

AGENDA

**SOUTH CAPE JOINT MUNICIPAL PLANNING TRIBUNAL – GEORGE MUNICIPALITY
SUID-KAAP GEMEENSKAPLIKE MUNISIPALE BEPLANNINGSTRIBUNAAL
– GEORGE MUNISIPALITEIT**

**Office of the Municipal Manager:
Civic Centre
GEORGE
6530**

**Kantoor van die Munisipale Bestuurder:
Burgersentrum
GEORGE
6530**

Date/Datum: 01 October 2026

TO: All members of the Southern Cape Joint Municipal Planning Tribunal

AAN: Alle lede van die Suid-Kaap Gemeenskaplike Munisipale Beplanningstribunaal

Presiding Officer / Voorsittende Beampte: Hendrik Visser

Panel Members / Paneellede: Raimo Fernandez
Ruan le Roux
Elma Vreken
Dalene Carstens

Alternative members / Alternatiewe lede: Susan Human
Garron Campbell

Notice is given that a meeting of the Southern Cape Joint Municipal Planning Tribunal – George Municipality will be held in George via Microsoft Teams on Tuesday, 27 October 2026 at 10:00.

Kennis geskied dat 'n vergadering van die Suid-Kaap Gemeenskaplike Munisipale Beplanningstribunaal – George Munisipaliteit gehou sal word in George op Microsoft Teams op Dinsdag, 27 Oktober 2026 om 10:00.

HENDRIK VISSER
Chairperson / Voorsitter

ITEM	AGENDA	
1	OPENING OF MEETING	
2	CONFIRMATION OF REQUIREMENTS	
3	DETERMINATION OF VESTED RIGHTS	
4	DECLARATION OF CONSTITUTED MEETING	
5	APPLICATION FOR CONVENER/ORAL HEARING/ADDITIONAL ITEMS	
6	ITEMS FOR DISCUSSION	

6. ITEMS FOR DISCUSSION

ITEM	AGENDA	PAGES
6.1	APPLICATION FOR EXEMPTED SUBDIVISION, CLOSURE OF A PUBLIC PLACE AND DEPARTURE – ERVEN 16815 and 6732, GEORGE	3 – 72
6.2	APPLICATION FOR BUILDING LINE RELAXATION: ERF 499 HOEKWIL	73 - 85



LAND USE PLANNING REPORT	
APPLICATION FOR EXEMPTED SUBDIVISION, CLOSURE OF A PUBLIC PLACE AND DEPARTURE – ERVEN 16815 and 6732, GEORGE	

Reference number	3916453	Application submission date	24 November 2025	Date report finalized	22 June 2026	
Delegation: 4.16.18.1 Sub delegation: LUP1.1 - AO: Category C5.N - MPT						
PART A: AUTHOR DETAILS						
First name(s)	Fakazile					
Surname	Vava					
Job title	Town Planner					
SACPLAN registration no.	B/8439/2021					
Directorate/ Department	Planning and Development					
Contact details	fvava@george.gov.za or 044 801 9477					
PART B: APPLICANT DETAILS						
First name(s)	Phillipus Cornelius Johannes					
Surname	Theron					
Company name	Formaplan					
SACPLAN registration no.	A/025/1985	Is the applicant authorized to submit this application?	Y	N		
Registered owner(s)	Junowiz Proprietary Limited (Reg. No. 2015/004116/07)					
PART C: PROPERTY DETAILS						
Property description (in accordance with Title Deed)	Erven 16815 and 6732, George					
Physical address	Binne Street, George	Town/City	George Industria			
Current zoning	Industrial Zone II	Extent (m ² / ha)	Erf 16815, George – 1791m ²	Are there existing buildings on the property?	Y	N
	Transport Zone II		Erf 6732, George – 8323m ²		Y	N

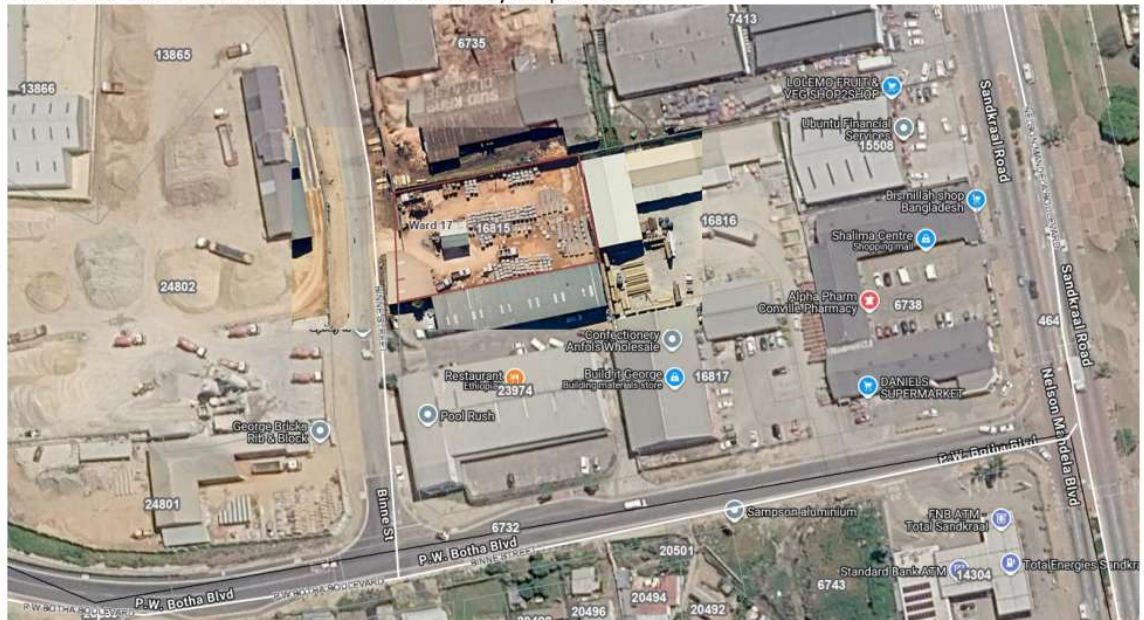
Applicable Zoning Scheme	George Integrated Zoning Scheme By-law, 2023 (hereafter referred to as "Zoning Scheme");				
Legislation	1. Land-use Planning By-Law for George Municipality, 2023 (hereafter referred to as "Planning By-Law"); 2. George Municipal Spatial Development Framework, 2023 (hereafter referred to as "GMSDF");				
Current Land Use	Erf 16815, George – industrial building. Erf 6732, George – part of road reserve	Title Deed number & date	T16435/2020; & 15917/1977		
Any restrictive title conditions applicable?	Y N	If Yes, list condition number(s)	N/A		
Any third-party conditions applicable?	Y N	If Yes, specify	N/A		
Any unauthorised land use/building work?	Y N	If Yes, explain	N/A		
PART D: PRE-APPLICATION CONSULTATION (ATTACH MINUTES)					
Has pre-application consultation been undertaken?	Y	N	Annexure B		
Reference Number	Collab ref: # 3898208	Date of consultation	20 October 2025	Official's name	R. Janse van Rensburg I. Huyser
PART E: LIST OF APPLICATIONS (TICK APPLICABLE)					
a. Rezoning	b. Permanent departure	x	c. Temporary departure	d. Subdivision	
e. Consolidation	f. Amendment, suspension or deletion of restrictive conditions		g. Permissions required in terms of the zoning scheme	h. Amendment, deletion or additional conditions in respect of existing approval	
i. Extension of validity period	j. Approval of an overlay zone		k. Phasing, amendment or cancellation of subdivision plan	l. Permissions required in terms of conditions of approval	
m. Determination of zoning	n. Closure of public place	x	o. Consent use	p. Disestablishment of an HOA	
q. Rectify Breach of an HOA	r. Reconstruct building of non-conforming use		Other (specify)	x	Exempted subdivision ito 24
PART F: APPLICATION DESCRIPTION					
Consideration of the following applications applicable to Erven 16815 and a portion of Erf 6732, George:					
1. Exempted application in terms of Sections 24(2)(c) of the Land Use Planning By-Law for George Municipality, 2023 for the subdivision of a portion (+/-55m ²) of Binne Street Road reserve (proposed subdivided Erf 30165, George)					

2. Closure in terms of Sections 15(2)(n) of the Land Use Planning By-Law for George Municipality, 2023 of a portion (+/-55m²) of Erf 6732, George (Binne Street), adjacent to Erf 16815, George (proposed subdivided Erf 30165, George).
3. Departure in terms of Sections 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 from development parameter (c) under "Industry" to relax the street centreline setback of 8.0m to 7.4m for Erf 16815 and the portion of Erf 6732, George (proposed subdivided Erf 30165, George).

Note that in terms of Section 14 of the George Integrated Zoning Scheme By-Law, 2023 the zoning of the land that was previously a public place and that is closed is determined by the zoning of the abutting property belonging to the same owner. In the case of this application, the closed portion will be transferred to the owner of Erf 16815 and be notorially tied to said erf. The closed portion will thus be zoned 'Industrial Zone II', same as Erf 16815, George.

PART G: LOCATION

Erf 16815, George is situated along Binne Street in the industrial area. The property is found 100m west of Nelson Mandela Boulevard. Refer to the locality Map below.



PART H: BACKGROUND AND HISTORY

Erf 16815, George has been existing since 1992 following the registration at the Surveyor General's office under SG No. 9912/92. Municipal records show that the first transfer of the property occurred in the 2000. The current owner acquired the property in 2020 and proceeded to submit building plans in the 2021 and 2022. These building plans were never approved due to encroachments over the road reserve. The owner of the property was led to believe that the building plans were approved by the municipality following numerous inspections of the property, which was not the case. After consultations with the municipality, the owner of the property submitted a proposal to purchase a portion of the road reserve. Council has on 25 January 2024 resolved that the portion may be sold subject to certain conditions, which inter alia, includes:

- Property must be notarial tied
- May never be consolidated
- Should this portion (that was sold) be required for municipal services all buildings and structures on this portion be demolished and the portion be bought back.

The said conditions will also be added as part of the decision letter.

There are no restrictive title deed conditions which restrict the proposed exempted subdivision and closure of public place and departure on Erven 16815 and 6763, George.

PART I: SUMMARY OF APPLICANT'S MOTIVATION (Annexure D)

1. Application Overview

The proposal consists of three interrelated components:

- The subdivision of $\pm 55\text{m}^2$ portion of Binne Street;
- The closure and alienation of the subdivided portion to the owner of Erf 16815, George; and
- The registration of a notarial tie between the subdivided street portion and Erf 16815, George together with a relaxation of the applicable street setback line.

The proposal is required because an existing industrial building currently extends approximately 0.6m over the street boundary.

The application seeks to regularise this encroachment and ensure that the property and building comply with planning and cadastral requirements.

Importantly, the application does not involve:

- Expansion of the industrial operation;
- Construction of new buildings;
- Additional development rights;
- Increased density or floor area; or
- Any change in land use.

2. Property and Local Context

Erf 16815, George is zoned Industrial Zone II and is currently utilised for industrial purposes. The property forms part of an established industrial area where industrial and related commercial activities dominate the surrounding land use pattern. The existing use of the property remains unchanged and fully consistent with the zoning and character of the area.

3. Municipal Decision and Conditions

Council resolved that a 55m^2 portion is not required for basic municipal services (at the time) and that it can be sold to the owner of Erf 16815 George, subject to certain conditions.

4. Public Participation and Public Interest

The proposed alienation of the street portion has already been subjected to public participation procedures. The Municipality advertised its intention to dispose of the land and invited comments, representations, and counterproposals from interested parties.

No objections or counterproposals were received during this process. Consequently, Council's approval became final in accordance with the conditions of the disposal process.

5. Legislation

The report evaluates the proposal against the relevant provisions of:

- The Spatial Planning and Land Use Management Act (SPLUMA);
- The Western Cape Land Use Planning Act (LUPA);
- The George Municipal Spatial Development Framework (MSDF); and
- The George Municipal Land Use Planning By-law.

The report concludes that many of the broader spatial planning principles are not directly applicable because the proposal does not involve new development, urban expansion, increased density, or changes

to land use patterns. Rather, it is a technical application aimed at correcting an existing cadastral and planning anomaly.

6. Character of the Area

The proposal will have no impact on the character of the surrounding industrial area. The land will continue to be used for industrial purposes and no change in land use is proposed.

7. Municipal Services

No municipal services are affected by the proposal

8. Accessibility

Access to the property currently occurs via Binne Street and will remain unchanged. The proposal does not affect circulation patterns, access arrangements, or road functionality within the industrial area.

9. Environmental Considerations

The report confirms that the proposal does not trigger any activities under the National Environmental Management Act (NEMA). No environmental impacts are anticipated because no physical development or land disturbance is proposed.

PART J: SUMMARY OF PUBLIC PARTICIPATION

Methods of advertising				Date published		Closing date for objections				
Press		Y	N	N/A	15 March 2024		16 April 2024			
Gazette		Y	N	N/A						
Notices to surrounding property owners		Y	N	N/A						
Website		Y	N	N/A						
Ward councillor		Y	N	N/A	Council decision dated 25/01/2024					
On-site display		Y	N	N/A						
Community organisation(s)		Y	N	N/A						
Public meeting		Y	N	N/A						
Third parties		Y	N	N/A						
Other	Y	N	If yes, specify							
Total valid objections		0				Total invalid objections and petitions		0		
Valid petition(s)		Y	N	If yes, number of signatures						
Community organisation(s) response		Y	N	N/A			Y	N	N/A	
Total letters of support		None								
Was the minimum requirement for public participation undertaken in accordance with relevant By-Law on Municipal Land Use Planning and any applicable Council Policy							Y	N		

PART K: SUMMARY OF COMMENTS DURING PUBLIC PARTICIPATION

No objections were received during the public participation process. It is noted that, during the pre-application stage, the Town Planning Department exempted the applicant from further public participation, as the application had already been duly advertised in terms of the Municipal Finance Management Act. The application was deed-compliant and satisfied the requirements of Section 44(1) of the Land Use Planning By-law for George Municipality, 2023.

The departure applications relating to the required 8 m centreline setback were not specifically included in the aforementioned advertisement. However, the proposed departures arise directly from the existing location of the structures on the property and the applicant's proposal to acquire a portion of Binne Street. The departures will not facilitate any additional development, structures or alternative outcome, but are merely required to regularise the existing structures on the site in relation to the development parameters prescribed by the George Integrated Zoning Scheme By-law, 2023.

The inclusion of the additional departure applications therefore does not materially alter the nature or intent of the application, nor does it result in the public being misled regarding the proposed development. The departures are consequential to the existing structures and the proposed acquisition of the portion of Binne Street. The applicant was therefore not required to re-advertise.

PART L: SUMMARY OF APPLICANT'S REPLY TO OBJECTIONS

N/A

PART M: SUMMARY OF COMMENTS FROM INTERNAL DEPARTMENTS AND/OR ORGANS OF STATE COMMENTS

Name of Department	Date	Summary of comments	Recommendation
CES	25/03/2026	In order.	See conditions attached
CES (traffic)	30/03/2026	In order	
ETS	27/03/2026	In order.	

PART N: MUNICIPAL PLANNING EVALUATION (REFER TO RELEVANT CONSIDERATIONS GUIDELINE)

Is the proposal consistent with the principles referred to in chapter 2 of SPLUMA? (can be elaborated further below)	Y	N
Is the proposal consistent with the principles referred to in chapter VI of LUPA? (can be elaborated further below)	Y	N

(In)consistency with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and with the principles referred to in Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014) (Section 65 of the Planning By-Law)

The consistency of the application with the principles of SPLUMA and LUPA as read with Section 65 of the Planning By-Law was evaluated as follows:

No	Evaluation checklist (s. 65)	Yes	No	N/A
1(a)	Does the application submitted comply with the provisions of this by-Law?	X		
	Has the motivation submitted been considered?	X		
1(b)	Were the correct procedures followed in processing the application? (see land use application process checklist)	X		
	Was a condonation required and granted with regards to the process followed? (see land use application process checklist)			X
1(c)	Have the desirability guidelines as issued by the provincial minister to the utilise land for the proposed land uses been considered? (not yet applicable)			X
1(d)	Have the comments received from the respondents, any organs of state and the provincial minister been considered? (s. 45 of LUPA)	X		
1(e)	Have the comments received from the applicant been considered?	X		

1(f)	Have investigations carried out in terms of other laws and that are relevant to the application being considered?			X
1(g)	Was the application assessed by a registered town planner? (<i>see land use application process checklist</i>)	X		
1(h)	Has the impact of the proposed development on municipal engineering services been considered?	X		
1(i)	Is the application in line, consistent and/or compatible with the IDP of the Municipality?			X
	Is the application in line, consistent and/or compatible with the municipal SDF?			X
1(j)	Is the application in line, consistent and/or compatible with the IDP of the district Municipality including its SDF?			X
1(k)	Is the application in line, consistent and/or compatible with the structure plan applicable to the area?			X
1(l)	Is the application in line, consistent and/or compatible with the local SDF applicable to the area?			X
1(m)	Is the application in line, consistent and/or compatible with any other municipal policy or By-Law applicable to the proposed land use?			X
1(n)	Is the application in line, consistent and/or compatible with the provincial SDF?			X
1(o)	Is the application in line, consistent and/or compatible with the regional SDF (<i>SPLUMA</i>) or provincial regional SDF (<i>LUPA</i>)?			X
1(p)	Is the application in line, consistent and/or compatible with the applicable guidelines, standards, principles, norms or criteria set by national and/or provincial government?			X
1(r)	Is the application in line the consistent and/or compatible with the following principles as contained in section 7 of <i>SPLUMA</i> / 59 of <i>LUPA</i> :			
1.	The redress spatial and other development imbalances of the past through improved access to and use of land?			X
2.	Address the inclusion of persons and areas previously excluded in the past, specifically informal settlements and areas characterised by wide-spread poverty and deprivation?			X
3.	Enable the redress of access to land by disadvantaged communities and persons?			X
4.	Does the application support access to / facilitate the obtaining of security of tenure and/or incremental informal settlement upgrading?			X
5.	Has the potential impact of the development proposal on the value of the affected land /properties been considered?	X		
6.	The impact of the application on the existing rights of the surrounding owners been recognised?	X		
7.	Does the application promote spatially compact, resource frugal development form?	X		
8.	Can the development be accommodated within the existing fiscal (budget), institutional and administrative means of the Municipality? (<i>e.g. Infrastructure upgrades required – when, budgeted for, etc.</i>)	X		
9.	Has the protection of prime, unique and/or high potential agricultural land been considered?			X
10.	Is the application consistent with the land use measures applicable to / contained in environmental management instruments?			X
11.	Does the application promote and stimulate the equitable and effective functioning of land markets?			X
12.	Have all current and future costs to all parties for the provision of infrastructure and social services been considered?	X		
13.	Does the application promote development that is sustainable, discourages urban sprawl, encourages residential densification and promotes a more compact urban form?			X
14.	Will the development result in / promote the establishment of viable communities?			X
15.	Does the development strive to ensure that the basic needs of all the citizens are met in an affordable way?			X
16.	Will the development sustain and/or protect natural habitats, ecological corridors and areas of high bio-diversity importance?			X
17.	Will the development sustain and/or protect provincial heritage and tourism resources?			X

	18.	Will the development sustain and/or protect areas unsuitable for development including floodplains, steep slopes, wetlands, areas with a high-water table, and landscapes and features of cultural significance?			X
	19.	Will the development sustain and/or protect the economic potential of the relevant area or region?			X
	20.	Has provision been made in the development to mitigate against the potential impacts of climate change?			X
	21.	Does the development include measures to reduce consumption / conserve water and energy resources? (<i>renewable energy, energy saving, water saving, etc.</i>)			X
	22.	Does the development take into account sea-level rise, flooding, storm surges, fire hazards?			X
	23.	Does the development take into account geological formations and topographical (soil and slope) conditions?			X
	24.	Will the development discourage illegal land occupation – w.r.t. Informal land development practices?			X
	25.	Does the development benefit the long term social, economic and environmental priorities for the area (<i>sustained job opportunities, sustained income, integrated open space network, etc.</i>) over any short-term benefits (<i>job creation during construction, short term economic injection, etc.</i>)?			X
	26.	Does the development contribute towards the optimal use of existing resources, infrastructure, agriculture, land, minerals and/or facilities?	X		
	27.	Does the development contribute towards social, economic, institutional and physical integration aspects of land use planning?			X
	28.	Promotes and supports the inter-relationships between rural and urban development?			X
	29.	Does the development promote the availability of employment and residential opportunities in close proximity to each other or the integration thereof?			X
	30.	Does the development promote the establishment of a diverse combination of land uses?			X
	31.	Does the development contribute towards the correction of distorted spatial patterns of settlements within the town/city/village?			X
	32.	Does the development contribute towards and /or promote the creation of a quality and functional open spatial environment?			X
	33.	Will the development allow the area or town to be more spatially resilient that can ensure a sustainable livelihood for the affected community most likely to be affected by economic and environmental shocks?			X
1(s)		Is the application in line with the applicable provisions contained in the applicable zoning scheme regulations (By-Law)? (e.g., Definitions, land use description and development parameters)	X		

Comments:

The proposal is in line with the applicable planning legislation (SPLUMA and LUPA). Submission of the application aims to facilitate a boundary adjustment resulting from construction of a building over the road reserve.

The Council Resolution of 24 January 2024 confirms that a portion of 55m² adjacent to Erf 16815, George can be sold subject to certain conditions. It was confirmed that the said portion is non-viable. The resolution was issued with the following conditions:

- (i) that the subject portion of the Binne Street road reserve be subdivided and rezoned;
- (ii) that the subdivided portion of the Binne Street road reserve be notarially tied with Erf 16815 George;
- (iii) that a condition be registered against the title deeds of the properties that at no stage the consolidation of the subdivided portion of the Binne Street road reserve and Erf 16815 George be permitted;
- (iv) that a condition be registered in terms of the notarial agreement against the title deeds of the properties, that should the subdivided portion of the Binne Street road reserve be required for municipal service delivery in future, all buildings and structures erected on the subdivided portion of the Binne Street road reserve be demolished by the owner or its successor in title, at no cost to the municipality, and the subdivided portion of the Binne Street road reserve be bought by the municipality at the original purchase price (R22 000.00).

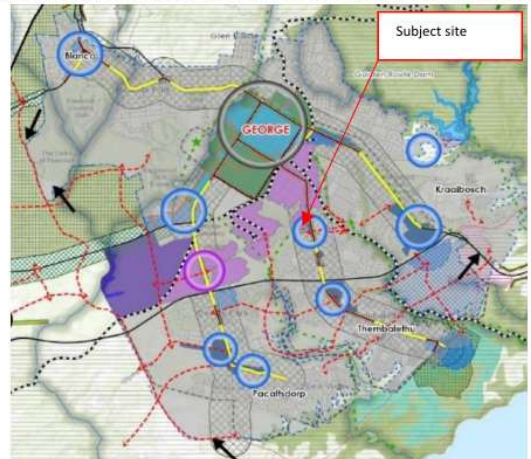
The said conditions in the Council Resolution will be incorporated as part of the conditions of approval.

(In)consistency with the IDP/Various levels of SDF's/Applicable policies

The **George Municipal Spatial Development Framework, 2023** supports the allocation of available serviced land for purposes of improving liveability and related services.

The subject property is situated within the George Industria, in a serviced node and within the intensification area as demarcated in terms of the MSDF. Refer to snippet below.

The MSDF supports precinct/nodal development. The George Industria is an important contributor in terms of manufacturing, warehousing and the commercial sector the Garden Route region. The MSDF states that, "nodes are areas where a higher intensity of land uses, and activities are supported and promoted.



Policy B3 of the MSDF speaks to the protection and promotion of the Secondary Sector, specifically manufacturing and construction. The construction industry as a sub-sector must be supported by providing continual development opportunity. Supporting local contractors contributes to economic enablement, growth of local enterprises and sustainable employment for local residents. The subject site houses a brick construction business with a small workshop built over the property boundary. Consideration of a building plan for the workshop in its current location will protect the economic viability of the business on the property, further contributing to the construction sector with the region. From the above, it can therefore be reasoned that the proposal to close the road portion is not inconsistent with the provision of the MSDF.

(In)consistency with guidelines prepared by the Provincial Minister

N/A

Outcomes of investigations/applications i.t.o other laws

A Council Resolution in relation to the disposal of a portion of Binne Street, in term of Section 14(2) of the Municipal Finance Management Act, 2003 as well as the George Municipality's Immovable Property Management Policy, 2010 (amended in 2021) was issued on 24 January 2024. (refer to council resolution attached as Annexure C).

Existing and proposed zoning comparisons and considerations.

Section 14 in the Zoning Scheme states:

DEEMED ZONING OF CLOSED PUBLIC PLACES

14. The zoning of land that was previously a public place, vested in or owned by the Municipality and that is closed, is determined as follows:

- (1) if the land is transferred to an abutting land owner, that portion of the land falls in the same zone as that of the abutting land belonging to the abutting owner; or
- (2) the Municipality must determine which zoning applies to the land if—
 - (a) the land is transferred to an abutting land owner and that owner owns abutting properties falling into more than one zone; or
 - (b) in any other case not provided for in this section.

- This the above implies that the 55m² portion will adopt the same zoning as Erf 16815, George viz. Industrial Zone II.

The need and desirability of the proposal

The need and desirability for the proposed development have been considered in terms of the following factors:

No.	Evaluation check list	Yes	No	N/A
1	Will the natural environment and/or open space systems be negatively affected?		X	
2	Will application result in trees/indigenous vegetation being removed on site or in the road reserve?		X	
3	Does the application have any negative impact on heritage resources?		X	
4	Will the character of the surrounding area be negatively affected?		X	
5	Will the architectural character of the streetscape be negatively affected?		X	
6	Will there be any negative impact on vehicle traffic and pedestrian safety?		X	
7	Will there be a negative impact on traffic movement?		X	
8	Will there be a negative impact on vehicle sight distances?		X	
9	Are there adequate on-site parking / loading facilities provided?	X		
10	Are there adequate vehicle access/ egress to the property?	X		
11	Will the neighbour's amenity to sunlight be negatively affected?		X	
12	Will the application result in overshadowing onto neighbours' properties?		X	
13	Will the neighbour's amenity to privacy / enjoyment of their property / views be negatively affected?		X	
14	Will the proposal have a negative impact on scenic vistas or intrude on the skyline		X	
15	Will the intended land use have a negative impact on adjoining uses?		X	
16	Will the land use pose a potential danger to life or property in terms of fire risks, air pollution or smells or compromise a person's right to a safe and secure environment?		X	
17	Will there be a negative impact on property values?		X	
18	Will the application result in a nuisance, noise nuisance, and disturbance to neighbours?		X	
19	Will adequate open space and/or recreational space be provided (for residential developments)?			X
20	Will approval of the application set a precedent?		X	

Comments

The proposed exempted subdivision, closure of public place and departure to exceed the minimum 8.0m setback as measured from the centre of the road will not result in any impacts on the adjacent property owners or any of the existing engineering services. Refer to images below.



The structure (workshop) which this application seeks to legalise is a single-storey building measuring approximately 159m². The structure is not considered out of character with the surrounding area and will not negatively impact vehicle movement or sight distances along Binne Street.

Assessment of objections/comments

N/A

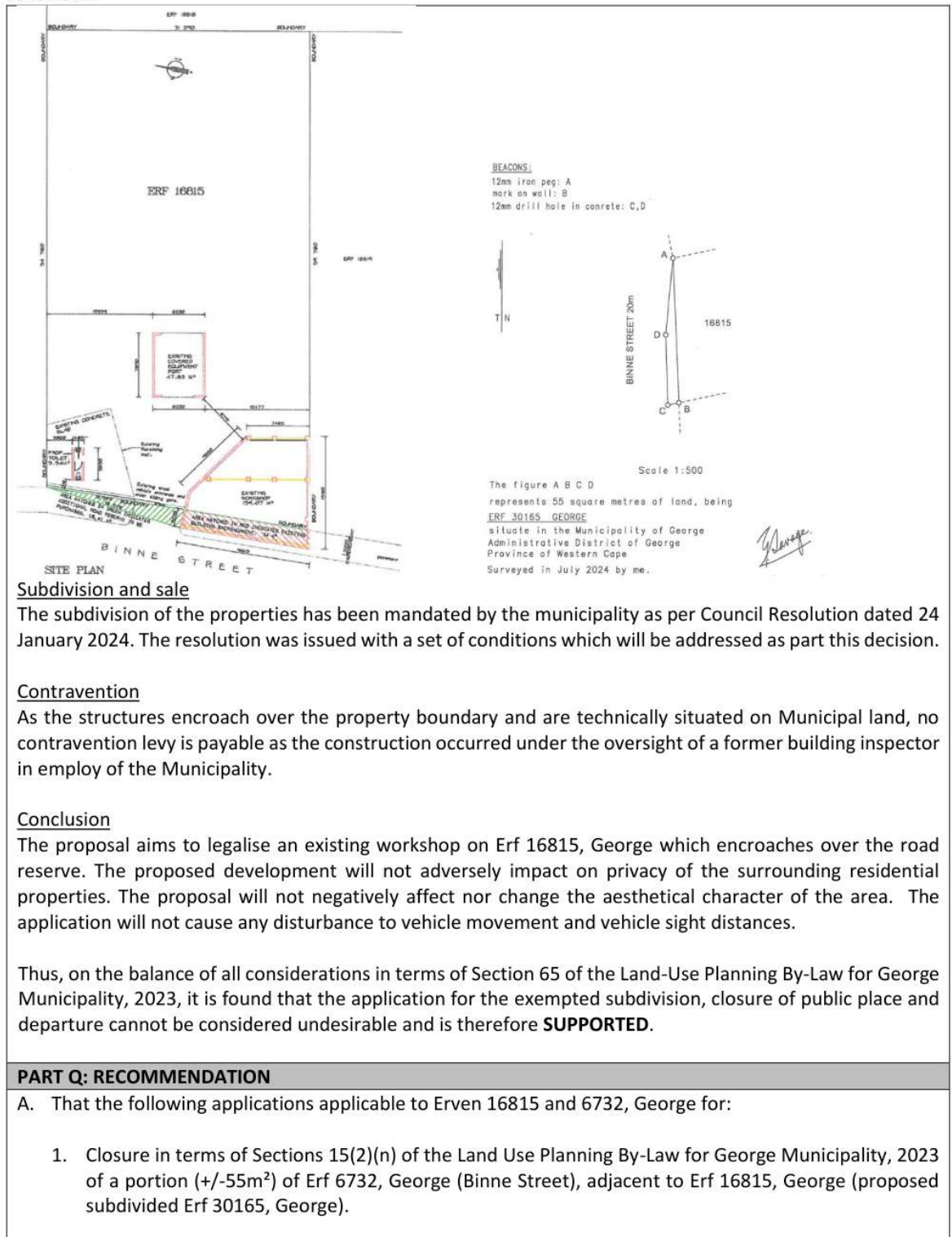
PART O: ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS

N/A

PART P: SUMMARY OF EVALUATION

Application overview

It is the intention of the owner of Erf 16815, George to legalise encroachments that were built over Erf 6732, George, a road portion situated adjacent to Erf 16815, George. The application is there for submitted for an exempted subdivision, closure of public place and departure to exceed the minimum 8.0m setback as measured from the centre of the road up to 7.4m. As detailed in the application above, the said subdivided portion will not be consolidated with Erf 16815, George but a notarial tied as conditioned in the Council Resolution. The images below indicate that a survey diagram has been prepared and awaits a land use decision and transfer thereof. Refer to images below.



2. Departure in terms of Sections 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 from development parameter (c) under "Industry" to relax the street centreline setback of 8.0m to 7.4m for Erf 16815 and the portion of Erf 6732, George (proposed subdivided Erf 30165, George).

BE APPROVED in terms of Section 60 of said By-law for the following reasons:

REASONS FOR DECISION

- (i). The proposal is in line with the Council Resolution dated 24 January 2024 and consistent with the goals and objectives set out in the George MSDF.
- (ii). The proposed portion of the road reserve to be closed is currently not required to maintain the existing road network or provide a necessary public access route.
- (iii). The subdivision and alienation of the portion of road reserve will not result in any disturbance to vehicle movement and vehicle sight distances.
- (iv). The closure will not result in an unacceptable impact on the character or amenity of the surrounding area

Subject to the following conditions imposed in terms of Section 66 of the said Planning By-Law:

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

General conditions

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the approval shall lapse if not implemented within a period of five (5) years from the date it comes into operation.
2. This approval shall be taken to cover only the closure and departure application applied for and as indicated on the Site Layout Plan (Plan No. 22-18-1) dated 14 April 2022 drawn by Gideon Henning Draughting Services and SG diagram for proposed subdivided Erf 30165, George (a portion of Binne Street road reserve) drawn by G. Savage attached hereto as "**Annexure A**" which bear Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.

Implementation conditions

3. The subdivided Erf 30165, George (portion of Binne Street, road reserve) be notarial tied with Erf 16815, George.
4. A condition be registered against the title deeds of the properties that at no stage may the said portion of Binne Street, road reserve (proposed Erf 30165, George) and Erf 16815, George be permitted to consolidate.
5. A condition be registered in terms of the notarial agreement against the title deeds of the properties, stipulating that should the subdivided portion of the Binne Street, road reserve be required by the Municipality in future for municipal service delivery or related municipal purposes, the owner, or any successor in title, shall, at no cost to the Municipality, demolish and remove all buildings and structures erected on the said portion. The subdivided portion of the Binne Street, road reserve shall thereafter be transferred to the Municipality at the original purchase price of R22 000.00.
6. The subdivision, closure of public place and consolidation will only be regarded as implemented on the registration of the notarial tie and endorsement of the above-mentioned conditions in the title deeds in terms of the Deeds Registries Act.

Notes

- (i). *Building plans to be submitted for approval in accordance with the National Building Regulations (NBR).*
- (ii). *Applicant/Developer to note that the said portions to be subdivided and alienated will be limited to an area of +/-55m² as per the Council resolution dated 24 January 2024.*

- (iii). Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be addressed on the building plans.
- (iv). An approved Surveyor General diagram be submitted to the Directorate: Planning and Development for record purposes that also reflects the closure of the public places.
- (v). Proof of endorsement of the above-mentioned conditions should be submitted with the building plans.
- (vi). In terms of Section 14 of the George Integrated Zoning Scheme By-Law, 2023, the zoning of the closed public place will adopt the same zoning as Erf 16815, George viz. Industrial Zone II.

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

7. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 25/03/2026, must be adhered to.
8. As stipulated in the attached conditions imposed by the Directorate Civil Engineering Services, the amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:

The amounts of the development contributions are reflected on the attached calculation sheet dated 26/03/2026 and are as follows:

Roads: R0.00
Sewer: R0.00
Water: R0.00
Total: R0.00
9. The total amount of the development charges of R0.00 (excluding VAT) shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
10. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 8 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of the subdivision plan to ascertain what information they require to provide a more accurate calculation.

- B. It is hereby confirmed in terms of Sections 24(2)(c) of the Land Use Planning By-Law for George Municipality, 2023 that the subdivision of a closed public place (+/-55m² of Binne Street Road reserve) as indicated on the SG diagram for proposed Erf 30165, George drawn by G. Savage attached hereto as "**Annexure A**" which bear Council's stamp is exempted from Section 15 of the said By-Law.

Reason:

Minor amendments to a common boundary between two or more land units if the resulting change area of any land unit does not exceed 10 percent.

PART R: ANNEXURES

Annexure A	Site Lay Plan and Subdivision Plan
Annexure B	CES conditions
Annexure C	Pre-application Minutes
Annexure D	Council Resolution
Annexure E	Motivation Report
Annexure F	Title Deeds
Annexure G	SG Diagram



F. VAVA (B/8439/2021)
TOWN PLANNER

30/06/2026
DATE

RECOMMENDED /NOT RECOMMENDED



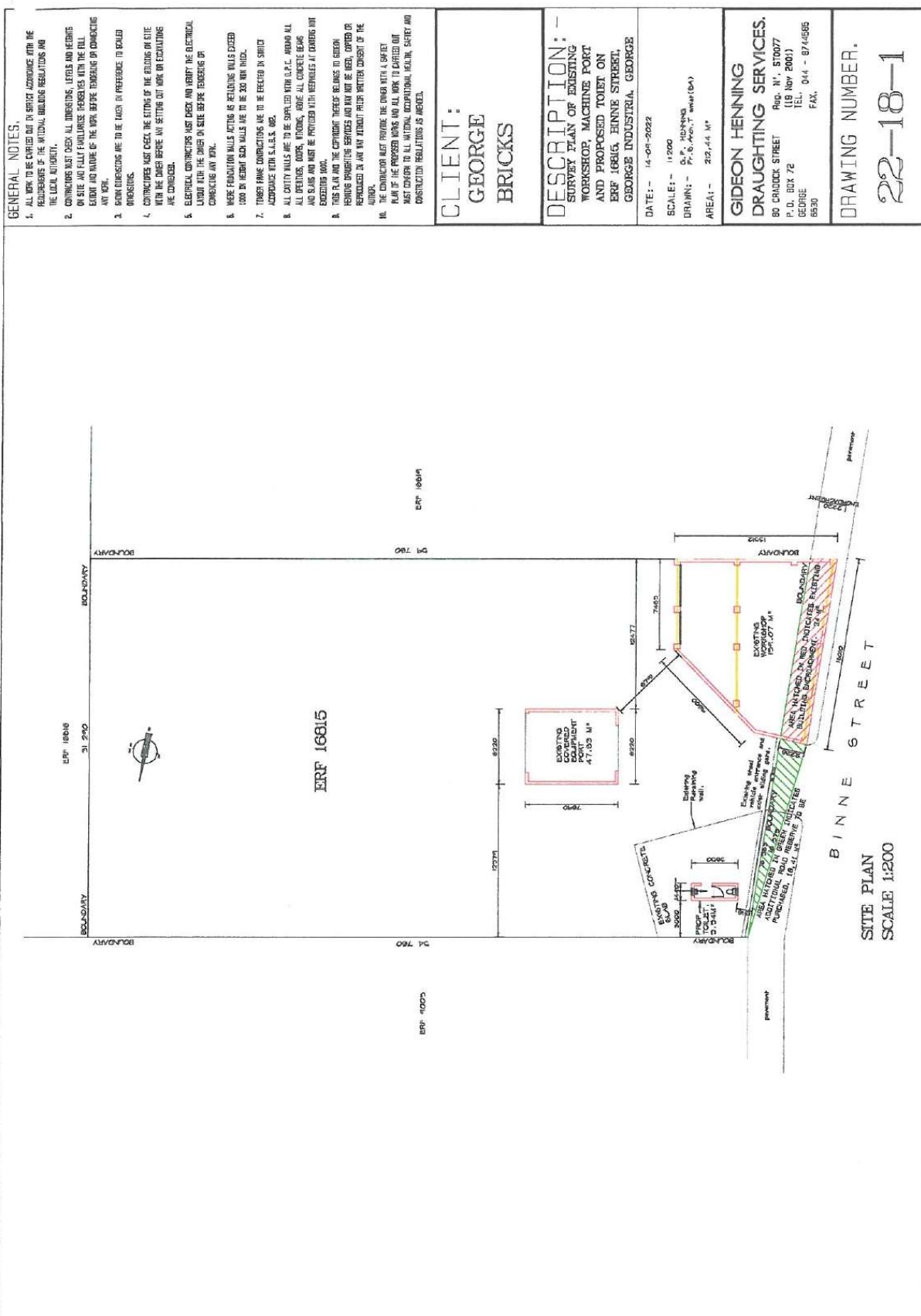
I. HUYSER (A/1664/2013)
ACTING SENIOR MANAGER: TOWN PLANNING

08/09/2026
DATE

**APPLICATION FOR EXEMPTED SUBDIVISION, CLOSURE OF PUBLIC PLACE AND DEPARTURE APPLICABLE TO
ERVEN 16815 AND 6732, GEORGE (F. VAVA)**

PAJA

NO	PROCESS CHECK	YES	NO	N/A
1.	Has this application been assessed/ evaluated by a registered town planner as required in terms of section 64(g) of the by-law?	X		
2.	Was the report submitted by the town planner a fair and objective reflection of the relevant information available and have all relevant information been attached to the report?	X		
3.	Did the town planner exercise due diligence in evaluating the application, is the report balanced (does not show any unfair prejudice) and were the conclusions reached reasonable and rationally linked to the relevant information available?	X		
4.	Was the town planner empowered in terms of the Municipality's system of delegations to evaluate the application?	X		
5.	Was the decision maker empowered in terms of the Municipality's system of delegations to decide on the application?	X		
6.	Was adequate information available for the decision maker to make a fair, reasonable and objective decision on the application?	X		
7.	If not, can it be demonstrated that the necessary attempts were made to obtain this information before the decision was taken?			X
8.	Was all the available information which impacts on the application made available to the decision maker?	X		
9.	Was all relevant information taken into account when making the decision?	X		
10.	Was all irrelevant information noted in the town planners report and reasons given as to why it should be disregarded when making the decision stated in the report?			X
11.	Was the town planner's evaluation, to the best of the decision makers knowledge, potentially influenced by an error of law?		X	
12.	Is the decision taken logical, clear, concise, and fair?	X		
13.	Can the decision be justified – i.e. rationally and reasonably linked to the information provided (critical information available) and relevant facts contained in the report?	X		
14.	Were written reasons given for the decision taken?	X		
15.	Can these reasons be reasonably and rationally linked to the relevant facts and the decision taken?	X		
16.	Were conditions of approval imposed with the decision?	X		
17.	Can these conditions be lawfully imposed as contemplated by Sections 66 of the Planning By-law?	X		
18.	Are these conditions fair and can they be reasonably and rationally linked to the development proposal submitted, the relevant facts contained in the town planners report, the decision taken and the reasons for such decision?	X		
APPROVED/ REFUSED/ REFER BACK TO APPLICANT/ REFER TO TRIBUNAL  D. POWER (A/1973/2014) DEPUTY DIRECTOR: DEVELOPMENT AND ENVIRONMENTAL PLANNING/ AUTHORISED OFFICIAL 08/09/2026 DATE				



G.S. Savage & Associates Prof Land Surveyor George

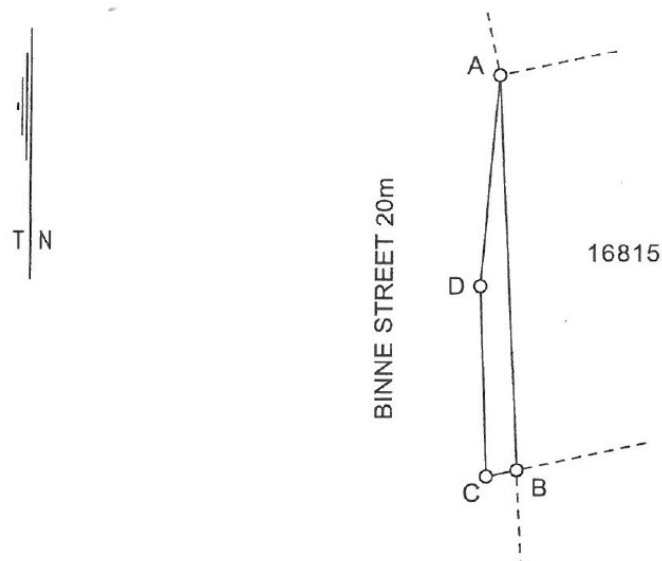
	SIDES Metres	ANGLES OF DIRECTION		CO-ORDINATES			S.G. No.
				Y System	WG 23	X	
		Constant		+0,00	+3700000,00		Approved for Surveyor-General
AB	31,67	357 13 50	A	+48913,55	+62022,35		
BC	2,52	78 08 50	B	+48912,02	+62053,99		
CD	15,28	177 56 10	C	+48914,49	+62054,49		
DA	16,94	185 02 50	D	+48915,04	+62039,22		
		36CD25	⊕	+48936,64	+61938,10		
		38CD25	⊕	+49911,02	+62122,74		

BEACONS:

12mm iron peg: A

mark on wall: B

12mm drill hole in concrete: C,D



Scale 1:500

The figure A B C D

represents 55 square metres of land, being

ERF 30165 GEORGE

situate in the Municipality of George

Administrative District of George

Province of Western Cape

Surveyed in July 2024 by me.

G. Savage

G.S. Savage (PLS 0543)
Professional Land Surveyor

This diagram is annexed to No. dated i.f.o.	The original diagram is No. 4985/1974 annexed to Transfer No 1977. .15917	File No. S/8775/55 S.R. No. Comp BLSX-3451 (M4458)
Registrar of Deeds		LPI C0270002

ERF 30165 GEORGE

Annexure B - CES Conditions

GEORGE DC CALCULATION MODEL		Version 1.00	31 August 2021
For Internal information use only (Not to publish)			
	Erf number *	6732 & 16815	
	Allotment area *	George	
	Water & Sewer System *	George System	
	Road network *	George	
	Developer/Owner *	JUNOWIZ Proprietary Ltd	
	Erf Size (ha) *	1 791,92	
	Date (YYYY/MM/DD) *	2026-03-25	
	Current Financial Year	2025/2026	
	Collaborator Application Reference	3916453	

Application: Rezoning, Subdivision & Departure

Service applicable	Description
Roads	Service available, access via Binne Street (Subject to the Road master plan & access approval)
Sewer	Service available (Subject to the Sewer Master Plan, WWTW treatment & network capacity)
Water	Service available (Subject to the Water Master Plan, WTW treatment & network capacity)

Conditions	
General conditions	
1	The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
2	The amounts of the development charges are reflected on the attached calculation sheet dated 25/03/2026 and are as follows:
Roads:	R - Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R - Excluding VAT (Refer to attached DC calculation sheet)
Water:	R - Excluding VAT (Refer to attached DC calculation sheet)
Total	R - Total Excluding VAT
3	The total amount of the development charges of R0 000,00 shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
4	Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in clause 2 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval
<i>Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of the subdivision plan to ascertain what information they require to provide a more accurate calculation.</i>	
5	As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R0 000,00 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
6	Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
7	All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
8	Any, and all, costs directly related to the development remain the developers' responsibility.
9	Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
10	Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)

- 11 Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
- 12 Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
- 13 Note, the developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.
- 14 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 15 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 16 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 17 Note, the developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
- 18 Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
- 19 The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
- 20 No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
- 21 The discharge of surface stormwater is to be addressed by the developer. Condition 7 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done on line with the available stormwater master plans.
- 22 Internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
- 23 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 24 No private parking will be allowed in the road reserve. The developer will be required at own cost to install preventative measures to insure compliance.
- 25 The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.
- 26 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 27 Minimum required off-street parking provided, must be provided in terms of the George Integrated Zoning Scheme 2023 parking requirements and vehicles must readily leave the site without reversing across the sidewalk. Alternative Parking may be supplied.
- 28 Site access to conform to the George Integrated Zoning Scheme 2023.
Access to the development is permitted only through the existing municipal road. Direct access from York Street is not allowed.

 Ricus Fivaz

Ricus Fivaz
Manager (CES): Land development
Civil Engineering Services

25 Mar 26
Date



GM 2023 Development Charges policy

GM 2023 Integrated Zoning Scheme By-law

GM 2024/25 Tariffs

Civil Engineering Service

Electro-Technical Service

Erf number *

6732 & 16815

Allotment area *

George

Water & Sewer System *

George System

Road network *

George

Developer/Owner *

JUNOWIZ Proprietary Ltd

Erf Size (ha) *

1 791,92

Date (YYYY/MM/DD) *

2026-03-25

Current Financial Year

2025/2026

Collaborator Application Reference

3916453

Code	Land Use	Unit	Total Existing Righth	Total New Right		
Is the development located within Public Transport (PT1) zone? Please select Yes						
Calculation of bulk engineering services component of Development Charge						
Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
	trips/day	0,00	R 0,00	R 0,00	R 0,00	R 0,00
	trips/day	0,00	R 0,00	R 0,00	R 0,00	R 0,00
	kl/day	0,00	R 55 140,00	R 0,00	R 0,00	R 0,00
	kl/day	0,00	R 44 980,00	R 0,00	R 0,00	R 0,00
Total bulk engineering services component of Development Charge payable				R 0,00	R 0,00	R 0,00
Link engineering services component of Development Charge						
Total Development Charge Payable						
City of George Calculated (CES): JM Fivaz Signature : _____ Date : March 25, 2026						
NOTES : 1. In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month 2. Please note the calculation above only surfs as a pro-forma calculation. Once confirmation of the calculation is revised can a VAT invoice be requested from the Municipal Financial department. In this regard you can contact Werner Joubert on email at wjoubert@george.gov.za or telephone on 044 801 1333						
Departmental Notes:						

For the internal use of Finance only

Service	Financial code\Key number	Total
Roads	20220703048977	R 0,00
Public Transport		R 0,00
Sewerage	20220703048978	R 0,00
Water	20220703048981	R 0,00
		R 0,00



Annexure C - Pre-app Minutes

Planning and Development
E-mail: town.planning.application@george.gov.za
Tel: +27 (0)44 801 9477

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

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

PART A: PARTICULARS

Reference number: **Collab no. 3898208**

Purpose of consultation: **To discuss application**

Brief proposal: **Proposed Closure of Public Street Portion, exempted subdivision, Departure (8m centre line setback) and Notarial tie**

Property(ies) description: **Erf 16815, George**

Date: 20 October 2025

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilane Huyser	George Municipality	044 801 9477	ihuyser@george.gov.za
Official	Robert Janse van Rensburg	George Municipality	044 801 9555	rhjansevanrensburg@george.gov.za
Pre-applicant	PCJ Theron	FORMAPLAN	082 770 9006	philip@formaplan.co.za

Documentation provided for discussion:

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

- DEEDS OF TRANSFER NO T16435/2020

- DIAGRAM OF STREET CLOSURE
- SITE PLAN
- LOCALITY PLAN
- COUNCIL RESOLUTION
- ADVERT IRO PROPOSED ALIENATION

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

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

YES	NO
-----	----

Comprehensive overview of proposal:

The current owners, only recent became aware that a section of the existing building on their erf, encroaches unto the adjacent public street (Binne Street). An application to buy a portion of the street (55m²) to accommodate the encroachment of the building, was approved by Council – see attached resolution. It is a condition of the sale that the relevant portion be subdivided, closed as public street, rezoned and notarially tied with Erf 16815. This application is therefore to comply with the condition of the sale as well as a departure of the land use parameter that determines that a center line of 8m is applicable to the erf. The 8m is encroached by ±0.6m. It is also a request that the applicant be exempted from the normal advertising procedure as the alienation was already advertised and no objection was received. See attached advert and accompanying letter.

PART C: QUESTIONNAIRES

**SECTION A:
DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES**

Tick if relevant	What land use planning applications are required?	Application fees payable
	2(a) a rezoning of land;	R
✓	2(b) a permanent departure from the development parameters of the zoning scheme;	R
	2(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
	2(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e) a consolidation of land that is not exempted in terms of section 24;	R
	2(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	2(g) a permission required in terms of the zoning scheme;	R

Page 2 of 8

	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i)	an extension of the validity period of an approval;	R
	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l)	a permission required in terms of a condition of approval;	R
	2(m)	A determination of a zoning;	R
✓	2(n)	A closure of a public place or part thereof;	R
	2(o)	a consent use contemplated in the zoning scheme;	R
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a home owner's association;	R
	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant		What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N	Serving of notices (i.e. registered letters etc.)	R
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N	Additional publication of notices (i.e. Site notice , public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):			To be confirmed

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

SECTION B:

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

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?			X	

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	
Any other Municipal by-law that may be relevant to application? (If yes, specify)			X	
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? George Integrated Zoning Scheme, 2023 What is the current zoning of the property? Transport Zone II & Industrial Zone II What is the proposed zoning of the property? Industrial Zone II 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) TBD				

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

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of		X		National Department

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

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is the property subject to a land / restitution claim?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		X		SANParks / CapeNature
Will the proposal require comments from DEFF?		X		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (strikethrough irrelevant)		X		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

SECTION D:
SERVICE REQUIREMENTS

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

PART E: DISCUSSION

The pre application meeting dated 29 October 2025 refers. The proposed plan represented at the meeting is illustrated below:



Town Planning

- No rezoning is necessary/required. Refer to Section 14 in the Zoning Scheme.
- To apply for departures where necessary.
- Need to address compliance with MSDF, SPLUMA, LSDF, Zoning Scheme, etc.
- Compliance with the council resolution to be detailed in the motivation report.
- Applicant is exempted from further public participation in terms of the closure application. To submit the advert placed in the Burger with the application.
- Note that, should a departure application be applicable, PPP will apply as per the guidelines.

PART F: SUMMARY / WAY FORWARD

Refer to comments in section E.

OFFICIAL: **Robert Janse van Rensburg**
Town Planner



SIGNED: _____ SIGNED:

DATE: 29/10/2025 DATE: **20 October 2025**

PRE-APPLICANT: PCJ Theron
(FULL NAME)



OFFICIAL: **Ilané Huyser**
(Senior Town Planner)



SIGNED: _____

DATE: 03.10.2025

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



Annexure D - Council Resolution

R Hendricks
Property Management
Planning & Development
rehendricks@george.gov.za
Tel: +27 (0)44 801 9472

DIRECTORATE: HUMAN SETTLEMENTS, PLANNING & DEVELOPMENT
DIREKTORAAT: MENSLIKE NEDERSETTINGS, BEPLANNING & ONTWIKKELING

Reference Number: 2183175
Enquiries: DM Gelderbloem
Erf no: Erf 16815 George
Date: 11 March 2024

JUNOWIZ PTY(LTD)

georgebricks@cybershield.co.za

Dear Mr. Botma

**RE: ALIENATION OF A PORTION OF THE BINNE STREET ROAD RESERVE
SITUSTED ADJACENT TO ERF 16815 GEORGE**

The abovementioned matter refers.

Your application was discussed at a Council Meeting held on the 25 January 2024.
Please find attached a copy of the signed Council Resolution for your record purposes.

Yours faithfully

DM GELDERBLOEM
MANAGER: PROPERTY MANAGEMENT

S:\Properties\2020 & Beyond\6.COUNCIL RESOLUTIONS\Council Resolution Letters\ERF 16815 GEORGE.docx



EXTRACT FROM MINUTES: ORDINARY COUNCIL MEETING HELD ON 25 JANUARY 2024

8.1.6 **APPLICATION TO PURCHASE A PORTION OF THE BINNE STREET ROAD RESERVE SITUATED ADJACENT TO ERF 16815 GEORGE [6.3.1]**

Proposed by Councillor Von Brandis and seconded by Councillor Johnson, it was

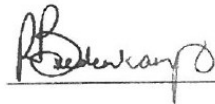
RESOLVED

- (a) That Council **TAKE NOTE** of Section 7 of the Asset Transfer Regulations listed in the report;
- (b) That it **BE DECIDED** in principle that the portion of the Binne Street road reserve adjacent to Erf 16815 George ($\pm 55\text{m}^2$ in extent) is not required for the minimum level of basic Municipal service delivery in terms of Section 14(2) of the Municipal Finance Act 2003, (Act 56 of 2003);
- (c) That it **BE DECIDED** that the portion of the Binne Street road reserve adjacent to Erf 16815 George ($\pm 55\text{m}^2$ in extent) is regarded as non-viable;
- (d) That the sale of the non-viable portions of the road reserve adjacent to Erf 16815 George ($\pm 55\text{m}^2$ in extent) be sold to the owner of Erf 16815 George at the amount of R400 per m^2 VAT inclusive, **BE APPROVED** in principle subject to the following conditions:
 - (i) that the subject portion of the Binne Street road reserve be subdivided and rezoned;
 - (ii) that the subdivided portion of the Binne Street road reserve be notorially tied with Erf 16815 George;
 - (iii) that a condition be registered against the title deeds of the properties that at no stage the consolidation of the subdivided portion of the Binne Street road reserve and Erf 16815 George be permitted;
 - (iv) that a condition be registered in terms of the notarial agreement against the title deeds of the properties, that should the subdivided portion of the Binne Street road reserve be required for municipal service delivery in future, all buildings and structures erected on the subdivided portion of the Binne Street road reserve be demolished by the owner or its successor in title, at no cost to the municipality, and the subdivided portion of the Binne Street road reserve be bought by the municipality at the original purchase price (R22 000.00).
- (e) That the intention of Council to alienate the subdivided portion of the Binne Street road reserve adjacent to Erf 16815, George ($\pm 55\text{m}^2$ in extent) to the owner of Erf 16815 George **BE ADVERTISED**, inviting counter proposals and public comments and representations;



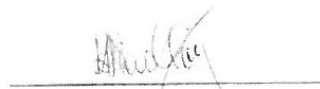
EXTRACT FROM MINUTES: ORDINARY COUNCIL MEETING HELD ON 25 JANUARY 2024

- (f) That the alienation of the land **BE SUBJECT THERETO** that no counter proposals are received for the proposed alienation of the land for this purpose provided that the submission of a counter proposal must be accompanied by confirmation that the subdivided portions can be developed;
- (g) That this approval be considered as **FINAL APPROVAL** should no counter proposals be received;
- (h) That the **SALE BE SUBJECT THERETO** that the portions of road reserve situated adjacent to Erf 16815, George ($\pm 55\text{m}^2$ in extent) be closed, rezoned to business zone, subdivided and notarially tied to Erf 16815, George;
- (i) That should the owners of Erf 16815, George neglect to proceed with the purchase of the subject portions, **LEGAL ACTION BE TAKEN** against them to demolish the structures that encroach over their boundary; and
- (j) That the applicant **BE RESPONSIBLE** for all costs resulting from the transaction;
- (k) That this approval is **SUBJECT THERETO**, that all administrative, technical and legal requirements are adhered to by the applicant.



Date: 26/01/2024

Manager: Committee Support (Miss R Bredenkamp)



Date: 29/01/24

Director: Corporate Services (Mrs K Moodley)

Annexure E - Motivation Report

PROPOSED SUBDIVISION (*Erf 6732, George – Binne Street*), CLOSURE OF PUBLIC STREET (*PORTION OF BINNE STREET ADJACENT TO ERF 16815*), DEPARTURE AND NOTARIAL TIE WITH ERF 16815, GEORGE

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PROPOSED SUBDIVISION (Erf 6732, George – Binne Street), CLOSURE OF PUBLIC STREET (PORTION OF BINNE STREET ADJACENT TO ERF 16815), DEPARTURE AND NOTARIAL TIE WITH ERF 16815, GEORGE

1. INTRODUCTION

Erf 16815, George was bought by the current owners and is used as a brick works. They were made aware that a section of the existing building on their erf, encroaches unto the adjacent public street (Binne Street) which was caused as a result of mis-information at the time of the erection thereof. The encroachment can be seen on **Photo 2 & 5**. An application to buy a portion of the street (55m²) to accommodate the encroachment of the building, was approved by Council – see attached resolution. It is a condition of the sale that the relevant portion of the street be subdivided, closed as public street, rezoned and notorially tied with Erf 16815. This application is therefore to comply with the conditions of the sale as well as a departure of the land use parameter that determines that a center line setback of 8m is applicable to Erf 16815. The 8m set-back line is encroached by ±0.6m.

The owners of Erf 16815 appointed Formaplan to lodge the land-use application on their behalf - see attached power of attorney.

2. THE PROPERTY

2.1 Description

In terms of Deed of Transfer No T 16435/2020, the property is described as Erf 16815, George in the Municipality and Division, George, Western Cape and in terms of Certificate of Registered Title No 15917/1977, the street is described as Remainder of Erf 6732, George.

2.2 Size

Erf 16815 is 1791 m² in size in terms of the deed of transfer and according to the title deed. the street (Erf R/6732) is 8315m² in size.

2.3 Locality

Erf 16815 is situated in Binne Street to the south of Buitekant Street. See attached Locality Plan.

2.4 Zoning

Erf 16815 is zoned as Industrial Zone II and Binne Street is zoned Transport Zone II.

2.5 Ownership

The erf is registered in the name of JUNOWIZ Proprietary Ltd. and the street is a municipal street.

2.6 Bond Holder

Erf 16815 is not bonded.

2.7 Present Use

Erf 16815 is presently used as George Bricks. *See photos 1 and 2 below.*



Photo 1 Erf 16815 is used for making cement bricks. The encroaching building is on the right side of the photo.



Photo 2 The photo shows the building on Erf 16815 (George Bricks) that encroaches unto the street reserve of Binne Street.

2.8 Surrounding Land Uses

The property is surrounded by industrial associated uses on all sides. *See photos 3 & 4 below.*



Photo 3 *The photo shows Binne Street and the land uses in the vicinity of George Bricks.*



Photo 4 *Another view of land uses along Binne Street in the vicinity of George Bricks.*

3. **APPLICATION**

- 3.1 Application is made in terms of Sections 24(1)(c) of the Land Use Planning By-Law, 2023 of the George Municipality for an exempted subdivision of Binne street, George to create a portion **55m²** in size to be notarially tied with adjacent Erf 61815. *(Note: the 55m² is less than 10% of both erven).*
- 3.2 Application is made in terms of Section 15(2)(n) of the By-law for the closure of the above street portion *(55m²)*
- 3.3 Application is made in terms of Sections 15(2)(b) of the By-Law for a departure of the parameter determining that a center-line setback of 8m be applicable. A departure *(relaxation)* to 7.4m is applied for.
- 3.4 Application is made that the closed street portion be notarially tied with Erf 16815, George as per a condition stated in the Council Resolution.

4 PRE-APPLICATION CONSULTATION

A pre-application was submitted to the municipality i.r.o. the proposed rezoning of the property. On 29 October 2025 feedback was received from the municipality. The following remarks were made in the feedback.

4.1 Town Planning

4.1.1 *No rezoning is necessary/required. Refer to Section 14 in the Zoning Scheme.*

Comment: Noted. Application is not made for rezoning. Section 14 (1) determines that if the land *(that was closed as public street)*, is transferred to an abutting land owner, that portion of the land falls in the same zone as that of the abutting land belonging to the abutting owner. The land concerned in this application, is transferred to the adjacent land owner by means of a notarial tie, which has the same implication as a consolidation.

4.1.2 *To apply for departures where necessary.*

Comment: Application is made for a departure of the land use parameter stating that a street centre-line setback of 8m applies for Industrial zoning. The existing building is 7,4m from the centre line of the adjacent street.

4.1.3 *Need to address compliance with MSDF, SPLUMA, LSDF, Zoning Scheme, etc.*

Comment: Will be discussed in application.

4.1.4 *Compliance with the council resolution to be detailed in the motivation report.*

Comment: Addressed in report.

4.1.5 *Applicant is exempted from further public participation in terms of the closure application. To submit the advert placed in the Burger with the application.*

Comment: Noted and is addressed.

4.1.6 *Note that, should a departure application be applicable, PPP will apply as per the guidelines.*

Comment: A departure is applicable and public participation will therefore be followed.

5. DESIRABILITY OF THE PROPOSED DEVELOPMENT

The concept, desirability of this application, can be described as the acceptability thereof on the land unit and the environment where it will take place. The proposal will be discussed in terms of the following to determine the desirability thereof:

- ❖ Physical characteristics (para 5.1)
- ❖ Proposed Land Uses (para 5.2)
- ❖ Consistency of the proposal in terms of existing planning documents (para 5.3)
- ❖ Consistency of the proposal in terms of the character of the area (para 5.4)
- ❖ Potential of the Property (para 5.5)
- ❖ Accessibility (para 5.6)
- ❖ Services (para 5.7)
- ❖ Council resolution (para 5.8)

5.1 Physical Character of the Property

5.1.1 Topography

The erf is fairly flat with a gentle slope from east to west.

5.1.2 Vegetation

There is no vegetation on the erf that could be affected by the proposal. Development already took place some time ago.

5.1.3 Summary

The physical character of the property is such that the proposed closure of the street portion can take place without any negative consequences.

5.2 DEVELOPMENT PROPOSAL

One of the buildings on Erf 16815 encroached onto the adjacent street (Binne Street) by approximately 0.6m at its widest. *See photo 5 below.* The owners approached the municipality to purchase a portion of the adjacent street in order to avoid breaking down the part of the building that encroaches the boundary. The municipality approved the request subject to conditions. This application is made to comply with the conditions of approval. The application is not made to enable the owners to extend the buildings on the property, but merely to retain the encroachment. It is part of the municipal approval that the closed portion of the street be notarially tied and not consolidated with the owners' property.



Photo 5 - showing the encroachment of the building on Erf 16815 unto the street reserve.

5.3 Consistency in terms of Existing Planning Documents

5.3.1 Deed of Transfer

Deed of Transfer No T 16435/2020 is applicable to Erf 16815 and Certificate of Registered Title No 15917/1977 is applicable to Erf R/6732. There are no conditions in the title deeds that are restrictive in terms of the proposed subdivision, closure or departure.

5.3.2 Spatial Planning and Land Use Management Act – SPLUMA

The objects of SPLUMA are worded in Section 3 of the Act.

- “3. The objects of this Act are to-*
- a) provide for a uniform, effective and comprehensive system of spatial planning and land use management for the Republic;*
 - b) ensure that the system of spatial planning and land use management promotes social and economic inclusion;*
 - c) provide for development principles and norms and standards;*
 - d) provide for sustainable and efficient use of land;*
 - e) provide for cooperative government and intergovernmental relations amongst the national, provincial and local spheres of government; and*
 - f) redress the imbalances of the past and to ensure that there is equity in the application of spatial development planning and land use management systems.”*

These objectives are addressed in the paragraphs below.

Section 7 of SPLUMA lists 5 development principles that are applicable to spatial planning, land use development and land use management namely:

- ❖ Spatial justice
- ❖ Spatial sustainability
- ❖ Efficiency
- ❖ Spatial resilience
- ❖ Good administration

Section 42 of SPLUMA mentions the factors that must be taken into account when an application is submitted to a municipal tribunal for a decision namely:

- ❖ The 5 development principles as mentioned above
- ❖ Conservation and promotion of agricultural land
- ❖ Public interest
- ❖ Constitutional transformation
- ❖ Rights and obligations of all those affected
- ❖ Impact on engineering services, social infrastructure and open space requirements
- ❖ Compliance with environmental legislation

5.3.2.1 The 5 Development Principles

- Spatial Justice refers to the imbalances in development proposals and spatial planning of the past that must be addressed. It is mentioned that spatial development frameworks and policies of governments at all spheres must address the inclusion of persons and areas that were previously excluded. Spatial planning mechanisms must incorporate provisions that will enable access to land by disadvantaged persons. Land use management systems must include all areas of a municipality. Land development procedures must include provisions that accommodate access to secure tenure. Lastly it is mentioned that when a Municipal Planning Tribunal considers an application, it may not be restricted in the exercise of its discretion solely on the ground that the value of land is affected by the outcome of the application.

In this respect it must be noted that the Municipality already approved a MSDF that conforms to the principles included in SPLUMA. Aspects such as access to land by previously disadvantaged persons, access to areas where to these persons previously had no access and tenure, are however not relevant to this application which is primarily to accommodate an encroachment of a building on a municipal street. The approval of the application will be worded such, that should the municipality need the relevant portion of the street that will be closed now, this purchasing can be reversed at that stage.

- Spatial Sustainability refers to spatial planning and land use management systems that must inter alia protect prime and unique agricultural land and the natural environment and limit urban sprawl and promote development in areas that are sustainable and affordable to the residents thereof. This application does not affect this principle.

- Efficiency refers to development that optimizes the use of existing resources and infrastructure. This principle is also not relevant to this application. All services are already available in the area where the erf is situated.
- Spatial Resilience refers to flexibility in spatial plans, policies and land use management systems to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

This principle is not applicable to this application.

- Good Administration refers to an integrated approach to land use and land development for all spheres of government. Spatial development frameworks and inputs thereto by all government departments must be met timeously. Public participation must be transparent and all parties must have opportunity to participate in matters affecting them.

This principle is supported and has already partly taken place when the purchasing of the relevant land portion was advertised. No objections were received. The departure of the center-line setback, will be advertised.

5.3.2.2 Factors Mentioned in Section 42 of SPLUMA (para 5.3.2 above)

Section 42 of SPLUMA deals with the factors that a Municipal Planning Tribunal must consider when deciding on a development application namely:

- a) it must be guided by the development principles as set out in Section 7 (Chapter 7) of SPLUMA.

This consideration was already dealt with in para 5.3.2.1 above.

- b) make a decision that is consistent with norms and standards, protect agricultural land and is consistent with the Spatial Development Framework (SDF) of the municipality.

Protection of agricultural land is not applicable in this proposal- also see para 5.3.2.1 (b) above - Spatial Sustainability.

The consistency with the SDF will be dealt with in para 5.3.3 below.

- c) other factors relating to the application:

- (i) Public Interest

The alienation of the street portion was already advertised and no objections were received. The relaxation of the center-line setback will be advertised to take the public interest into account.

(ii) Constitutional Transformation Imperatives and Duties of the State

This was already discussed in para 5.3.2.1 – Spatial Justice

(iii) Facts and Circumstances Relevant to the Application

It is the purpose of this report to put the Planning Tribunal in a position to consider the application on the grounds of the circumstances relevant to the application.

(iv) Respective Rights and Obligations of those Affected

This implies that the tribunal must consider the application taking into account the possible objections against the application as well as the desirability thereof.

(v) Engineering Services and Open Space Requirements

No additional engineering services will be required as a result of this application. All services are already available.

Open Space is not relevant.

(vi) Any Factors that may be Prescribed Including Time Frames

No comment.

(vii) Environmental Factors

The proposal is not subject to NEMA.

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

It is clear that LUPA gives effect to SPLUMA in the Western Cape Province. Section 49 of LUPA gives the basis of assessments of land use applications. It mentions that when a Municipality considers and decides on a land use application, at least the following must be assessed:

- Applicable spatial development frameworks,
- Applicable structure plans,
- Principles of Chapter 6 of LUPA,
- Desirability of proposed land uses,
- Guide lines that may be issued by the Provincial Minister regarding desirability.

5.3.3.1 George Spatial Development Framework

George Spatial Development Framework (MSDF) is applicable to this area. The MSDF is the document that provides the long-term spatial framework for decisions to be made i.r.o. development applications. It is mentioned that to

achieve the vision for George as “a City for a Sustainable Future”, the supporting Spatial Planning Vision to guide the George MSDF, is to “**Develop George as a resilient regional development anchor of excellence for prosperity, inclusive and smart growth.**” It is further mentioned that there are four spatial drivers (only 3 mentioned in the document) that give form to the George MSDF namely as quoted below from the document:

- *the natural and rural environment which must be protected and managed*

- *settlements and, within the city of George, the system of corridors and nodes which must be reinforced and developed in a managed way to function as a productive and efficient system.*

- *the regional accessibility network that links the settlements to one another within the Greater George Area*

Three spatial development strategies support the spatial planning approach to directing and managing development and investment in the Greater George Area and the George city area:

Supporting an efficient settlement form

Protecting resources and the environment

Supporting socio-economic well being

None of the strategies mentioned in the document are applicable to the proposal as set out in this application which is for the closure of a portion of an unused street portion to be notarially tied with an adjacent property to retain a portion of an existing building encroaching the erf boundary.

5.3.3.3 Principles of Chapter 6 of LUPA

The land use planning principles mentioned in LUPA as set out in Chapter 6 (Section 59), are in essence the same as the 5 development principles of SPLUMA that are applicable to spatial planning, land use development and land use management. These principles were already dealt with in para 5.3.2.1 above and will not be addressed again.

5.3.3.4 Desirability

The desirability of the application will be dealt with in paragraph 5.3.4.1.

5.3.3.5 Guidelines by Provincial Minister

There are no guide lines specifically for this area from the Provincial Minister.

5.3.4 Land Use Planning By – Law for George Municipality, 2015 (By – Law)

In Chapter 5 (Regulation 65) of the By-Law, a number of general criteria are listed that must be taken into account when an application for land development is considered inter alia:

- Desirability of the proposed land use (par 5.3.4.1)
- Impact on municipal services (Par 5.3.4.2)
- Spatial Development Frameworks (par 5.3.4.3)
- Local structure plans/Local SDF (par 5.3.4.4)
- Relevant planning policies (par 5.3.4.5)
- SPLUMA – Section 42 and LUPA – Chapter 6 (par 5.3.4.6)
- Zoning scheme (par 5.3.4.7)

5.3.4.1 Desirability

Desirability is mentioned in the Land Use Planning By-Law as one of the criteria that must be taken into account when applications are considered by the Municipality. The whole of Para 5 of this report is considered as the desirability of the proposal – see pre-ambles para 5 above. Desirability will not be dealt with separately in this paragraph. In short, it should be taken into account that the municipality already approved the alienation of the portion of the street to the adjacent owner to enable him to retain the building on his property that encroaches the erf boundary due to mis-information. The approval of the municipality for the alienation is however worded in such a manner that, should the street portion be required by the municipality in future, the encroaching building will have to be demolished in respect of the encroaching section thereof. The situation will then be that no impact will be noticeable at such stage. It should also be taken into account that no objections were received from anybody when the alienation was advertised.

5.3.4.2 Impact on Municipal Services

Municipal services are not affected.

5.3.4.3. George MSDF

The George Municipal SDF was dealt with in para 5.3.3.1 above.

5.3.4.4 Local Structure Plans and Local SDF

See paragraph 5.3.3.2 above. There is no structure plan for this area.

5.3.4.5 Relevant Planning Policies

There are no known policies of the municipality in respect of the situation that was caused by the encroaching building. Each application is dealt with on merits.

5.3.4.6 SPLUMA and LUPA

See paragraph 5.3.2 and 5.3.3 above.

5.3.4.7 Zoning Scheme

The Integrated Zoning Scheme for George is applicable to this area. Erf 16815 is zoned Industrial Zone II. The erf is currently used for industrial purposes. Except for the street boundary, the structures on the erf conform with the applicable building lines. In respect of the street boundary, it was already mentioned that one building on the erf encroaches the street boundary. This application is made to rectify the encroachment including the relaxation of the 8m set-back line that is affected.

5.3.5 NEMA

The proposal is not subject to NEMA.

5.4 Consistency with the Character of the Area

The affected erf, is situated in an industrial area and the use thereof is therefore the same as the uses in its vicinity. The subdivision of the street and the closure of the subdivided portion, has no effect on the character of the area. No change in the character of the area, which is a industrial area, will be caused by this application.

It can therefore be stated that the proposal will not be detrimental to the area as the use will be in line with current land uses in the area.

5.5 Potential of the Property

The property is at present zoned Industrial Zone II. This implies that the property can be used for use industrial purposes which is already the case. No other use or potential is envisaged

5.6 Accessibility

Access to the property is currently from Binne Street and will remain as such.

5.7 Provision of Services

Not applicable.

5.8 Resolution taken by Council

The resolution by Council is attached to the application. It was resolved that:

- 5.8.1 the portion 55m² was not required for basic municipal services
- 5.8.2 the portion 55m² was regarded non-viable
- 5.8.3 the portion 55m² be sold to the adjacent owner of Erf 61815 at R400 per m² subject to:
 - 5.8.3.1 the portion 55m² be subdivided and rezoned. Rezoning is not needed in this case
 - 5.8.3.2 the subdivided portion be notorially tied with Erf 16815
 - 5.8.3.3 that a condition be registered in the title deeds that at no stage the 55m² portion be consolidated with Erf 16815
 - 5.8.3.4 that a condition be registered that should the subdivided portion 55m² be required for municipal service delivery in future, all the buildings erected on the 55m² be demolished by the owner or successor in title at no cost to the municipality and the portion be bought by the municipality at the original price of R22 000.
- 5.8.4 that the municipality's intention to alienate the portion, be advertised inviting counter proposals and public comment and representations.
- 5.8.5 that the sale of the portion be subject thereto that no counter proposals be received subject thereto that any counter proposal must be accompanied by confirmation that the subdivided portion can be developed. *This advert already took place and no objections were received.*
- 5.8.6 that the approval be considered as final should no counter proposals be received. *This approval is therefore final.*
- 5.8.7 that the sale be subject to closure of the portion, rezoning and subdivision thereof and notarial tie with Erf 16815. *It was already mentioned that rezoning is not necessary.*
- 5.8.8 that should the owners neglect to proceed with the purchase of the portion, legal action will be taken for the demolition of the encroaching structures.
- 5.8.9 that the applicant be responsible for all costs resulting from the transaction
- 5.8.10 that all administrative, technical and legal requirements be adhered to by the applicant.

This application must be seen as part of the process to enable the owners of Erf 16825 to comply with all the conditions laid down by the municipality. Many of the conditions can however, only be complied with once this application is approved and the street closure process completed.

6. **CONCLUSION**

In the report above it was indicated that the proposed subdivision and closure of a portion of Binne Street as well as relaxation of the street setback if Binne Street (by 0.6m) and the notarial tie of the portion of the street with Erf 16815, George will not be unacceptable. The purpose of the subdivision and closure and notarial, is to solve a problem that happened long ago when a previous owner built a building over the street boundary of the erf (16815). It should be noted that the municipality already investigated the encroachment and found that the relevant portion of the street, is not needed for any services at present and that the portion of the street can be sold to the adjacent owner subject to conditions of which the most important one is that the municipality can buy the portion back should it be required at any time for whatever services and that the owner of the erf, will then have to demolish the section of the building that encroaches the street boundary. The present situation will physically not change at all as a result of the application as everything will merely be amended on plans to rectify the current situation.

We are of opinion that there is no reason why this application should not be approved by the Municipality.

Annexure F - Title Deeds

RAUBENHEIMERS INC
60 CATHEDRAL STREET
GEORGE
6529

TEL: (044) 873-2043

Prepared by me



CONVEYANCER
ANN MARJORY COETZEE

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 420 710.16	R. 673.00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

DATA / VERIFY
14-09-2020
LINDA NCAPAI

DATA / CAPTURE
27-08-2020
ATHI DAMOYI

T 000016435 / 2020

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

LEANNE KIM WILLIAMS

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney that was signed at GEORGE on 12 MARCH 2020 granted to him/her by

GG INVESTMENT PROPERTIES PROPRIETARY LIMITED
REGISTRATION NUMBER 2016/069884/07

And the appearer declared that his/her said principal had, on 27 September 2016, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**JUNOWIZ PROPRIETARY LIMITED
REGISTRATION NUMBER 2015/004116/07**

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

**ERF 16815 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

**IN EXTENT 1791 (ONE THOUSAND SEVEN HUNDRED AND NINETY ONE)
SQUARE METRES**

**FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER T62179/2004
WITH DIAGRAM SG NUMBER 9912/1992 RELATING THERETO AND HELD
BY DEED OF TRANSFER NUMBER T66743/2016**

- A. SUBJECT to the conditions referred to in Deed of Transfer No.T66743/2016.
- B. SUBJECT FURTHER to the following condition contained in Deed of Grant dated 15 June 1922 (George Quitrents Volume 15 No. 15), namely:

"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."

- C. ENTITLED to the benefits of the said servitude referred to in the endorsement dated 29 December 1938 on Deed of Grant (George Quitrents Volume 15 Number 15) which reads as follows:

"By Deed of Transfer No. T13615 dated 29th December 1938, the owner and his successors in title of the property thereby conveyed is prohibited from carrying on any trade or business other than that of a saw mill, grist mill and certain manufacturers connected with a timber factory, as will more fully appear on reference to the said Deed of Transfer."

- D. SUBJECT FURTHER to the terms of the servitude referred to in the endorsement dated 7 June 1977 on said Deed of Grant (George Quitrents Volume 15 Number 15), which endorsement reads as follows:

"Registration of Servitude

Within described land is subject to a servitude with regard to apportionment of water in terms of an order of the Water Court (Water Court District No. W10/76) dated 5-6-1977 as will more fully appear on reference to the copy of said order filed as K493/77S."

E. SUBJECT FURTHER to the following conditions contained in Deed of Transfer Number T62179/2004, imposed by the Municipality of George for it's benefit:

1. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat elektrisiteitskabels en/of drade, hoof- en ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, oor hierdie erf gevoer word indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogemelde aan te lê, te wysig, te verander of te inspekteer.
2. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die material te ontvang of grawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word weens die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.
3. Die koper of opvolger in titel moet binne 'n tydperk van twee (2) jaar vanaf die datum van eerste registrasie geboue op hierdie erf oprig waarvan die oprigting ingevolge die George Stadsbeplanningskema toegelaat word en waarvan die waarde gebaseer op die koste van oprigting soos deur die Stadsraad bepaal, naamlik nie minder as R50 000,00 (Vyftig Duisend Rand), en indien hierdie erf en 'n aangrensende erf gekonsolideer word, moet die waarde van sodanige geboue gebaseer word op die koste van oprigting soos deur die Stadsraad bepaal, naamlik nie minder as R100 000,00 (Een Honderd Duisend Rand) nie.
4. Die koper mag nie die eiendom op enige wyse vervreem nie sonder die verkoper se toestemming voordat die geboue genoem in klousule 2 hiervan daarop opgerig is nie en indien hy aldus die eiendom wil vervreem, is hy verplig om dit eers aan die Verkoper te koop aan te bied teen die koopprys oorspronklik deur hom daarvoor betaal. Indien die verkoper egter nie sy voornoemde voorkeepsreg wil uitoefen nie en toestem tot die vervreemding van die eiendom, sal dit afgesien van enige ander voorwaardes wat die verkoper mag stel, 'n voorwaarde van sodanige vervreemding wees dat die koper se opvolger tydens die vervreemding 'n ooreenkoms skriftelik met die verkoper aangaan waarvolgens hy al die voorwaardes ten opsigte van die oprigting van geboue voormeld en die gevolge van nie-nakoming daarvan aanvaar as bindend op homself asof hy die oorspronklike koper was met dien verstande dat die oorspronklike twee (2) jaar periode genoem in klousule 2 hiervan nie weens sodanige vervreemding verleng word nie.

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

**GG INVESTMENT PROPERTIES PROPRIETARY LIMITED
REGISTRATION NUMBER 2016/069884/07**

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

**JUNOWIZ PROPRIETARY LIMITED
REGISTRATION NUMBER 2015/004116/07**

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R420 710,16 (FOUR HUNDRED AND TWENTY THOUSAND SEVEN HUNDRED AND TEN RAND AND SIXTEEN CENTS).

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 27 JUL 2020



q.q.

In my presence



REGISTRAR OF DEEDS

@

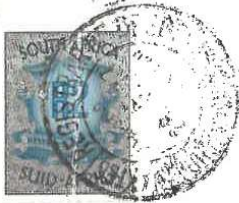
B

258

MUNISIPALITEIT - MUNICIPALITY	
DATE - DATUM	OPERATOR - OPERATEUR
1977-7-15	

12/9/77	WML
OPERATOR	DATE
OPERATOR	DATE

DATA CAPTURE		
OPERATOR	DATE	OPERATOR
15-7-77	WML	
OPERATOR	DATE	OPERATOR



T	15917	1977
---	-------	------

25082

790

Bisset Boehmke & McBlain,
Prokureurs, Notarisse &
Aktebesorgers,
Fairbairngebou 301,
St. Georgesstraat 140,
KAAPSTAD

Opgestel deur my:
.....
Aktebesorger.

SERTIFIKAAT VAN GEREgistREERDE TITEL

[Uitgereik kragtens die bepalings van artikel
drie-en-veertig van die Registrasie van Aktes
Wet, 1937 (No. 47 van 1937).]

NADEMAAL

JOHANNES BERNARDUS SWART in sy hoedanigheid
as Stadsklerk van die MUNISIPALITEIT VAN
GEORGE

aansoek gedoen het om die uitreiking aan hom van 'n
Sertifikaat van Geregistreerde Titel kragtens Artikel
drie-en-veertig van die Registrasie van Aktes Wet, 1937,
ten opsigte van die hierondergenoemde grond, synde gedeelte van
die grond geregistreer op sy naam deur Grondbrief gedateer
15 Junie 1922 (George Erfpagbriewe Boekdeel 15 Nr. 15);

2/.....SO/.....

BLADSY/PAGE 5
ENDOSSEMENT OP
ENDORSEMENT ON SGT 15917 / 1977
EINDOM/PROPERTY Erf 6732
George

Hierdie akte word hiermee

Gewysig in terme van artikel 4 (1) b, W. 47	
Amended in terms of section 4 (1) b, Act No. 47	
van 1937, ooreenkomstig beëdigde verklaring	
of 1937, in accordance with sworn affidavit filed	
aan	
with.....	BC 17625 / 1977
Aftekentoor, Deeds Office, Kaapstad/Cape Town	1 - 09 - 1977

deur die kansellasië van ~~Koornhous~~ Dop
bladsy 3 waarin daar wags word na
n endossement i.s. registrasie van
servituut gedateer 27.5.1975 in George
Erfpagniewe Boekdeel 15 Nr. 15 gedateer
15.6.1922.

Simble

SO IS DIT dat ingevolge die bepalings van genoemde Wet, ek die Registrateur van Aktes, te Kaapstad, hierby sertifiseer dat voornoemde

MUNISIPALITEIT VAN GEORGE

~~BLANKE GROEP~~

of regverkrygendes,
die geregistreerde eienaar is van :-

SEKER stuk grond toegeken
kragtens die bepalings van
Artikel 10 van Wet Nr. 15/1887,
synde Erf No. 6732 ('n gedeelte
van Erf 464) George, geleë in
die Munisipaliteit en
Administratiewe Distrik van
George; gehou deur die
Munisipaliteit van George
kragtens Grondbrief gedateer 15
Junie 1922 (George Erfpagbriewe
Boekdeel 15 Nr. 15);

GROOT: 6,5168 (Ses komma vyf een
Ses agt) Hektaar.

SOOS meer volledig sal blyk uit die aangehegte
Kaart Nr. 4985/74.

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

(B) ONDERHEWIG VERDER aan die volgende voorwaardes vervat
in die gemelde Grondbrief (George Erfpagbriewe Boekdeel 15 Nr. 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/....(3) That/.....

15912/72
Erf 6732

2) Ent 6232 = 5640 M2.

No. T-177 Restant 5,4248 ha
Remander.....
25082 M. J. [Signature]
Asst.-registateur / Asst. Registrar

WIR ENDOSSIERENTE KWK DIADSY 7 ET SEQ.
FOR ENDOSSIERING SEE PAGE

-9-

SERTIFIKAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEW OPSIGTE VAN IN RESPECT OF	ERF 6740 GEORGE
MEASURING 1530 m ²	RESTANT 3 3383 Ha REMAINDER
000050172/2000	<i>[Signature]</i> REGISTRATEUR/REGISTRAR
002206/2000	

SERTIFIKAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEW OPSIGTE VAN IN RESPECT OF	ERF 6739 GEORGE
MEASURING 1882 m ²	RESTANT 2,8521 Ha REMAINDER
T 000050173/2000	<i>[Signature]</i> REGISTRATEUR/REGISTRAR
002206/2000	

Erf 6

SERTIFIKAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEW OPSIGTE VAN IN RESPECT OF	Erf 6733 = 3648 m ²
	RESTANT 2,4853 ha REMAINDER
T 000021355/2005	<i>[Signature]</i> REGISTRATEUR/REGISTRAR
17 MAR 2005	

Erf 6734 = 4 130 m²

GETRANSPORTER AAN JORDAAN	TRANSFERRED TO FAMILIE TRUST
INSTANT/REMAINDER	17 1232/2003 20 1723 ha
T 000021356/2005	<i>[Signature]</i> REGISTRATEUR/REGISTRAR
17 MAR 2005	

For further addressment see pg 10

BLADSY/PAGE.....8
ENDOSSEMENT OP
ENDORSEMENT ON T 15917 1 1977

EIENDOM/PROPERTY...ERF 6732
GEORGE

ERF 6735 MEAS 5893 m²

GETRANSPORTEER TRANSFERRED	24-08-1981	Aan E. SALIE
No. T	36685	To 4.037 HA
		Restant Remainder
		Assist. Registrateur. Assist. Registrar.

ERF 6744 MEAS: 4124 m².

GETRANSPORTEER TRANSFERRED	1986-03-26	Aan INDUSTRIËLE EIENDOMME
No. T	11146/86	To (GEORGE) BK.
		Restant Remainder
		3.9913 ha
		Assist. Registrateur. Assist. Registrar.

ERF 16816 = 3290 m².

GETRANSPORTEER AAN
TRANSFERRED TO
DE TRUSTEES VAN TYP 80/40 VAN
AANDE EIENDOMME TRUSTEES 11 528 1981

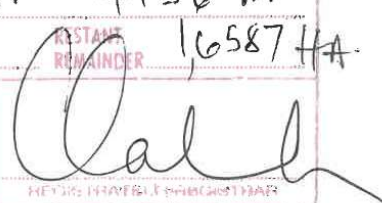
RESTANT/REMAINDER	3290
T	
	REGISTRATEUR/REGISTRAR

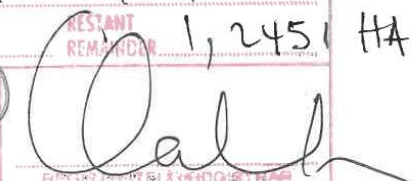
9

FOR PARTIAL ENDOSSEMENTS SEE
DE VERVALS ENDOSSEMENTS BOK

10.

T 15917/77.

CERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	Erf 6741 = 4136 m ² RESTANT REMAINDER 16587 HA
T 004401/09 03 FEB 2009	

CERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	Erf 6742 = 4136 m ² RESTANT REMAINDER 1,2451 HA
T 004402/09 03 FEB 2009	

CERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	Erf 6743 = 4136 m ² RESTANT REMAINDER 8315 m ²
T 004403/09 03 FEB 2009	

- (3) That all rights to minerals, mineral products, mineral oils, and precious stones, precious or base metals, on or under the land hereby granted are expressly reserved to the State, together with the right of access to any mines or works undertaken for mining or prospecting purposes by any person duly authorised in that behalf. The land is subject to such further rights as the public or the Government now may or may hereafter have or be entitled to obtain under or by virtue of any law relating to the prospecting, digging, mining or exploitation of minerals, mineral products, mineral oils, precious stones, precious or base metals on or under the land hereby granted, which rights shall not be impaired or in any way affected by the title deed."

(C) GERECHTIG aan voordele onder die terme van die servituut waarna verwys word in die volgende endossement gedateer 29 Desember 1938 op gemelde Grondbrief (George Erfpagbriewe Boekdeel 15 No. 15) naamlik :-

"By Deed of Transfer No. 13615 dated 29.12.1938 the owner and his successors in title of the property thereby conveyed is prohibited from carrying on any trade or business other than that of saw mill, grist mill and certain manufactures connected with a timber factory, as will more fully appear on reference to the said Deed of Transfer."

(D) GERECHTIG aan voordele onder die terme van die servituut waarna verwys word in die volgende endossement gedateer 27 Mei 1975 op die gemelde Grondbrief (George Erfpagbriewe Boekdeel 15 No. 15) naamlik :-

"Registration of servitude.
By deed of Transfer No. T14020/75 dated this day the within Transferee is entitled to construct, use and maintain an electric power transmission line over Erf 3089, meas 1,7131 Ha thereby transferred. As indicated by the lines xy + yz on diag 13454/54 thereto annexed."

4/.....(E) ONDERHEWIG/.....

BLADSY/PAGE 7
 ENDOSSEMENT OP
 ENDORSEMENT ON T15917 / m
 EIENDOM/PROPERTY Peny 6732
slange

ly 6738 meas 4688 m²

GETRANSPORTEER TRANSFERRED	25-05-1979	To	S. STOFFBERG
No.	12893	Restant Remainder	4,9560 HA
Asst.-registrator/Asst. Registrar			

VIR ENDOSSPANTE KIK BLADSY
 FOR ENDORSEMENTS SEE PAGE 8 ET SEQ

of 16816 = 3290 u2

GETRANSPORTEER AAN DE TRUSTEES VAN TYD TOT TYD VAN	TRANSFERRED TO
AWAARDE EIENDOMME TRUST NR. 11.528/98	
RESTANT/REMAINDER	3,6623 HA
T	
REGISTRATEUR/REGISTRAR	

Vir verdere endossemente sien
 For further endorsement see
8

(E) ONDERHEWIG VERDER aan die terme van die serwituut waarna verwys word in die volgende endossement gedateer 7 Junie 1977 op die gemelde Grondbrief (George Erfpagbriewe Boekdeel 15 No. 15), naamlik :-

"Registration of Servitude.
The within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District No. W10/76) dated 5-6-1977 as will more fully appear on reference to the copy of said Order filed as K 493/77S."

EN DAT, kragtens hierdie sertifikaat, genoemde

MUNISIPALITEIT VAN GEORGE

of regverkrygendes

nou en voortaan daartoe geregtig is ooreenkomstig plaaslike gebruik, maar behoudens die regte van die Staat.

TEN BEWYSE waarvan ek, voornoemde Registrateur, hierdie Akte onderteken en met die ampseël bekragtig het.

ALDUS GEDOEN en GETEKEN op die kantoor van die Registrateur van Aktes te Kaapstad op hede die 30^{de} ~~April~~ dag van ~~April~~ Junie in die jaar van Ons Heer, Eenduisend Negehoonderd Sewe-en-Sewentig (1977).

.....
Registrateur van Aktes

Geregistreeer in die *Erwe*
register van *6.732*
Boek ... *GEORGE* Folio *6.732*

Klerk in Bevel

[Handwritten signature]

AB/76/189/glr

FOR FURTHER ENDORSEMENTS SEE
VIR VERDERE ENDOSSEMENTE SIEN

Page 5

DIE VOLGENDE AFTREKKINGS IS VAN HIERDIE KAART GEDOEN						
MEET-STUKKE	KAARTNO.	ONDERVER-DELING	GROOTTE HA./VK. M.	AKTENO.	GEPAARFEER	RESTANT
E 3121/92	9912/92	Erf 16815				
"	9913/92	16816				
"	9914/92	16817				
"	9915/92	16818				
"	9916/92	16819				
"	9917/92	16820				

leaving no-remainder.

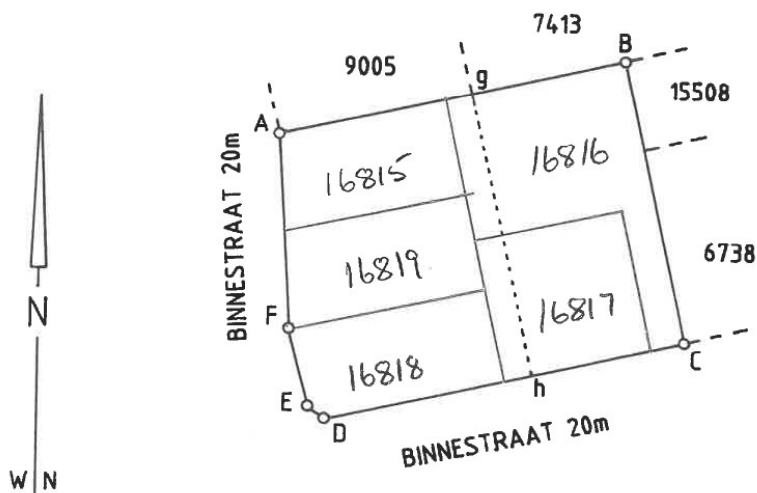
DIE VOLGENDE AFTREKKINGS IS VAN HIERDIE KAART GEDOEN						
MEET-STUKKE	KAARTNO.	ONDERVER-DELING	GROOTTE HA./VK. M.	AKTENQ.	GEPARA-FEER	REstant
E 3121/92	9912/92	E1F 16815				
"	9913/92	16816				
"	9914/92	16817				
"	9915/92	16818				
"	9916/92	16819				
"	9917/92	16820				

Leaving no-remainder

SYE Meter		RIGTINGS -HOEKE	Y	KOÖRDINATE Stelsel	Alles plus Lo 23°	X	L.G. Nr.
		Konstante		0,00	3 700 000,00		9 9 1 1 / 9 2
AB	114,86	258 08 50	A	48 865,31	61 726,62		Goedgekeur <i>R.A.F.</i> Landmeter-generaal 1992.12.02
BC	94,00	348 08 50	B	48 752,90	61 703,03		
CD	119,86	78 08 50	C	48 733,59	61 795,03		
DE	7,07	123 08 50	D	48 850,89	61 819,65		
EF	26,49	168 08 50	E	48 856,81	61 815,79		
FA	63,31	177 13 50	F	48 862,25	61 789,86		
		△Geo 4		48 760,50	63 407,77		
		△Geo 43		49 149,54	60 334,82		

Bakenbeskrywing

Alle bakens is 12 mm ysterpen



- Die figuur g B C h stel voor Erf 6739, George
Transportakte No. Kaart No. 4992/74
 - Die figuur A g h D E F stel voor Erf 6740, George
Transportakte No. Kaart No. 4993/74
- Skaal: 1 : 2 000

Die figuur A B C D E F
stel voor 1,1412 hektaar .grond, synde
Erf 16814, George bevattende 1. en 2. hierbo
geleë in die Munisipaliteit en
Administratiewe Distrik George Provinsie Kaap die Goeie Hoop
Saamgestel
Opgeëet in Oktober 1992
deur my, *A. Louw* Landmeter

Hierdie kaart is geheg aan Nr. 17 MAR 2005 gedateer t.g.v. Registrateur van Aktes	Die oorspronklike kaarte is soos hierbo aangehaal Nr. geheg-aan Transport Grendbrief Nr.	Leer Nr. S/8775/55 M.S. Nr. Saamgestel Komp. BLSX-3451 (M4458)
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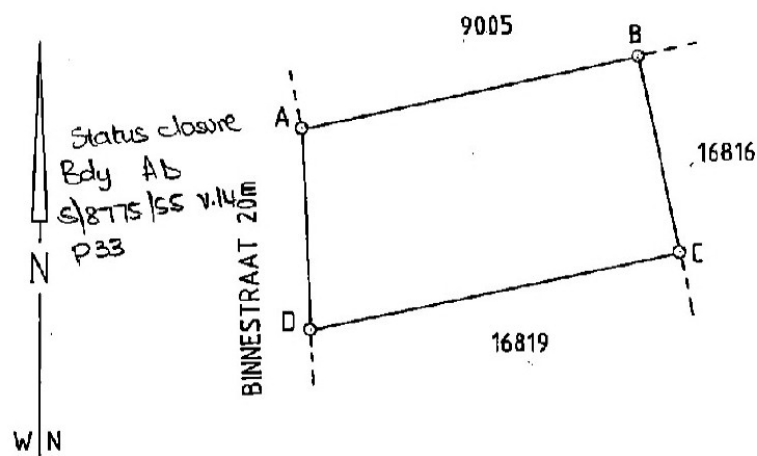
VIR ENDOSSEMENTE 1/12/11

SURVEY	RECORD	REMARKS
4501/14	6714	6714
4502/14	6715	6715
4503/14	6716	6716
4504/14	6717	6717
4505/14	6718	6718
4506/14	6719	6719
4507/14	6720	6720
4508/14	6721	6721
4509/14	6722	6722
4510/14	6723	6723
4511/14	6724	6724
4512/14	6725	6725
4513/14	6726	6726
4514/14	6727	6727
4515/14	6728	6728
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4523/14	6736	6736
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4528/14	6741	6741
4529/14	6742	6742
4530/14	6743	6743
4531/14	6744	6744
4532/14	6745	6745
4533/14	6746	6746
4534/14	6747	6747
4535/14	6748	6748
4536/14	6749	6749
4537/14	6750	6750
4538/14	6751	6751
4539/14	6752	6752
4540/14	6753	6753
4541/14	6754	6754
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4569/14	6782	6782
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4572/14	6785	6785
4573/14	6786	6786
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4581/14	6794	6794
4582/14	6795	6795
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4584/14	6797	6797
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4586/14	6799	6799
4587/14	6800	6800
4588/14	6801	6801
4589/14	6802	6802
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4591/14	6804	6804
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4595/14	6808	6808
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4598/14	6811	6811
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4600/14	6813	6813
4601/14	6814	6814
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4603/14	6816	6816
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4610/14	6823	6823
4611/14	6824	6824
4612/14	6825	6825
4613/14	6826	6826
4614/14	6827	6827
4615/14	6828	6828
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Bakenbeskrywing

Alle bakens is 12 mm ysterpen in beton



Skaal: 1 : 1 000

Die figuur A B C D
 stel voor 1 791 vierkante meter grond, synde
 Erf 16815 'n Gedeelte van Erf 16814, George
 geleë in die Munisipaliteit en
 Administratiewe Distrik George
 Opgemeet in Oktober 1992
 deur my, *A. Louw* Landmeter

Hierdie kaart is geheg aan
 Nr. *T 62179/2004*
 gedateer
 t.g.v.

Die oorspronklike kaart is
 Nr. 9911/92 geheg aan
 Transport/Grondbrief
 Nr.

Leer Nr. *S/8775/55*
 M.S. Nr. *E 3121/92*
 Komp. BLSX-3451 (M4458)

B

DIRECTORATE: PLANNING AND DEVELOPMENT

LAND USE PLANNING REPORT
BUILDING LINE RELAXATION: ERF 499 HOEKWIL

Reference number	3643431	Application submission date	9 September 2026	Date report finalized	10 September 2026
Delegation: 4.17.1.17 Sub delegation: LUP1.1 - AO: Category C5.B(a) – MPT					
PART A: AUTHOR DETAILS					
First name(s)	Ilane				
Surname	Huyser				
Job title	Senior Town Planner				
SACPLAN registration number	A/1664/2013				
Directorate/ Department	Planning and Development				
Contact details	044 801 9120/ihuyser@george.gov.za				
PART B: APPLICANT DETAILS					
First name(s)	Alexander				
Surname	Havenga				
Company name	Nel & De Kock Town Planners				
SACPLAN registration number	A/3313/2023	Is the applicant authorised to submit this application?	Y	N	
Registered owner(s)	George Municipality				
PART C: PROPERTY DETAILS					
Property description (in accordance with Title Deed)	Erf 499, Hoekwil				
Physical address	C/O Bester and No Name Streets		Town/City	Touwsrante	
Current zoning	Community Zone I	Extent (m ² /ha)	1929m ²	Are there existing buildings on the property?	Y N
Applicable Zoning Scheme	George Integrated Zoning Scheme By-Law, 2023 (hereafter referred to as " Zoning Scheme ");				
Legislation	Land Use Planning By-Law for George Municipality, 2023 (hereafter referred to as " Planning By-Law ").				

Current Land Use	Touwsranten Library, Touwsranten Clinic and a crèche			Title Deed number	T79889/95 (VA 5313/2009) The title deed is attached as Annexure G. The General Plan is attached as Annexure H.		
Any restrictive title conditions applicable?	Y	N	If Yes, list condition number(s)	NA			
Any third-party conditions applicable?	Y	N	If Yes, specify	N/A			
Any unauthorised land use/building work?	Y	N	If Yes, specify	It is noted that, historically, structures have been constructed across the property boundaries. The Municipality is aware of the existing encroachments, which are being addressed separately. A note to this effect has been included on the site layout plan for clarity.			
PART D: PRE-APPLICATION CONSULTATION (ATTACH MINUTES)							
Has pre-application consultation been undertaken?				Y	N	NA	
Reference Number	NA			Date of consultation	NA		Official's name
PART E: LIST OF APPLICATIONS (TICK APPLICABLE)							
a. Rezoning		b. Permanent departure	x	c. Temporary departure		d. Subdivision	
e. Consolidation		f. Amendment, suspension or deletion of restrictive conditions		g. Permissions required in terms of the zoning scheme		h. Amendment, deletion or additional conditions in respect of existing approval	
i. Extension of validity period		j. Approval of an overlay zone		k. Phasing, amendment or cancellation of subdivision plan		l. Permissions required in terms of conditions of approval	
m. Determination of zoning		n. Closure of public place		o. Consent use		p. disestablishment of a Home Owners Association	
q. Rectify Beach of Home Owners Association		r. Reconstruct building of non-conforming use		Other			
PART F: APPLICATION DESCRIPTION							
Consideration of the application for Permanent Departure in terms of Section 15(2)(a) Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the northern street boundary building line from 5m to 1m to accommodate an ablution facility on Erf 499, Hoekwil.							
PART G: LOCATION							
Erf 499, Hoekwil is located on the corner of Bester and No Name Street in the area known as Touwsranten. See images below and locality map attached as Annexure E.							



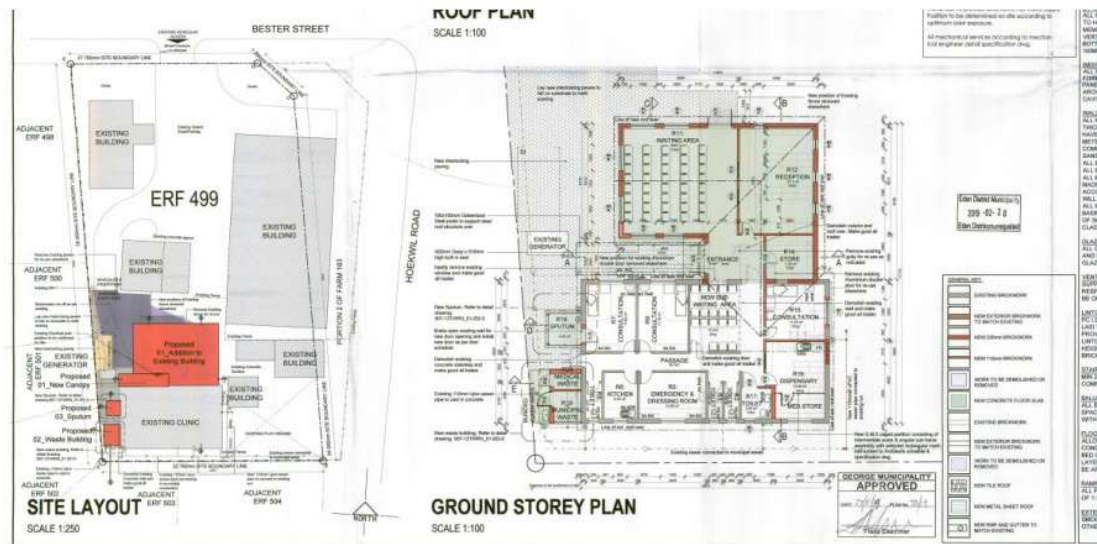
The zonings in the immediate area are Business Zone I & II and Single Residential Zone I.



PART H: BACKGROUND AND HISTORY

The application is submitted in accordance with the mandate provided through the Memorandum of Agreement concluded between Sithembile Distributions, Earthcom and the Municipality in respect of the proposed social upliftment project, which includes the construction of the proposed ablution facilities. Refer to Annexure B and C.

The structures on site appear on a building plan that was approved in 2019.



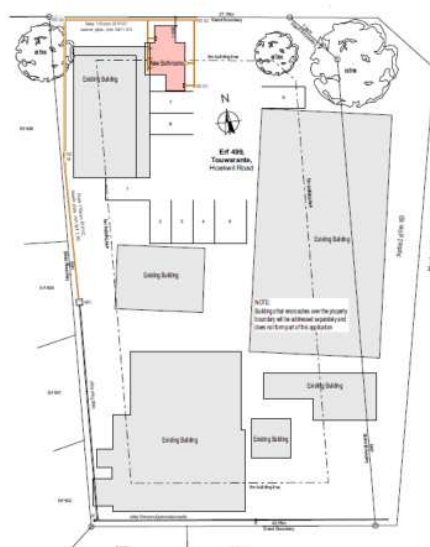
The encroachments over the property boundaries are unknown and being dealt with separately.

PART I: SUMMARY OF APPLICANTS MOTIVATION

The motivation application is attached as **Annexure D**.

Proposed development

The proposed Site Layout plan is illustrated below and attached as **Annexure A**.

Proposed Site Layout Plan

- The proposed permanent departure is required to accommodate the new ablution facilities in a practical and functional position on the property.
- The facilities are intended to serve the community and will address an identified need for ablution facilities for the local community.
- Due to the existing development and structures on the property, together with the limited available space and site configuration, the proposed ablution facility cannot practically be accommodated outside the prescribed 5.0m street boundary building line without compromising the functionality and accessibility of the facility.
- The proposal is considered desirable as it constitutes a small-scale ancillary improvement to an established community facility and forms part of a social upliftment initiative for the surrounding neighbourhood.
- The proposed relaxation will not alter the primary use of the property and given the limited scale of the facility and its position within the existing developed context, is not expected to result in any material negative impact on the surrounding area.
- Given the established developed nature of the property, the limited scale of the proposed facility and the absence of a material impact on the surrounding character or visual environment, the proposed permanent departure is considered compatible with the objectives and spatial planning approach of the LSDF.

PART J: SUMMARY OF PUBLIC PARTICIPATION

Methods of advertising				Date published	Closing date for objections								
Press (Die Burger)				Y	N	N/A	NA						
Gazette				Y	N	N/A	NA						
Notices				Y	N	N/A	NA						
Website				Y	N	N/A	NA						
Ward councillor				Y	N	N/A	NA						
On-site display				Y	N	N/A	NA						
Community organisation(s)				Y	N	N/A	N/A						
Public meeting				Y	N	N/A	N/A						
Third parties				Y	N	N/A	N/A						
Other	Y	N	If yes, specify	Written Consent was obtained from the 2 neighbours most affected by the said structure viz. Erven 498 and 1564, Hoekwil.			8 September 2026		Refer to Annexure F				
Total valid objections				NA			Total invalid objections and petitions		NA				
Valid petition(s)				Y	N	If yes, number of signatures			NA				
Community organisation(s) response				Y	N	N/A	NA			Y	N	N/A	
Total letters of support				N/A									
Was the minimum requirement for public participation undertaken in accordance with the relevant By-Law on Municipal Land Use Planning and any applicable Council Policy										Y	N		

PART K: SUMMARY OF COMMENTS DURING PUBLIC PARTICIPATION

No comments or objections were received.

PART L: SUMMARY OF APPLICANT'S REPLY TO OBJECTIONS

NA

PART M: SUMMARY OF COMMENTS FROM INTERNAL DEPARTMENTS AND/OR ORGANS OF STATE COMMENTS				
Name of Department	Date	Summary of comments	Recommendation	
Civil Engineering Services	09/09/2026	Building Line relaxation in order	n/a	
Civil Engineering Services (Traffic)	14/09/2026	In order.	n/a	
Electrotechnical Services	09/09/2026	In order.	This is Eskom area of supply. EES have no objections to the applications. please coordinate with Eskom relating to Existing services in the area. All safety clearances to be maintained from overlines that may exist in these Rural areas.	
PART N: MUNICIPAL PLANNING EVALUATION (REFER TO RELEVANT CONSIDERATIONS GUIDELINE)				
Is the proposal consistent with the principles referred to in Chapter 2 of SPLUMA? (can be elaborated further below)			Y	N
Is the proposal consistent with the principles referred to in Chapter VI of LUPA? (can be elaborated further below)			Y	N
<u>(In)consistency with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and with the principles referred to in Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014) (Section 65 of the Planning By-Law)</u>				
The consistency of the application with the principles of SPLUMA and LUPA as read with Section 65 of the Planning By-Law was evaluated as follows:				
No	Evaluation checklist	Yes	No	N/A
Section 65				
65(a)	Does the application submitted comply with the provisions of the Land Use Planning By-law for George Municipality, 2023?	X		
65(b)	Has the motivation submitted been considered?	X		
	Were the correct procedures followed in processing the application? (see land use application process checklist)	X		
	Was a condonation required and granted with regards to the process followed? (see land use application process checklist)		X	
65(c)	Have the desirability guidelines, as issued by the provincial minister to utilise land for the proposed land uses been considered? (not yet applicable)			X
65(d)	Have the comments received from the respondents, any organs of state and the provincial minister been considered? (s. 45 of LUPA)			X
65(e)	Have the comments received from the applicant been considered?			X
65(f)	Have investigations carried out in terms of other laws which are relevant to the application been considered?		X	
65(g)	Was the application assessed by a registered town planner? (see land use application process checklist)	X		
65(h)	Has the impact of the proposed development on municipal engineering services been considered?	X		
65(i)	Is the application in line, consistent and/or compatible with the IDP of the Municipality?			X
	Is the application in line, consistent and/or compatible with the Municipality's SDF?			X
65(j)	Is the application in line, consistent and/or compatible with the IDP of the district Municipality including its SDF?			X
	Is the application in line, consistent and/or compatible with the district Municipality's SDF?			X

65(k)	Is the application in line, consistent and/or compatible with the applicable local SDF?	X		
65(l)	Is the application in line, consistent and/or compatible with the applicable policies of the Municipality that guide decision making?			X
65(m)	Is the application in line, consistent and/or compatible with the provincial SDF?			X
65(n)	Is the application in line, consistent and/or compatible with the regional SDF (SPLUMA) or provincial regional SDF (LUPA)?			X
65(o)	Is the application in line, consistent and/or compatible with the applicable policies, guidelines, standards, principles, norms, or criteria set by national and/or provincial government?			X
65(p)	Is the application in line, consistent and/or compatible with the matters referred to in Section 42 of SPLUMA?	X		
65(q)	Does the application comply with the requirements of Section 42(2) of SPLUMA, supported by the relevant environmental reports?	X		
65(r)	Is the application in line or consistent and/or compatible with the following principles as contained in Sections 7 of SPLUMA and 59 of LUPA:			
1.	The redress of spatial and other development imbalances of the past through improved access to, and use of land?			X
2.	Address the inclusion of people and areas previously excluded in the past, specifically, informal settlements and areas characterised by widespread poverty and deprivation?			X
3.	Enable the redress of access to land by disadvantaged communities and persons?			X
4.	Support access to / facilitate the obtaining of security of tenure and/or incremental informal settlement upgrading?			X
5.	Has the potential impact of the development proposal on the value of the affected land /properties been considered?	X		
6.	Has the impact of the application on the existing rights of the surrounding owners been recognised?	X		
7.	Does the application promote spatially compact, resource frugal development form?		X	
8.	Can the development be accommodated within the existing fiscal (budget), institutional and administrative means of the Municipality? (e.g. Infrastructure upgrades required – when, budgeted for, etc.)	X		
9.	Has the protection of prime, unique, and/or high potential agricultural land been considered?			X
10.	Is the application consistent with the land use measures applicable to / contained in environmental management instruments?			X
11.	Does the application promote and stimulate the equitable and effective functioning of land markets?			X
12.	Have all current and future costs to all parties for the provision of infrastructure and social services been considered?	X		
13.	Does the application promote development that is sustainable, discourages urban sprawl, encourages residential densification, and promotes a more compact urban form?			X
14.	Will the development result in / promote the establishment of viable communities?			X
15.	Does the development strive to ensure that the basic needs of all the citizens are met in an affordable way?			X
16.	Will the development sustain and/or protect natural habitats, ecological corridors, and areas of high biodiversity importance?			X
17.	Will the development sustain and/or protect provincial heritage and tourism resources?			X

	18.	Will the development sustain and/or protect areas unsuitable for development including flood plains, steep slopes, wetlands, areas with a high-water table, and landscapes and features of cultural significance?			X
	19.	Will the development sustain and/or protect the economic potential of the relevant area or region?	X		
	20.	Has provision been made in the development to mitigate against the potential impacts of climate change?			X
	21.	Does the development include measures to reduce consumption / conserve water and energy resources? (<i>renewable energy, energy saving, water saving, etc.</i>)			X
	22.	Does the development consider sea-level rise, flooding, storm surges, fire hazards?			X
	23.	Does the development consider geological formations and topographical (soil and slope) conditions?			X
	24.	Will the development discourage illegal land occupation – w.r.t. Informal land development practices?			X
	25.	Benefits the long-term social, economic, and environmental priorities for the area (<i>sustained job opportunities, sustained income, integrated open space network, etc.</i>) over any short-term benefits (<i>job creation during construction, short term economic injection, etc.</i>)?			X
	26.	Contributes towards the optimal use of existing resources, infrastructure, agriculture, land, minerals, and/or facilities?			X
	27.	Contributes towards social, economic, institutional, and physical integration aspects of land use planning?			X
	28.	Promotes and supports the inter-relationships between rural and urban development?			X
	29.	Promotes the availability of employment and residential opportunities in close proximity to each other or the integration thereof?			X
	30.	Promotes the establishment of a diverse combination of land uses?			X
	31.	Contributes towards the correction of distorted spatial patterns of settlements within the town/city/village?			X
	32.	Contributes towards and/or promotes the creation of a quality and functional open spatial environment?			X
	33.	Will the development allow the area or town to be more spatially resilient that can ensure a sustainable livelihood for the affected community most likely to be affected by economic and environmental shocks?			X
1(s)		Is the application in line with the applicable provisions contained in the applicable zoning scheme regulations (by-law)? (e.g. definitions, land use description and development parameters)	X		

(In)consistency with guidelines prepared by the Provincial Minister

NA

Outcomes of investigations/applications i.t.o other laws

NA

Existing and proposed zoning comparisons and considerations

The zoning of the property remains unchanged viz. Community Zone II.

The need and desirability of the proposal

The need and desirability for the proposed development have been considered in terms of the following factors:

No.	Evaluation checklist	Yes	No	N/A
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1	Will the natural environment and/or open space systems be negatively affected?		X	
2	Will application result in trees/indigenous vegetation being removed on site or in the road reserve?		X	
3	Does the application have any negative impact on heritage resources?		X	
4	Will the character of the surrounding area be negatively affected?		X	
5	Will the architectural character of the streetscape be negatively affected?		X	
6	Will there be any negative impact on vehicle traffic and pedestrian safety?		X	
7	Will there be a negative impact on traffic movement/vehicle sight distances?		X	
8	Are there adequate on-site parking/loading facilities provided?			x
9	Is there adequate vehicle access/egress to the property?	x		
10	Will the application result in overshadowing onto neighbours' properties?		X	
11	Will the neighbours' amenity to privacy/enjoyment of their property/views/sunlight be negatively affected?		X	
12	Will the proposal have a negative impact on scenic vistas or intrude on the skyline?		X	
13	Will the intended land use have a negative impact on adjoining uses?		X	
14	Will the land use pose a potential danger to life or property in terms of fire risks, air pollution or smells or compromise a person's right to a safe and secure environment?		X	
15	Will the application result in a nuisance, noise nuisance, and disturbance to neighbours?		X	
16	Will there be a negative impact on property values?		X	
17	Will adequate open space and/or recreational space be provided (for residential developments)?			X
18	Will approval of the application set a precedent?		X	

Assessment of objections/comments

NA

PART O: SUMMARY OF EVALUATION

It is the intention to develop ablution facilities at the existing community facility in Touwsrante as part of a community upliftment project. Due to the location of the existing structures on the property, as well as the need to position the ablution facilities in close proximity to the road network to ensure convenient access for the general public, relaxation of the applicable building line is required.

Section 42 of the Spatial Planning and Land Use Management Act, 2013 (SPLUMA), sets out the matters that must be considered when deciding on a land use application. In terms of desirability, it is found that the proposal:

- is compatible with the existing planning and land uses of the surrounding area;
- will not have a significant negative impact on traffic and parking in the surrounding area;
- will not have a significant negative impact on surrounding facilities such as schools, open spaces and other community facilities, as the application does not result in an increase in the population of the area;
- will not have a significant negative impact on the existing character of the surrounding area or the rights of surrounding property owners in respect of property values, privacy, views and sunlight.
- will not have a significant negative impact on the provision of or existing essential services; and
- is not in conflict with the development principles set out in Section 7 of SPLUMA.

Conclusion

It is found that the proposed building line relaxation for an ablution facility are not expected to have a significant negative impact on adjacent property owners, the environment, streetscape or the surrounding character of the area. The application relates to existing uses on the property and does not involve a change in land use or zoning. On the balance of all considerations, as contemplated in terms of Section 65 of the Land Use Planning By-law for George Municipality, 2023, the proposal is considered desirable and can therefore be SUPPORTED.

PART P: RECOMMENDATION

That the Permanent Departure in terms of Section 15(2)(a) Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the northern street boundary building line from 5m to 1m to accommodate an ablution facility on Erf 499, Hoekwil **BE APPROVED** in terms of Section 60 of the Land Use Planning Bylaw for George Municipality, 2023 for the following reasons:

REASONS FOR DECISION:

1. The proposed ablution facilities will not have a significant negative impact on the character of the surrounding area or the rights and amenities of adjacent property owners.
2. The proposal is not expected to have a significant negative impact on the surrounding road network, traffic or parking arrangements, or the provision of municipal services.
3. The proposed ablution facility forms part of a community upliftment project aimed at providing much-needed ablution facilities to serve the existing community facility and the general public.
4. The proposed positioning of the ablution facility is considered appropriate, taking into consideration the location of the existing structures on the property and the need for the facility to be readily accessible from the road network.
5. The proposal is consistent with and gives effect to the Memorandum of Agreement concluded on 27 September 2023.

Subject to the following conditions imposed in terms of Section 66 of the said Planning By-Law:

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT:

1. That in terms of the provisions of the Land Use Planning By-law for the George Municipality, 2023, the approval shall lapse if not implemented within a period of five (5) years from the date it comes into operation.
2. This approval shall be taken to cover only the departure application as applied for and as indicated on the site layout plan, plan no. P2331, drawn by Draftek dated 02.10.2023 attached as "Annexure A" which bears Council's stamp and shall not be construed as to depart from any other Council requirements.
3. The above approval will be considered as implemented on issuing of the occupation certificate in accordance with the approved building plans.

Notes:

- a) A building plan must be submitted for approval in accordance with the National Building Regulations.
- b) The applicant must show all existing structures on the property when submitting the building plans for approval.
- c) The applicant/developer to address the existing encroachments over the property boundaries.
- d) Stormwater must be managed and discharged responsibly. Appropriate stormwater management and retention measures must be indicated on the building plans. The building plans must also indicate the natural drainage patterns on the property.
- e) This is Eskom area of supply. Please coordinate with Eskom relating to Existing services in the area. All safety clearances to be maintained from overlines that may exist in these Rural areas.

PART Q: ANNEXURES

Annexure A	Site Layout Plan
Annexure B	Memorandum of Agreement
Annexure C	Power of Attorney
Annexure D	Memorandum
Annexure E	Locality
Annexure F	Neighbouring consent letters Erven 498 and 1564, Hoekwil
Annexure G	Title Deed
Annexure H	General Plan

~~RECOMMENDED/ REFER TO APPLICANT/ REFER TO TRIBUNAL~~



09.09.2026

I HUYSER (A/1664/2013)
SENIOR TOWN PLANNER

DATE

~~APPROVED AS RECOMMENDED/ REFUSED/ REFER BACK TO APPLICANT/ REFER TO TRIBUNAL~~



24 September 2026

D. Power (A/1972/2014)
DEPUTY DIRECTOR: DEVELOPMENT AND ENVIRONMENTAL PLANNING /
AUTHORISED OFFICIAL

DATE

