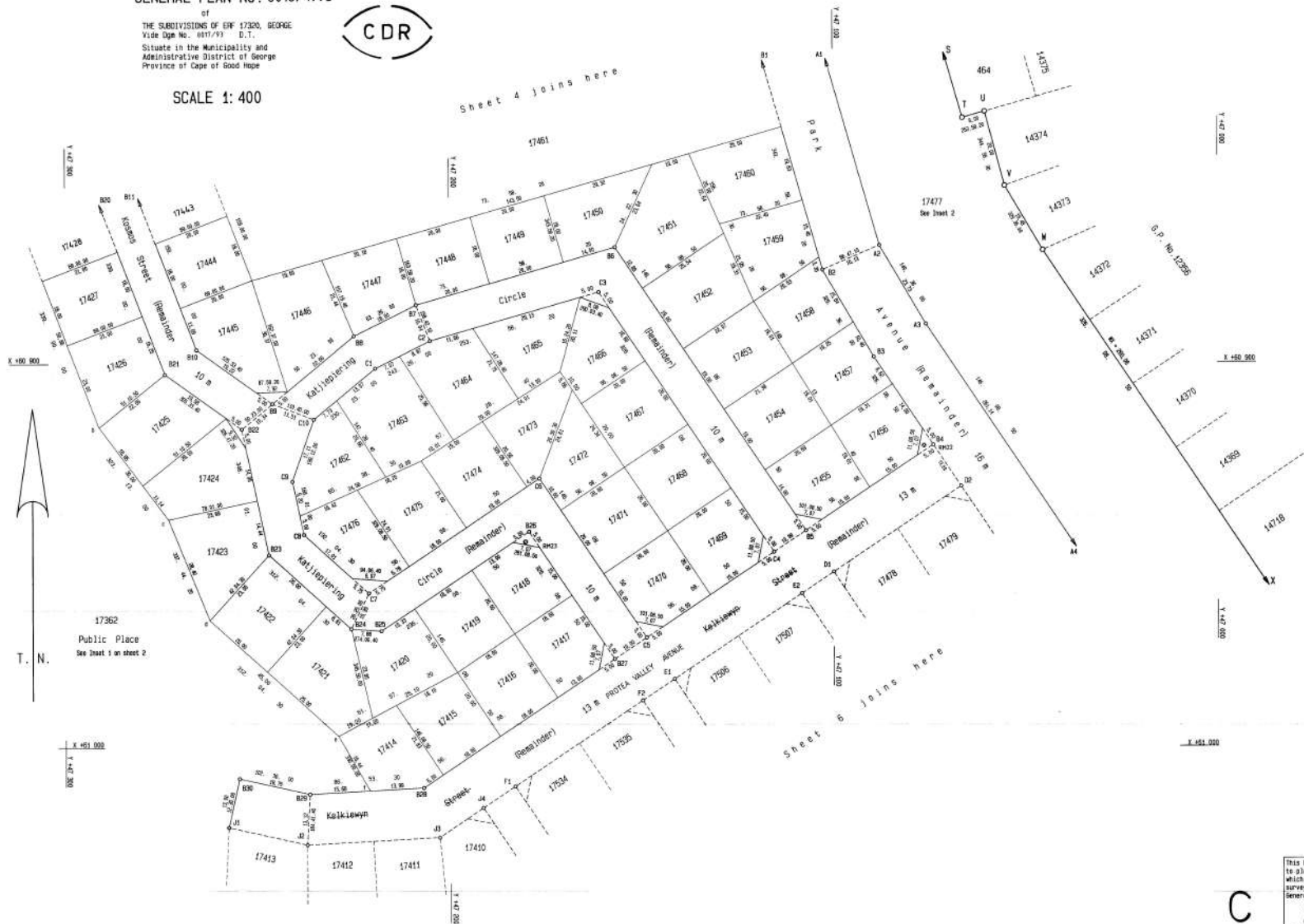
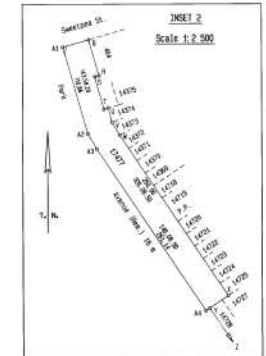
FILE No. S. 8775/55/9
S.R. No. E 2755/93
COMP. BL-700/X5 (1755)
BL-700/X5B (6316)
BL-700/Y5 (1790)
BLSX-3431 (M412)

(GEORGE ALLOTMENT AREA)
GENERAL PLAN No. 8018/1993
 of
 THE SUBDIVISIONS OF ERF 17300, GEORGE
 Vide Opn No. 487/93 D.T.
 Situate in the Municipality and
 Administrative District of George
 Province of Cape of Good Hope



SCALE 1:400

S.S. No. 2018 - 93
SHEET 5 OF 9 SHEETS
PROVISIONALLY APPROVED
<i>M.R. Conroy</i>
SURVEYOR-GENERAL
DATED: 1993-12-02
APPROVED
<i>M.R. Conroy</i>
SURVEYOR-GENERAL
DATED: 1994-07-01



This General Plan was framed by us and we undertake to place the beacons of the survey in the positions which correspond with the data on this plan, and the survey records pertaining thereto to the Surveyor-General for approval within the prescribed period.

A. L. L. L.
 A. L. L. L.
 Professional Land Surveyors

M. D. Clough
 M. D. Clough
 Professional Land Surveyors

September 1993
 Date

FILE No. S. 8075/93/3
 S.R. No. E 2755/93
 COMP. BL-700/703 (17300)
 BL-700/703 (17300)
 BL-700/703 (17300)
 BL-700/703 (17300)

C

(GEORGE ALLOTMENT AREA)
GENERAL PLAN No. 8018/1993

THE SUBDIVISIONS OF EPF 17320, GEORGE
Vide Dgm No. 8017/93 D.T.
Situate in the Municipality and
Administrative District of George
Province of Cape of Good Hope

SCALE 1: 400



S.G. No. 0018 - 93
SHEET 6 OF 9 SHEETS
PROVISIONALLY APPROVED <i>MR. C...</i>
SURVEYOR-GENERAL (DATED : 1993-12-0)
APPROVED <i>MR. C...</i>
SURVEYOR-GENERAL (DATED : 1994-07-0)

This General Plan was framed by us and we undertake to place the beacons of the arven in the positions which correspond with the data on this plan, and the survey records pertaining thereto to the Surveyor-General for approval within the prescribed period.

John W. D. Clough
 A. Law M. D. Clough September 1993
 Professional Land Surveyor Date

FILE No. S. 8775/25/9
 S.R. No. E 1755/93
 COMP. BL-700/95 (1755)
 BL-700/95 (8315)
 BL-700/95 (1759)
 B.S.-34-31 094/94



S.O. NO. 878 - 92
SHEET 7 OF 9 SHEETS
PROVISIONALLY APPROVED  SURVEYOR-GENERAL DATED :- 1998-12-02
APPROVED  SURVEYOR-GENERAL DATED :- 1996-07-01

(GEORGE ALLOTMENT AREA)
GENERAL PLAN No. 8018/1993
of
THE SUBDIVISIONS OF ERF 17320, GEORGE
Vide Ogm No. 0017/93 D.T.
Situate in the Municipality and
Administrative District of George
Province of Cape of Good Hope

SCALE 1: 400

This General Plan was framed by us and we undertake to place the beacons of the arven in the positions which correspond with the data on this plan, and the survey records pertaining thereto to the Surveyor - General for approval within the prescribed period.

Al Louw *M.D. Clough*

Al Louw M.D. Clough September 1993
Professional Land Surveyors Date

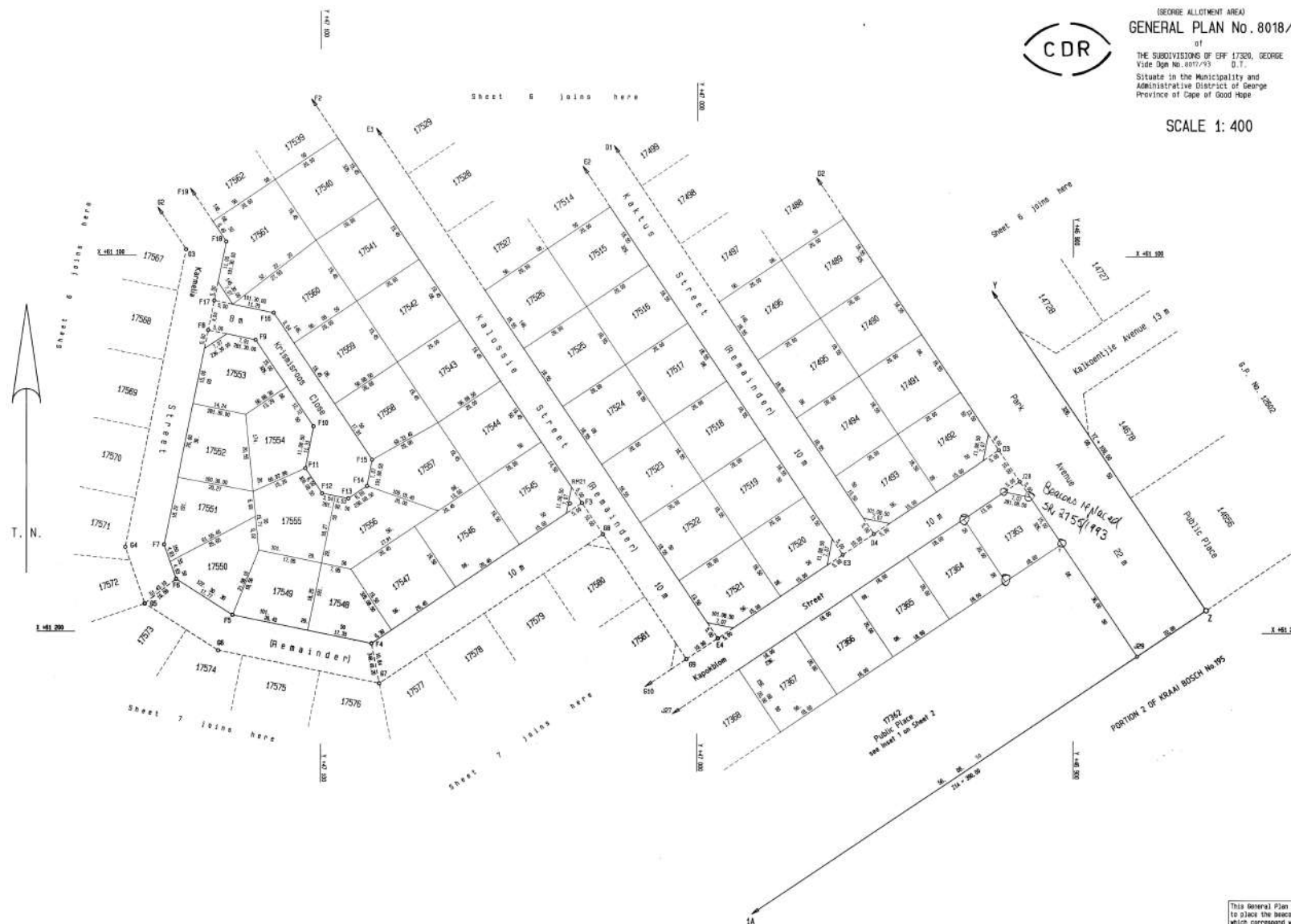
FILE No. S.8775/55/9
S.R. No.E 2155/93
COMP. BL-700/X5 (1756)
BL-700/X53 (6316)
BL-700/Y5 (1756)
BL5X-3437 (M424)

8018/93 SHT 8

S.G. No. 1018 - 93
SHEET 8 OF 9 SHEETS
PROVISIONALLY APPROVED  SURVEYOR-GENERAL DATED - 1993 - 12 - 02
APPROVED  SURVEYOR-GENERAL DATED - 1994 - 07 - 01

(GEORGE ALLOTMENT AREA)
GENERAL PLAN No. 8018/1993
of
THE SUBDIVISIONS OF EFF 17320, GEORGE
Vide Dgm No. 8017/93 D.T.
Situate in the Municipality and
Administrative District of George
Province of Cape of Good Hope

SCALE 1: 400



This General Plan was framed by us and we undertake to place the beacons of the survey in the positions which correspond with the data on this plan, and the survey records pertaining thereto to the Surveyor-General for approval within the prescribed period.

A. Lowe *W.D. Clough*
 A. Lowe W.D. Clough
 Professional Land Surveyors
 September 1983
 Date

FILE No. S.8775/55/9
S.R. No.E 2755/93
COMP. BL-700/X5 (1755)
BL-700/XS3 (6316)
BL-700/Y5 (1756)
BLSX-3437 1942/61

(GEORGE ALLOTMENT AREA)

GENERAL PLAN No. 8018/1993

OF
THE SUBDIVISIONS OF ERF 17320 GEORGE
VIDE DGM. No. 8017/93 D.T.
SITUATE IN THE MUNICIPALITY AND
ADMINISTRATIVE DISTRICT OF GEORGE
PROVINCE OF CAPE OF GOOD HOPE



S.G. No. 8018/93
SHEET 9 OF 9 SHEETS
APPROVED <i>M. J. Conway</i>
SURVEYOR-GENERAL DATED 1994-07-01

CO-ORDINATES			
SYSTEM La 23°			
REFERENCE MARKS			
Y METRES X			
Constant	8 80	-3 700 888 80	
RM1	+67 836.47	+61 145.53	
RM2	+67 876.42	+60 921.51	
RM3	+67 100.33	+60 916.47	
RM4	+67 896.81	+61 751.71	
RM5	+67 138.25	+61 338.83	

BEACONS

G	CONCRETE CORNER FENCE POST 120 x 120mm
M, U, V, W, X, Y	12mm IRON PEG IN CONCRETE
C1	12mm DRILL HOLE IN CONCRETE
17362g	12mm DRILL HOLE IN CONCRETE PIPE
OTHERS	12mm IRON PEG

REFERENCE MARKS

RM1, RM2, RM3, RM4, RM5	STANDARD TOWN SURVEY MARK
RM1 - RM5	12mm IRON PEG IN CONCRETE BELOW GROUND LEVEL

C	SURVEYED IN OCTOBER 1987 - MAY 1994 <i>Howe</i>	FILE No. S.8775/SS/9 S.R. No. E.2755/93 COMP. BL-700/XS (1755) BL-700/XS3 (6396) BL-700/Y5 (1759) BL.SX-3431 (194126)
	A. LOUW PROFESSIONAL LAND SURVEYOR	

ANNEXURE "L" - TITLE DEED

70

Celeste Cross Attorneys & Conveyancers
47 Cowrie Crescent
Sunset Beach
7441

Opgestel deur my

TRANSPORTBESORGER
CELESTE SMIT (92177)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 160 000,00	R. 96,00
Reason for exemption	Category Exemption	Exemption i to. Sec/Reg. Act/Proc.

DATA / VERIFY
7 -07- 2022
PENELOPE NGOGWANA

T 034960 / 22

TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

GERRIT PETRUS FOURIE (83877)

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

CORNELIUS MARTINS
Identiteitsnommer 770731 5113 08 7
en
MERCIA MARTINS
Identiteitsnommer 791018 0126 08 1
Getroud binne gemeenskap van goed met mekaar

DATA / CAPTURE
27 -07- 2022
PHUMELELA MNAMATA

wat Volmag geteken te George op 20 Maart 2022.

En genoemde Komparant het verklaar dat sy/haar prinsipaal, op 26 Februarie 2022, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy/sy, in sy/haar voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

ULWEZI SHARE HOLDING INVESTMENTS PROPRIETARY LIMITED
Registration Number 2020/612197/07

diese Opvolgers in titel of Regverkrygendes, in volkome en vrye eiendom

ERF 17552 GEORGE IN DIE MUNISIPALITEIT EN AFDELING GEORGE
WES-KAAP PROVINSIE

GROOT 343 (DRIE HONDERD DRIE EN VEERTIG) Vierkante meter

AANVANKLIK OORGEDRA kragtens Sertifikaat van Eiendomsreg Nommer T31953/1994 met Algemene Plan Nommer 8018/1993 wat daarop betrekking het en gehou kragtens Transportakte Nommer T29661/2008

A. **ONDERHEWIG** aan die voorwaardes verwys na in Grondbrief gedateer 15 Junie 1922 (George Erfpagbriewe Boekdeel 15 Nommer 15).

B. **ONDERHEWIG VERDER** aan die volgende voorwaardes vervat in Grondbrief gedateer 15 Junie 1922 (George Erfpagbriewe Boekdeel 15 Nommer 15), naamlik:

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

(3)

C. **GEREGTIG** op die voordele van die terme van die volgende serwituutendossement gedateer 29 Desember 1938 op Grondbrief gedateer 15 Junie 1922 (George Erfpagbriewe Boekdeel 15 Nommer 15):

By Deed of Transfer Number 13615 gedateer 29 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 timber factory, as will more fully appear on reference to the said transfer.

D. **ONDERHEWIG VERDER** aan die terme van die serwituut verwys in die volgende endossement gedateer 7 Junie 1977 op Grondbrief gedateer 15 Junie 1922 (George Erfpagbriewe Boekdeel 15 Nommer 15):

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 Number W10/76) dated 5.6.1977 as will more fully appear on reference to the copy of said order filed as K493/77S.

22

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

CORNELIUS MARTINS en MERCIA MARTINS, Getroud soos vermeld

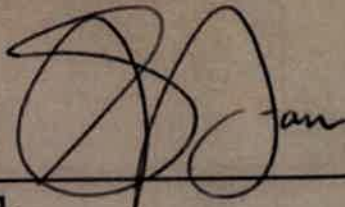
voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat hulle geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

ULWEZI SHARE HOLDING INVESTMENTS PROPRIETARY LIMITED
Registration Number 2020/612197/07

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 R160 000,00 (EEN HONDERD EN SESTIG DUISEND RAND) beloop.

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

ALDUS GEDOEN EN VERLY op die Kantoor van die REGISTRATEUR VAN AKTES te KAAPSTAD op hede die 25 JUL 2022


q.q.

In my teenwoordigheid


REGISTRATEUR VAN AKTES

ANNEXURE "M"- COMPANY REGISTRATION CERTIFICATE

**Certificate issued by the Companies and Intellectual Property
Commission on Friday, March 18, 2022 08:03
Certificate of Confirmation**



Companies and Intellectual
Property Commission

a member of the dti group

Registration number	2020 / 612197 / 07
Enterprise Name	ULWEZI SHARE HOLDING INVESTMENTS (PTY) LTD
Enterprise Shortened Name	None provided.
Enterprise Translated Name	None provided.
Registration Date	04/08/2020
Business Start Date	04/08/2020
Enterprise Type	Private Company
Enterprise Status	In Business
Financial year end	February
Main Business/Main Object	BUSINESS ACTIVITIES NOT RESTRICTED.
Postal address	18 TSITSIKAMA CRESCENT BLUE MOUNTAIN VILLAGE GEORGE WESTERN CAPE 6280
Address of registered office	18 TSITSIKAMA CRESCENT BLUE MOUNTAIN VILLAGE GEORGE WESTERN CAPE 6280



The Companies and Intellectual Property Commission
of South Africa

P.O. BOX 429, PRETORIA, 0001, Republic of South Africa. Docex 256, PRETORIA

Call Centre Tel 086 100 2472, Website www.cipc.co.za



COR21.1

**Certificate issued by the Companies and Intellectual Property
Commission on Friday, March 18, 2022 08:03
Certificate of Confirmation**



Companies and Intellectual
Property Commission

a member of the sbs group

Registration number

2020/612197/07

Enterprise Name

ULWEZI SHARE HOLDING INVESTMENTS (PTY) LTD

Name

Postal Address

Active Directors / Officers

Surname and first names	ID number or date of birth	Director type	Appoint- ment date	Addresses
JANTJIES, PATRICK	7611255314087	Director	04/08/2020	Postal: 18 TSITSIKAMA CRESCENT, BLUE MOUNTAIN VILLAGE, GEORGE, WESTERN CAPE, 6280 Residential: 18 TSITSIKAMA CRESCENT, BLUE MOUNTAIN VILLAGE, GEORGE, WESTERN CAPE, 6280



The Companies and Intellectual Property Commission
of South Africa

P.O. BOX 429, PRETORIA, 0001, Republic of South Africa Docex 256, PRETORIA

Call Centre Tel 086 100 2472, Website www.cipc.co.za





Address Change for Companies and Close Corporations

COR 21.1

Registration Number: 2020 / 612197 / 07
Enterprise Name: ULWEZI SHARE HOLDING INVESTMENTS

ENTERPRISE INFORMATION

Registration Number 2020 / 612197 / 07
Enterprise Name ULWEZI SHARE HOLDING INVESTMENTS (PTY) LTD
Enterprise Shortened Name
Enterprise Translated Name
Registration Date 04/08/2020
Business Start Date 04/08/2020
Enterprise Type Private Company
Enterprise Status In Business
Financial Year End February
Addresses

POSTAL ADDRESS

18 TSITSIKAMA CRESCENT
BLUE MOUNTAIN VILLAGE
GEORGE
WESTERN CAPE
6280

ADDRESS OF REGISTERED OFFICE

18 TSITSIKAMA CRESCENT
BLUE MOUNTAIN VILLAGE
GEORGE
WESTERN CAPE
6280

ACTIVE MEMBERS / DIRECTORS

Surname and First Names	Type	ID Number / Date of Birth	Contrib. (R)	Interest (%)	Appoint. Date	Address
JANTJIES, PATRICK	Director	7611255314087	0.00	0.00	04/08/2020	Postal: 18 TSITSIKAMA CRESCENT, BLUE MOUNTAIN VILLAGE, GEORGE, WESTERN Residential: 18 TSITSIKAMA CRESCENT, BLUE MOUNTAIN VILLAGE, GEORGE, WESTERN

AUDITOR DETAILS

Auditor Name	Type	Status	Appointment Date	Resignation Date	Email Address
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Profession Number:



ANNEXURE “N” - POWER OF ATTORNEY

POWER OF ATTORNEY

I, the undersigned

Patrick Jantjies

in my capacity as the only Director of

Ulwezi Share Holding Investments (Pty) Ltd Registration number 2020/612197/07

the registered owner of

Erf 17552 George

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

- An application in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 for a consent use for student accommodation on Erf 17552 George.
- An application in terms of Section 15(2)(b) of the land Use Planning By-Law for George Municipality, 2023 for a permanent departure from the parking requirement applicable to Student Accommodation, stipulated in the table entitled "Minimum off-street parking requirements" in Section 42(2) of the George Integrated Zoning Scheme 2023, from 1 bay per bedroom, plus 2 bays for owner's home / manager's unit and 1 bay for visitors, to 0.75 parking bays per bedroom in respect of Erf 17552 George.
- An application in terms of Section 15(2)(b) of the land Use Planning By-Law for George Municipality, 2023 for the relaxation of the street building line on Erf 17552 George from
 - 4.0 metres to 2.8 metres to allow for the legalization of the position of the existing dwelling house in relation to the street boundary of the erf.
 - 4.0 metres to 1.0 metre to allow for the legalization of an existing undercover entrance stoep.

Signed at George on 7 May 2026



Patrick Jantjies

ANNEXURE "O" - CONVEYANCER CERTIFICATE

CONVEYANCER'S CERTIFICATE

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

ERF 17552 GEORGE

APPLICATION DETAILS

- An application in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 for a consent use for student accommodation on Erf 17552 George.
- An application in terms of Section 15(2)(b) of the land Use Planning By-Law for George Municipality, 2023 for a permanent departure from the parking requirement applicable to Student Accommodation, stipulated in the table entitled "Minimum off-street parking requirements" in Section 42(2) of the George Integrated Zoning Scheme 2023, from 1 bay per bedroom, plus 2 bays for owner's home / manager's unit and 1 bay for visitors, to 0.75 parking bays per bedroom in respect of Erf 17552 George.
- An application in terms of Section 15(2)(b) of the land Use Planning By-Law for George Municipality, 2023 for the relaxation of the street building line on Erf 17552 George from
 - 4.0 metres to 2.8 metres to allow for the legalization of the position of the existing dwelling house and carport in relation to the street boundary of the erf.
 - 4.0 metres to 1.0 metre to allow for the legalization of an existing undercover entrance stoep.

APPLICATION DATE

May 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:

T 34960/22 (current Title Deed)

in respect of:

**ERF 17552 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

IN EXTENT: 343 (THREE FOUR THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T34960/22

REGISTERED in the name of

**ULWEZI SHARE HOLDING INVESTMENTS (PTY) LTD REGISTRATION NUMBER
2020/612197/07**

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 5 May 2026



CONVEYANCER