



Stads- en Streekbeplanners
Town and Regional Planners

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Cell: 082 569 2438 E-pos/E-mail: neldek@mweb.co.za

7 October 2026

The Municipal Manager
P.O. Box 19
George
6530

Sir

PROPOSED PERMANENT DEPARTURES FOR ERF 19940, SITUATED IN THE MUNICIPALITY AND ADMINISTRATIVE DISTRICT OF GEORGE.

Duly authorized by the registered owner of Erf 19940, application is hereby made in terms of Section 15.(2)(b) of the George Municipality By-Law on Municipal Land Use Planning, 2023, for permanent departures of the Integrated Zoning Scheme By-Law of George Municipality, 2023, to permit the following:

1. Departure from Section 45 of the Integrated Zoning Scheme By-Law of George Municipality, 2023, to permit the maximum permissible carriageway crossing to be increased from 8.0m to 15.82m; and
2. Departure from Section 46.(1)(c) of the Integrated Zoning Scheme By-Law of George Municipality, 2023, to permit vehicles to reverse across the sidewalk.

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

- a) Application form fully completed and signed (**Annexure 1**);
- b) Power of Attorney by the Authorised Representative (**Annexure 2**);
- c) Company Resolution (**Annexure 3**);
- d) Proof of Company Membership (**Annexure 4**);
- e) Motivation Report (**Annexure 5**);
- f) Copy of the Surveyor General Plan No. 411/1999 (**Annexure 6**);
- g) Locality Map (**Annexure 7**);
- h) Building Plan which includes a Site Layout Plan No. P2602 by Draftek (**Annexure 8**);

- i) Proof of Payment will be provided in due course as it is made available to the applicant (**Annexure 9**);
- j) Copy of Title Deed No. T73788/2025 (**Annexure 10**); and
- k) Conveyancer Certificate by Etienne van Zyl (**Annexure 11**).

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

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Havenga', enclosed within a circular scribble.

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



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

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

PART A: APPLICANT DETAILS

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

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

Registered owner	Garden Route Diesel Parts (Pty) Ltd (Registration No. 2022/718246/07)				
Address	2 nd Floor Church Corner, Corner Courtenay and Church Street				
	George	Postal code	6529		
E-mail	sonet.fourie@grdp.co.za				
Tel	044 873 2293	Fax	n/a	Cell	n/a

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 19940, George										
Physical Address	104B Fichat Street, George Industria										
GPS Coordinates	33°58'27.48"S 22°27'49.90"E				Town/City		George				
Current Zoning	Industrial Zone II		Extent		445m ²		Are there existing buildings?		Y	N	
Current Land Use	Industry										
Title Deed number & date	T73788/2025										
Any restrictive conditions prohibiting application?	Y	N	If Yes, list condition number(s).								
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).								
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?								
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?								
Any existing unauthorized buildings and/or land use on the subject property(ies)?					Y	N	If yes, is this application to legalize the building / land use?			Y	N
Are there any pending court case / order relating to the subject property(ies)?					Y	N	Are there any land claim(s) registered on the subject property(ies)?			Y	N
PART D: PRE-APPLICATION CONSULTATION											
Has there been any pre-application consultation?			Y	N	If Yes, please complete the information below and attach the minutes.						
Official's name	n/a		Reference number		n/a		Date of consultation		n/a		
PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE											

***Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.**

BANKING DETAILS

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

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

Application is hereby made in terms of Section 15.(2)(b) of the George Municipality By-Law on Municipal Land Use Planning, 2023, for permanent departures of the Integrated Zoning Scheme By-Law of George Municipality, 2023, to permit the following on Erf 19940, George:

1. Departure from Section 45 of the Integrated Zoning Scheme By-Law of George Municipality, 2023, to permit the maximum permissible carriageway crossing to be increased from 8.0m to 15.82m; and
2. Departure from Section 46.(1)(c) of the Integrated Zoning Scheme By-Law of George Municipality, 2023, to permit vehicles to reverse across the sidewalk.

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

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

Is the following compulsory information attached?

Y	N	Completed application form			Y	N	Pre-application Checklist (where applicable)	
Y	N	Power of Attorney / Owner's consent if applicant is not owner			Y	N	Bondholder's consent	
Y	N	Motivation report / letter			Y	N	Proof of payment of fees	
Y	N	Full copy of the Title Deed			Y	N	S.G. noting sheet extract / Erf diagram / General Plan	
Y	N	Locality Plan			Y	N	Site layout plan	
Minimum and additional requirements:								
Y	N	N/A	Conveyancer's Certificate		Y	N	N/A	Land Use Plan / Zoning plan
Y	N	N/A	Proposed Subdivision Plan (including street names and numbers)		Y	N	N/A	Phasing Plan

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

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

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

SECTION I: DECLARATION

I hereby wish to confirm the following:

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



Applicant's signature:

Date:

7 October 2026

Full name:

Alexander Havenga

Professional capacity:

Professional Planner

SACPLAN Reg. Nr:

Pr. Pln A/3313/2023

POWER OF ATTORNEY

I, the undersigned,

Sonet Fourie
(ID: 850615 0105 08 6)

In my capacity as a Director of GARDEN ROUTE DIESEL PARTS (PTY) LTD
(Registration Number 2022/718246/07)

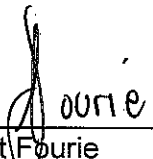
And duly authorised as such in terms of Resolution

hereby nominate and appoint:

NEL & DE KOCK TOWN & REGIONAL PLANNERS

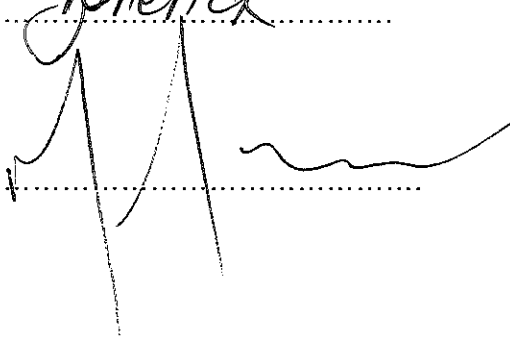
With power of substitution, to be our true and lawful Agent in our name, place and stead, to apply to George Municipality for a **permanent departure from the maximum permissible carriageway crossing width applicable to Erf 19940, George**, and I hereby ratify, allow and confirm, and promise and agree to ratify, allow and confirm all and whatsoever our said Agent shall lawfully do or cause to be done by virtue of these presents.

SIGNED at George on this 30 September 2026 in the presence of the under mentioned witnesses.



Sonet Fourie
(ID: 850615 0105 08 6)

AS WITNESSES:

1.  _____
2.  _____

**RESOLUTION TAKEN AT A MEETING OF THE DIRECTORS OF GARDEN ROUTE
DIESEL PARTS (PTY) LTD (Registration Number 2022/718246/07)**

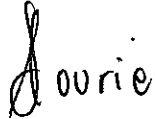
Held at 1048 Fichat Street, George on the 30 September 2026.

DECIDE THAT:

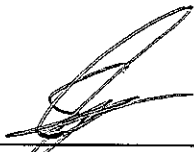
1. The company applies for a permanent departure from the maximum permissible carriageway crossing width applicable to Erf 19940, George.
2. The firm NEL & DE KOCK TOWN AND REGIONAL PLANNERS be appointed by the company to prepare and submit the said application.

That Sonet Fourie (ID: 8506150105086) in her capacity as a DIRECTOR been authorized to sign all documents that may be necessary for the purposes of the application as set out above with regard to Erf 19940, George.

DIRECTORS:



Sonet Fourie
(ID: 850615 0105 08 6)



Stephan Schenck
(ID: 851018 5137 08 0)

COR39 Certificate issued by the Commissioner of Companies and Intellectual Property Commission on Wednesday, 12 November 2025 at 13:11



Companies and Intellectual
Property Commission

a member of the **dtic** group

COR39: Director Amendments

Registration Number: **2022/718246/07**

Enterprise Name: **GARDEN ROUTE DIESEL PARTS (PTY) LTD**

Date: **12/11/2025**

Our Reference: **60009473629**

Customer Name: **KOBUS WOLMARANS**

Email Address: **SEC@MOOREGRG.CO.ZA**

RE: Amendment to Company Information

Registration Number: **2022/718246/07**

Enterprise Name: **GARDEN ROUTE DIESEL PARTS (PTY) LTD**

We have received a COR39 (Notice of change of company directors) from you dated **11/11/2025**

The following change was effected to Director:

DIRECTOR STEPHAN SCHENCK, NEW APPOINTMENT

Yours truly

CIPC Commissioner

Physical Address

the dti Campus - Block F
77 Meintjies Street
Sunnyside 0001

Postal Address: Companies

P O Box 429
Pretoria
0001

Docex: 256

Web: www.cipc.co.za

Contact Centre: 086 100 2472(CIPC)

Contact Centre (International): +27 12 394 9573



2022/718246/07



60009473629



COR39: Director Amendments

Registration Number: **2022/718246/07**

Enterprise Name: **GARDEN ROUTE DIESEL PARTS (PTY) LTD**

ENTERPRISE DETAILS

Registration Number: **2022 / 718246 / 07**

Enterprise Name: **GARDEN ROUTE DIESEL PARTS (PTY) LTD**

Registration Date: **13/09/2022**

Business Start Date: **13/09/2022**

Enterprise Type: **PRIVATE COMPANY**

Enterprise Status: **IN BUSINESS**

Financial Year End: **FEBRUARY**

Main Business/Main Object: **DIESEL AUTOMOTIVE PARTS.**

Tax Number: **9435888202**

Address:	POSTAL ADDRESS	ADDRESS OF REGISTERED OFFICE
	PO BOX 1195 GEORGE GEORGE WESTERN CAPE 6530	2ND FLOOR CHURCH CORNER CORNER COURTENY AND KERK STREET GEORGE WESTERN CAPE 6529

Location of Company Records: **2ND FLOOR CHURCH CORNER
CORNER COURTENY AND KERK STREET
GEORGE
WESTERN CAPE
6529**

Physical Address

the dti Campus - Block F
77 Meintjies Street
Sunnyside 0001

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2022/718246/07



60009473629



COR39: Director Amendments

Registration Number: **2022/718246/07**

Enterprise Name: **GARDEN ROUTE DIESEL PARTS (PTY) LTD**

ACTIVE DIRECTORS/MEMBERS

Full Name	Director Type	ID Number/ Passport Number	Appointment Date	Address
FOURIE SONET	DIRECTOR	8506150105086	13/09/2022	Postal Address: 67 PALGRAVE STREET,GEORGE SOUTH,GEORGE,Western Cape,6530 Residential Address: 67 PALGRAVE STREET,GEORGE SOUTH,GEORGE,Western Cape,6530
SCHENCK STEPHAN	DIRECTOR	8510185137080	28/10/2025	Postal Address: P O BOX 2424,,GEORGE,Western Cape,6500 Residential Address: 67 PALGRAVE STREET,GEORGE SOUTH,GEORGE,Western Cape,6529

Physical Address

the dti Campus - Block F
77 Meintjies Street
Sunnyside 0001

Postal Address: Companies

P O Box 429
Pretoria
0001

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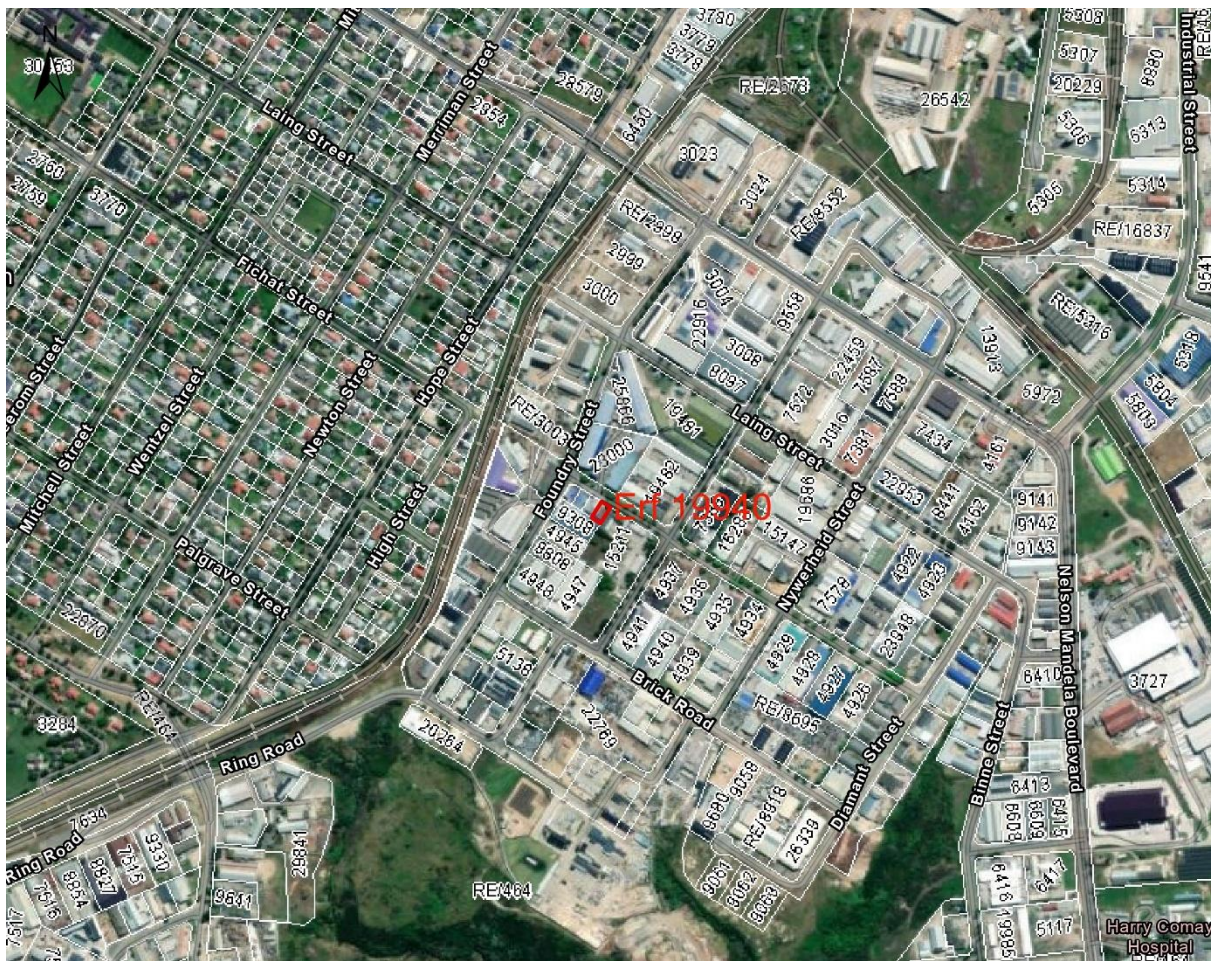
2022/718246/07



60009473629

MOTIVATION REPORT

PROPOSED PERMANENT DEPARTURES
FOR
ERF 19940, SITUATED IN THE MUNICIPALITY AND
DIVISION OF GEORGE
FOR
THE REGISTERED OWNERS



Stads- en Streekbeplanners
Town and Regional Planners

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1. APPLICATION

Application is hereby made in terms of Section 15.(2)(b) of the George Municipality By-Law on Municipal Land Use Planning, 2023, for permanent departures of the Integrated Zoning Scheme By-Law of George Municipality, 2023, to permit the following on Erf 19940, George:

1. Departure from Section 45 of the Integrated Zoning Scheme By-Law of George Municipality, 2023, to permit the maximum permissible carriageway crossing to be increased from 8.0m to 15.82m; and
2. Departure from Section 46.(1)(c) of the Integrated Zoning Scheme By-Law of George Municipality, 2023, to permit vehicles to reverse across the sidewalk.

2. BACKGROUND

The current registered owners of Erf 19940, George, acquired the property in 2025 and intend to undertake additions to the existing building on the property.

Following the appointment of an architect to prepare the building plans for the proposed additions, it was established that no approved building plans for the existing development could be located in the records of the George Municipality.

During the building plan submission process, it was further established that the existing building configuration provides limited space for on-site parking. In order to accommodate the parking required in terms of the applicable provisions of the Integrated Zoning Scheme By-Law, 2023, the parking bays are required to be positioned perpendicular to Fichat Street and accessed directly from the street.

This parking arrangement results in a carriageway crossing extending along the entire street boundary and requires vehicles to reverse across the sidewalk when entering and exiting the parking bays. The Municipality accordingly indicated that permanent departures from Sections 45 and 46.(1)(c) of the Integrated Zoning Scheme By-Law, 2023, be applied for to facilitate the provision of the required on-site parking and the subsequent consideration and processing of the building plans.

3. PURPOSE

The purpose of this application is to obtain approval for the permanent departures set out in Paragraph 1 above in order to facilitate the provision of the required on-site parking on Erf 19940, George, and the associated access and vehicle manoeuvring arrangements required to serve the parking bays.

The departures are required to permit the carriageway crossing necessary to provide direct access to the parking bays from Fichat Street and to permit vehicles to reverse

across the sidewalk when entering and exiting the parking spaces. Approval of the departures will accordingly facilitate the consideration and processing of the building plans for the existing structures and proposed additions on the property.

4. MOTIVATION

4.1 NEED

The need for this application arises from the absence of approved building plans for the existing development and the need to ensure that the existing and proposed development can accommodate the applicable on-site parking requirements.

Due to the configuration and placement of the existing building on the property, the available space for on-site parking is limited. In order to accommodate the required number of parking bays, the parking spaces are positioned perpendicular to Fichat Street. This arrangement requires the parking bays to be accessed directly from Fichat Street and consequently results in a carriageway crossing extending across the entire street boundary.

Section 45 of the George Municipality Integrated Zoning Scheme By-Law, 2023, provides that a carriageway crossing may not exceed 8.0m in width. The access arrangement required to serve the parking bays results in a carriageway crossing of approximately 15.82m. A permanent departure from Section 45 is therefore required to permit the access arrangement necessary to provide the required on-site parking.

Furthermore, Section 46.(1)(c) of the George Municipality Integrated Zoning Scheme By-Law, 2023, provides that vehicles may not reverse across a sidewalk. Due to the limited manoeuvring space available on the property and the perpendicular orientation of the parking bays, vehicles are required to reverse across the sidewalk when entering or exiting the parking spaces. A permanent departure from Section 46.(1)(c) is therefore required to facilitate the proposed parking arrangement.

There is approximately 5.0m between the property boundary and the edge of the Fichat Street, providing an existing access area between the parking area and the road carriageway. This separation provides additional space for vehicle manoeuvring and reduces the extent to which vehicles need to encroach into the Fichat Street carriageway when accessing or departing from the property.

Importantly, the proposed parking provision itself complies with the applicable parking requirement. Section 42 of the Integrated Zoning Scheme By-Law, 2023, requires 2 parking bays per 100m² of GLA for the applicable industrial use. The combined GLA of the existing structures and proposed additions is approximately 298.5m², resulting in a requirement for 6 parking bays. Six parking bays are provided on the property as indicated on the building plans attached as Annexure 8.

The departures are therefore not sought to avoid the provision of parking. Rather, they are required to facilitate the provision of the required parking on the property in a manner that responds to the physical configuration of the existing building and available site area.

The proposed departures will accordingly enable the required parking to be accommodated on-site and facilitate the subsequent consideration of the building plans for the existing structures and proposed additions.

4.2 DESIRABILITY

PHYSICAL CONDITION:

4.2.1 TOPOGRAPHY

The property forming the subject of this application has a generally flat topography, with an average gradient of approximately 1:17 in the surrounding area. Given that the application relates to permanent departures required to facilitate the required on-site parking and associated access and vehicle manoeuvring arrangements, the topography of the property does not have a material bearing on the application.

The proposed additions to the existing building will likewise not be materially affected by the topographical characteristics of the property, as the site is level and is capable of accommodating the proposed development without any significant topographical constraints. Accordingly, the proposed departures and additions will not be adversely affected by the topography of the property.

4.2.2 BOTTOM CONDITIONS

The existing bottom conditions on the property appear to be stable, based on the condition of the existing structures and the absence of any known structural problems or concerns attributable to unstable bottom conditions.

Given the nature of the application, which relates primarily to permanent departures required to facilitate the required on-site parking and associated access and vehicle manoeuvring arrangements, the bottom conditions are not considered to have a material bearing on the proposed departures.

4.2.3 VEGETATION

There is no sensitive or conservation-worthy vegetation on the property that will be negatively affected by the approval of this application. The property is an established industrial erf and is fully developed, with no natural vegetation remaining on the property.

The approval of this application may, however, require the removal of a single tree situated within the road reserve abutting the subject property. The tree has previously been brought to the attention of the Municipality, as its root system is currently causing the paving in front of the property to lift. To the applicant's knowledge, the tree does not appear to be an indigenous species. The removal of the tree is therefore not anticipated to have a material impact on sensitive or conservation-worthy vegetation, subject to any requirements or approval that may be imposed by the Municipality in respect of vegetation within the road reserve.

The proposed permanent departures and associated additions will therefore have no material impact on vegetation or conservation resources.

4.2.4 FLOOD LINES

No identified flood lines traverse the property in a manner that would affect the existing development or the proposed additions. Accordingly, the approval of the proposed departures will not be constrained by, or have a material impact on, any identified flood-line considerations.

4.2.5 SENSITIVITIES

The property forming the subject of this application is zoned Industrial Zone II and forms part of the established George Industria area. It is an existing developed industrial property situated within an established urban development area.

The property contains no natural vegetation or other known environmental sensitivities that are anticipated to be affected by the proposed departures or additions, apart from the single tree situated within the road reserve abutting the property, as discussed earlier in this report. Furthermore, the property was not identified or earmarked for conservation purposes as part of the original subdivision and zoning of the area.

Given the developed nature of the property, its established industrial use and its location within the existing urban area, the proposed departures and additions are not anticipated to result in any material impact on environmental or other site-specific sensitivities.

4.2.6 WATER TABLE

There are no known watercourses in close proximity to Erf 19940, George, and the current owners have not experienced any issues relating to a high or fluctuating water table on the property. Furthermore, no visible indications of groundwater-related constraints have been identified in relation to the existing development.

Given the nature of the application and the existing developed condition of the property, the water table is not considered to have a material bearing on the proposed departures or additions.

4.2.7 DRAINAGE PATTERN

The existing development has been designed and constructed with consideration of the natural drainage characteristics of the property. The proposed additions will be integrated with the existing development and are not anticipated to materially alter the established drainage pattern of the property.

The detailed drainage and stormwater management arrangements associated with the existing structures and proposed additions will be assessed by the Municipality as part of the building plan approval process. Any requirements relating to stormwater management or drainage will accordingly be addressed during that process.

Given the nature of the application and the existing developed condition of the property, the approval of the proposed departures is not anticipated to have a detrimental impact on the existing drainage pattern.

4.2.8 FILLINGS AND EXCAVATIONS

This application relates to permanent departures required to facilitate the required parking and associated access arrangements, together with the proposed additions on an established, relatively flat property. The proposed development does not require significant filling or excavation, other than the normal earthworks associated with construction.

The detailed extent of any filling, excavation and associated earthworks will be addressed through the building plan approval process, based on the final building plans submitted to the Municipality. Accordingly, the proposed departures are not anticipated to result in any significant or detrimental alteration to the existing ground levels of the property.

4.3 EXISTING PLANNING AND LEGISLATION

4.3.1 SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013, (SPLUMA)

4.3.1.1 SPATIAL JUSTICE

- **Past spatial and other development imbalances must be redressed through improved access to and use of land.**

The application relates to an existing industrial property situated within the established George Industria area. The application does not involve the development of previously excluded land or seek to address historical spatial imbalances. Rather, it seeks to facilitate the efficient use of an existing urban land unit by accommodating the required parking and associated access arrangements. The principle is therefore not materially implicated by the application.

- **Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.**

The application concerns an established industrial property within the urban area of George and does not involve informal settlements, former homeland areas or areas characterised by widespread poverty and deprivation. The application does not therefore directly implicate this aspect of spatial justice.

- **Spatial Planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.**

The application concerns permanent departures associated with the provision of parking and access to an existing industrial property. It does not involve the allocation or development of land for residential purposes or other measures intended to improve access to land by disadvantaged communities or persons. This aspect is therefore not directly applicable to the application.

- **Land use management systems must include all areas of a Municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas.**

The property forms part of the established George urban area and is subject to the applicable municipal land use management framework. The application is being considered in accordance with the provisions of the George Municipality Integrated Zoning Scheme By-Law, 2023, and the George Municipality Municipal Land Use Planning By-Law, 2023. The application therefore does not require special land use management measures relating to disadvantaged areas, informal settlements or former homeland areas.

- **Land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas.**

The application does not involve informal settlement upgrading or the provision of secure tenure. It relates to permanent departures required to facilitate the required parking and associated access and vehicle

manoeuvring arrangements on an existing industrial property. This aspect is therefore not directly applicable.

- **A Municipal Planning Tribunal considering an application before it, may not be implemented or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of the application.**

This provision is not materially implicated by the application, as the assessment of the permanent departures is based on the applicable planning considerations and potential impacts associated with the proposed development and not on the effect of the application on property values.

4.3.1.2 PRICIPLE OF SPATIAL SUSTAINABILITY

- **Promote land development that is within the fiscal, institutional and administrative means of the Republic.**

The application relates to an existing developed and serviced industrial property and does not require significant public expenditure or the provision of new municipal infrastructure. The proposed additions are privately funded, while the application primarily seeks to facilitate the required parking and associated access arrangements. The proposal is therefore within the existing fiscal, institutional and administrative context applicable to the property.

- **Ensure that special consideration is given to the protection of prime and unique agricultural land.**

The property is situated within the established George Industria area, is zoned Industrial Zone II and falls within the established urban area of George. The application does not involve the conversion of agricultural land to urban development. The protection of prime and unique agricultural land is therefore not materially implicated.

- **Uphold consistency of land use measures in accordance with the environmental management instruments.**

The application relates to permanent departures associated with parking, access and vehicle manoeuvring on an existing developed industrial property. No change in land use is proposed and the application does not, in itself, entail activities requiring special environmental management measures. The proposal is therefore not anticipated to conflict with applicable environmental management considerations.

- **Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.**

The property is already developed and serviced by existing municipal infrastructure. The proposed additions and departures will utilise the existing service infrastructure and are not anticipated to require significant additional

municipal infrastructure or social services. The application is therefore not expected to impose material additional infrastructure or service costs on the Municipality or surrounding community.

- **Promote land development in locations that are sustainable and limit urban sprawl.**

The application relates to an existing developed industrial property situated within the established urban area and Urban Edge of George. It does not facilitate outward expansion of the urban footprint or development of previously undeveloped land. Instead, it supports the more efficient utilisation of an existing serviced land unit and is therefore consistent with the objective of limiting urban sprawl.

- **Result in communities that are viable.**

The application supports the continued and improved utilisation of an existing industrial property by enabling the required parking to be accommodated on the property together with the proposed additions. The proposal does not introduce a new land use or materially alter the established character of the area and therefore contributes to the continued functioning of the existing industrial area.

4.3.1.3 PRINCIPLE OF EFFICIENCY

- **Land development optimises the use of existing resources and infrastructure.**

The application promotes the efficient utilisation of an existing developed and serviced industrial property within the urban area of George. The required parking is accommodated within the existing land unit, while the proposed additions will utilise existing municipal infrastructure and services. The application therefore supports the efficient use of existing land and infrastructure resources.

- **Decision-making procedures are designed to minimise negative financial, social, economic, or environmental impacts.**

The application seeks limited permanent departures relating specifically to the access and vehicle manoeuvring arrangements required to accommodate the applicable parking provision. The proposed development retains the existing industrial use of the property and does not require expansion of the urban footprint or significant additional infrastructure. The proposal is therefore not anticipated to result in material negative financial, social, economic or environmental impacts.

- **Development applications procedures are efficient and streamlined and timeframes are adhered to by all parties.**

The application will be processed in accordance with the applicable municipal land use planning procedures and prescribed public participation and decision-making requirements. Compliance with statutory and administrative timeframes is accordingly subject to the respective responsibilities of the Municipality, applicant and other relevant parties.

4.3.1.4 PRINCIPLE OF SPATIAL RESILIENCE

The principle of spatial resilience promotes flexibility and adaptability in spatial planning and land use management, particularly in response to social, economic and environmental pressures. The application concerns an existing industrial property and limited permanent departures required to facilitate the required parking and associated access arrangements. The application does not materially alter the spatial structure or land use pattern of the area and is therefore considered compatible with the principle of spatial resilience.

4.3.1.5 PRINCIPLE OF GOOD ADMINISTRATION

- **All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.**

The application falls within the municipal land use planning mandate of George Municipality and will be considered in accordance with the applicable municipal planning legislation, zoning scheme and spatial planning framework. The relevant municipal departments and officials will be afforded the opportunity to consider the application within their respective mandates, thereby facilitating an integrated municipal assessment.

- **Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.**

The application will be subject to the prescribed public participation process in accordance with the applicable municipal land use planning legislation. Interested and affected parties will accordingly be afforded the prescribed opportunity to obtain information regarding the application and submit comments or representations for consideration by the Municipality.

4.3.2 LAND USE PLANNING ACT, 2014, (LUPA)

The principles contained in the Land Use Planning Act, 2014 (LUPA), particularly those relating to spatial justice, spatial sustainability, efficiency, spatial resilience and good administration, substantially overlap with the principles already considered under the Spatial Planning and Land Use Management Act, 2013 (SPLUMA) in Paragraph 4.3.1 above.

Given the limited nature and scope of the proposed departures, the assessment of these principles provided under Paragraph 4.3.1 is equally applicable to the present application. To avoid unnecessary duplication, the principles are not repeated in detail under this section.

The application is accordingly considered in accordance with the applicable principles and objectives of LUPA, read together with the assessment provided under Paragraph 4.3.1 above.

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

National, Provincial and Local Government policies establish the broader spatial planning and land use management framework within which municipalities exercise their planning mandate. The application is submitted in terms of Section 15 of the George Municipality Municipal Land Use Planning By-Law, 2023, and is accordingly required to be considered within the applicable national, provincial and municipal planning framework.

The application does not propose a change in the zoning or established industrial land use of the property. Instead, permanent departures are sought to facilitate the provision of the required on-site parking and the associated access and vehicle manoeuvring arrangements on an existing developed industrial property.

The property is situated within the established George Industria area and within the Urban Edge of George. It forms part of an existing serviced urban area and is already developed for industrial purposes. The proposed additions will therefore occur within the existing urban footprint and will make more efficient use of an established industrial land unit rather than requiring the development of additional or previously undeveloped land.

The George Municipal Spatial Development Framework, 2023 (MSDF) promotes the appropriate and efficient utilisation of land and existing infrastructure within the established urban area, while seeking to contain urban expansion and limit unnecessary urban sprawl. In this regard, the application supports the continued utilisation of an existing industrial property within the established urban fabric and does not introduce development beyond the Urban Edge or materially alter the existing spatial structure of George Industria.

The application further seeks to accommodate the applicable parking requirement on the subject property. The combined floor area of the existing structures and proposed additions requires six parking bays in terms of the applicable zoning scheme and six parking bays are provided on the property. The permanent departures are consequently required to facilitate the physical access and vehicle

manoeuvring arrangements necessary to accommodate the required parking within the existing land unit.

The proposal therefore promotes the efficient utilisation of an existing serviced industrial property and infrastructure, while avoiding the need for additional land to accommodate the proposed additions and associated parking. The application does not result in a change to the established industrial land use pattern or an expansion of the urban footprint.

It is accordingly submitted that the proposed permanent departures and associated additions are consistent with the broader spatial planning objectives of the George MSDF, particularly insofar as they facilitate the continued and improved utilisation of an existing developed property within the established urban area and support the efficient use of existing infrastructure and land resources.

Having regard to the above, the application is considered to be compatible with the applicable national, provincial and local spatial planning framework and does not undermine the spatial planning objectives applicable to the George urban area.

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

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

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

4.3.4.1.2 **Annexure 2**, Power of Attorney to Nel & de Kock Town and Regional Planners by the authorised representative to prepare and submit this application;

4.3.4.1.3 **Annexure 3**, Company Resolution Authorising the Representative to Act as Proxy on Behalf of the Company;

4.3.4.1.4 **Annexure 4**, Proof of Company Membership;

4.3.4.1.5 **Annexure 5**, Motivation Report by Nel & de Kock Town and Regional Planners;

4.3.4.1.6 **Annexure 6**, Copy of the Surveyor General Plan No. 411/1999 is attached to this application;

4.3.4.1.7 **Annexure 7**, Locality Map is attached to this application;

4.3.4.1.8 **Annexure 8**, Building Plan which includes a Site Layout Plan No. P2602 by Draftek is attached to this application;

4.3.4.1.9 **Annexure 9**, Proof of Payment will be provided in due course as it is made available to the applicant;

4.3.4.1.10 **Annexure 10**, Copy of Title Deed No. T73788/2025 is attached to this application; and

4.3.4.1.11 **Annexure 11**, Conveyancer Certificate by Ettiene van Zyl practising at PH Attorneys is attached to this application.

4.3.4.2 Current and proposed development controls (Development Parameters)

“Land use description: “industry” means a property used as a factory and in which an article or part of such article is made, manufactured, produced, built, assembled, compiled, printed, ornamented, processed, treated, adapted, repaired, renovated, rebuilt, altered, painted (including spray painting), polished, finished, cleaned, dyed, washed, broken up, disassembled, sorted, packed, chilled, frozen or stored in cold storage; including offices, caretaker’s quarters, factory shop or other uses which are subservient and ancillary to the use of the property as a factory; and—

a. includes—

- i. animal care centre;**
- ii. an industrial hive;**
- iii. builder’s yard;**
- iv. data centre;**
- v. funeral parlour;**
- vi. motor vehicle dealership;**
- vii. service station;**
- viii. transport usage;**
- ix. self-storage facility;**
- x. rooftop base telecommunication station;**
- xi. freestanding base telecommunication station;**
- xii. warehouse and agricultural industry;**
- xiii. recycling centre; and**
- xiv. renewable energy structure;**

b. does not include a noxious trade, scrap yard or risk activity.”

- The company operating from the subject property is Garden Route Diesel Parts, which operates within the automotive sector and specialises in the wholesale supply and retail of diesel engine components, aftermarket spares and electronic parts for personal, commercial and fleet vehicles. The existing use of the property is compatible with the applicable Land Use Description of “Industry”, which expressly accommodates industrial activities and associated uses that are ancillary and subservient to the primary industrial use. The existing business and associated activities are therefore considered to be consistent with the applicable land use description and no change in land use is proposed as part of this application. Accordingly, the existing land use is not affected by the proposed departures and no further consideration of the land use description is required in respect of this application.

4.3.4.2.1 Floor factor and coverage:

(i) The floor factor may not exceed 1,5.

(ii) The maximum coverage is 75%.

- The floor factor of the existing structures together with the proposed additions is 0,75, as indicated on the building plans attached as Annexure 8. The resultant coverage, including the proposed additions, will be 75%, which complies with the maximum permissible coverage. The proposed development therefore complies with the applicable floor factor and coverage development parameters.

4.3.4.2.2 Height:

(i) The highest point of a building may not exceed 20 metres to the top of the roof.

(ii) The highest point of a stack of shipping or transport containers stored outside a building may not exceed 15 metres above average ground level.

(iii) The general provisions regarding earth banks and retaining structures in this by-law apply.

- As indicated on the building plans attached to this application, the maximum height of the existing structures and proposed additions is 8.082 metres above natural ground level, which is well below the maximum permissible building height of 20 metres. No shipping or transport containers are proposed to be stored externally on the property and no earth banks or retaining structures are proposed as part of the development. The proposed development therefore complies with the applicable height development parameters.

4.3.4.2.3 Street boundary building line:

The street boundary building line is 0 metres, with a street centreline setback of at least 8 metres.

- As indicated on the building plans attached as Annexure 8, the existing structure is situated approximately 5.73m from the street boundary. The proposed cantilever lean-to will be constructed over the existing parking bays and will be situated approximately 3.23m from the street boundary. The resultant setback from the centreline of Fichat Street to the existing structure is approximately 15.73m, while the proposed cantilever lean-to will be approximately 13.23m from the centreline of Fichat Street. The proposed cantilever lean-to therefore remains outside the prescribed street centreline setback requirement and the existing structures and proposed additions comply with the applicable street boundary building line and street centreline setback requirements.

4.3.4.2.4 Side and rear boundary building lines:

Side and rear boundary building lines are 0 metres, provided that the Municipality may lay down side and rear building lines of up to 3 metres in the interest of public health and/or safety.

- The existing structure is constructed along the western common boundary of the property, while the eastern side of the structure is situated approximately 1.74m from the eastern boundary. The proposed addition to the rear of the existing structure will be constructed along the rear boundary. A 0-metre side and rear boundary building line is permissible in terms of the applicable development parameter, subject to any building line that the Municipality may impose in the interest of public health and/or safety. As the Municipality has not imposed any more restrictive building lines, the existing structures and proposed additions comply with the applicable side and rear boundary building line requirements.

4.3.4.2.5 Boundary walls

Where a land unit has a common boundary with another land unit that is not zoned Industrial Zone II or Industrial Zone III, the Municipality may require a 1,8-metre-high wall to be erected, to the satisfaction of the Municipality, along the common boundary.

- The subject property shares its relevant common boundaries with Industrial Zone II properties. As none of the adjoining properties concerned are zoned for a use other than Industrial Zone II or Industrial Zone III, the circumstances contemplated by this development parameter do not arise. Accordingly, the requirement for a 1,8-metre-high boundary wall is not applicable to the proposed development.

4.3.4.2.6 Parking and access

Parking and access must be provided on the land unit in accordance with this By-law.

- **Access:** Section 45 of the Integrated Zoning Scheme By-Law, 2023, prescribes the applicable requirements relating to carriageway crossings, including a maximum permissible width of 8.0m. Due to the configuration and placement of the existing building, the available space for on-site parking is limited. In order to accommodate the required parking bays, the parking spaces are positioned perpendicular to Fichat Street and require direct access from the street. This results in a carriageway crossing of approximately 15.82m. A permanent departure from Section 45 is therefore required to permit the access arrangement necessary to provide the required on-site parking.

- **Vehicle Manoeuvring:** Section 46.(1)(c) of the Integrated Zoning Scheme By-Law, 2023, provides that vehicles may not reverse across the sidewalk. Due to the configuration of the parking bays and the limited manoeuvring space available on the property, vehicles are required to reverse across the sidewalk when entering or exiting the parking spaces. A permanent departure from Section 46.(1)(c) is therefore required to facilitate the proposed parking and access arrangement. There is approximately 5.0m between the property boundary and the edge of the Fichat Street carriageway, providing additional space between the parking area and the road carriageway for vehicle manoeuvring.
- **Parking Provision:** Section 42 of the Integrated Zoning Scheme By-Law, 2023, requires parking for industrial buildings at a ratio of 2 parking bays per 100m² of GLA. The combined GLA of the existing structures and proposed additions is approximately 298.5m², resulting in a requirement for 6 parking bays. As indicated on the building plans attached as Annexure 8, 6 parking bays are provided on the property. The proposed development therefore complies with the applicable parking provision requirement.
- The departures sought in respect of Sections 45 and 46.(1)(c) are consequently required not to reduce or avoid the required parking provision, but rather to facilitate the provision of the required parking on the property given the existing building configuration and limited available space for on-site parking.

4.3.4.2.7 Loading

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

- The By-Law does not require loading bays for industrial buildings with a GLA between 0m² and 1 000m². As the total GLA of the existing structures and proposed additions is approximately 298.5m², no loading bay is required in terms of the applicable development parameter.

4.3.4.2.8 Screening

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

- The Municipality has not required any screening measures in respect of the proposed development. Accordingly, no screening is proposed as part of this application, subject to any screening requirements that the Municipality may impose during the consideration of the application or building plan approval process.

4.3.4.2.9 Hazardous substances

Notwithstanding the fact that an activity constitutes a primary use right in terms of this zone, no activity or use which includes the on-site storage of

hazardous substances may be permitted unless a risk management and prevention plan has been submitted to the Municipality for its approval. Such a risk management and prevention plan must include guidelines approved by the Municipality to prevent or minimise danger to the environment or humans from a particular activity or series of activities, and to deal with the consequences of any dangerous event involving such hazardous substances.

- The business activities conducted from the property do not involve the on-site storage of hazardous substances as contemplated by this development parameter. Accordingly, no risk management and prevention plan is required in respect of the proposed development and the provisions relating to hazardous substances are not applicable to this application.

4.3.4.2.10 Industrial hive

The same development management provisions which apply to an industrial hive under “light industry” apply to an industrial hive in this zone.

- The application does not entail the establishment or operation of an industrial hive. Accordingly, the development management provisions relating specifically to industrial hives are not applicable to this application.

4.3.4.2.11 Site development plan

The Municipality may require a site development plan to be submitted for its approval in accordance with this by-law.

- The building plans attached as Annexure 8 include a Site Layout Plan depicting the existing structures, proposed additions, access, parking and associated site arrangements. Should the Municipality require the submission of a formal Site Development Plan, the information necessary to facilitate such consideration is accordingly available as part of the submitted building plans.

4.3.4.2.12 Refuse room

A refuse room must be provided on the land unit in accordance with this by-law.

- The building plans attached as Annexure 8 make provision for a refuse room of sufficient capacity to accommodate the refuse generated on the property for a period of one week. The refuse room is located adjacent to the existing warehouse and positioned so as not to obstruct the door providing access to the warehouse. Notwithstanding its position further into the erf, the refuse room remains readily accessible to a refuse collection vehicle and provides acceptable access for refuse collection purposes. Its location further assists in

screening the refuse bins from the street, as the refuse room is positioned further into the erf. Accordingly, the proposed development complies with the applicable refuse room requirements.

4.3.4.2.13 Development charges

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

- Given the nature and limited scope of this application, which relates to permanent departures on an existing property that is already appropriately zoned for its established land use, the applicant does not anticipate that development charges will be applicable. The application does not involve a change in zoning or the creation of additional land units and the proposed additions will utilise the existing developed property and municipal service infrastructure. The applicability of any development charges remains subject to the Municipality's assessment in terms of Section 52.

4.3.5 TITLE DEED

According to Title Deed No. T73788/2025 Garden Route Diesel Parts (Pty) Ltd (Registration No. 2022/718246/07) is the registered owner of Erf 19940, George.

Attached to this application as Annexures 2–4 are the relevant company membership documentation, details of the directors, the company resolution authorising the authorised representative to appoint Nel & de Kock Town and Regional Planners to prepare and submit the application and the applicable Power of Attorney.

Furthermore, Annexure 11 contains confirmation from Ettiene van Zyl, a conveyancer practising at PH Attorneys, Mossel Bay, that the relevant Title Deed does not contain any restrictive conditions that prohibit or otherwise prevent the proposed application.

No bond is registered over the property and accordingly, bondholder's consent is not required in respect of this application.

Based on the above, the registered ownership and title deed particulars do not present any impediment to the consideration of the application.

4.4 CHARACTER OF THE ENVIRONMENT

The property forming the subject of this application is situated within the established George Industria area and is currently developed for industrial purposes. The

application does not propose any change in the existing zoning or primary land use of the property, but relates to permanent departures required to regularise the existing access and vehicle manoeuvring arrangements and to facilitate additions to the existing building.

The proposed development will therefore retain the established industrial character and use of the property and is not anticipated to introduce a land use or development pattern that would be incompatible with the surrounding area. The proposed additions will occur within the existing developed property and will contribute to the continued and improved utilisation of the land unit.

Accordingly, the proposed departures and associated additions are not anticipated to detract from the existing character of the surrounding industrial environment and are considered compatible with the established character and land use pattern of George Industria.

4.5 POTENTIAL OF THE PROPERTY

4.5.1 AGRICULTURE

As indicated earlier in this report, the property forming the subject of this application is situated within the established George Industria area and is currently zoned Industrial Zone II. The property therefore forms part of the established urban area and is not utilised for agricultural purposes.

The application does not involve the conversion of agricultural land to urban development or any change in the established industrial use of the property. Accordingly, agricultural potential is not a material consideration in respect of the proposed permanent departures and associated additions.

4.5.2 CONSERVATION

The property forming the subject of this application is an existing developed erf situated within the Urban Edge of George and forms part of the established George Industria area. The property is already developed and does not contain any identified conservation-worthy vegetation or features that would be affected by the proposed departures and associated additions.

Furthermore, the application does not propose a change in land use or development beyond the existing urban footprint. The proposed development is therefore not anticipated to have a detrimental impact on conservation resources and conservation considerations are not considered to be a material constraint to the application.

4.5.3 MINING

The property forms part of the established George Industria area and is currently developed for industrial purposes. To the applicant's knowledge, no known exploitable mineral resources occur on the property that would give rise to mining activities or materially constrain the existing or proposed development.

Furthermore, the application relates to permanent departures associated with an existing developed property and does not involve activities that would facilitate or prejudice mining operations. Mining potential is therefore not considered to be a material consideration in respect of this application.

4.5.4 RECREATION

The property forms part of the established George Industria area and is currently zoned Industrial Zone II and utilised for industrial purposes. The property is therefore not identified or utilised as a recreational facility or open-space resource.

The proposed permanent departures and associated additions will retain the existing industrial use of the property and will not result in the loss or alteration of any identified recreational resource. Accordingly, the application is not anticipated to adversely affect the recreational potential of the property or the surrounding area.

4.5.5 RESIDENTIAL

The property forms part of the established George Industria area and is currently zoned Industrial Zone II and utilised for industrial purposes. The property is therefore not intended or identified for residential development.

The proposed permanent departures and associated additions will retain the existing industrial use of the property and will not result in the loss or alteration of any identified residential resource. Accordingly, the application is not anticipated to adversely affect the residential potential of the property or the surrounding area.

4.6 LOCATION AND ACCESSIBILITY

Erf 19940 is situated at approximately 33°58'27.48"S 22°27'49.90"E within the established George Industria area. The property is accessed from 104B Fichat Street.

The property is required to accommodate on-site parking in accordance with the applicable parking requirements. Due to the configuration of the existing building and limited available parking area, the parking bays are positioned perpendicular to Fichat Street and require direct access from the street. This arrangement gives rise

to the permanent departures sought in respect of the carriageway crossing width and vehicle manoeuvring across the sidewalk.

4.7 PROVISION OF SERVICES

The property is situated within the established George Industria area and is already serviced by the Municipality. The proposed permanent departures and associated additions will utilise the existing municipal service infrastructure and no alterations or extensions to the existing service connections are proposed as part of this application.

The proposed development is therefore not anticipated to require additional municipal service infrastructure and the existing provision of services is considered adequate for the purposes of this application.

4.8 CONSTRUCTION PHASE

Application is made for permanent departures required to facilitate the required on-site parking and associated access and vehicle manoeuvring arrangements on the property. Upon approval of the application, the owners intend to proceed with the submission of the building plans attached to this application for consideration and approval by the Municipality. The proposed additions are limited in extent and will be undertaken on the existing developed property. The construction works are anticipated to be implemented as a single phase and no phased implementation is considered necessary. The construction phase will accordingly be subject to the applicable municipal building plan approval and construction requirements.

5. CONCLUSION

Based on the assessment and motivation contained in this report, it is submitted that the proposed permanent departures are appropriate and desirable in the context of the subject property and surrounding area. The application relates to an existing developed industrial property situated within the established George Industria area and does not propose a change in the established industrial land use or an expansion of the urban footprint.

The application has arisen in the context of the absence of approved building plans for the existing development and the need to ensure that the required parking is appropriately accommodated on the property in conjunction with the proposed additions. Due to the configuration and placement of the existing building, the available space for on-site parking is limited. The required six parking bays are therefore positioned perpendicular to Fichat Street and require direct access from the street.

This parking arrangement necessitates a carriageway crossing of approximately 15.82m, exceeding the maximum 8.0-metre carriageway crossing permitted in terms of Section 45 of the George Municipality Integrated Zoning Scheme By-Law, 2023. Furthermore, due to the configuration of the parking bays and limited on-site manoeuvring space, vehicles are required to reverse across the sidewalk when entering or exiting the parking spaces, necessitating a permanent departure from Section 46.(1)(c) of the By-Law.

The departures are therefore not sought to avoid or reduce the applicable parking requirement. On the contrary, six parking bays are provided on the property in accordance with the applicable parking provision and the departures are required to facilitate the physical access and vehicle manoeuvring arrangements necessary to accommodate those parking bays on the existing land unit.

The property is already serviced by municipal infrastructure and is situated within the established urban area and Urban Edge of George. The proposed additions will utilise the existing land and service infrastructure and will not result in urban expansion, a change in the established industrial land use pattern or the development of previously undeveloped land.

The assessment undertaken in this report further indicates that the proposed departures will not result in unacceptable impacts on the surrounding properties, the character of the industrial area, municipal infrastructure or the broader environment. The application is also considered to be compatible with the applicable planning principles, policies and spatial planning framework, including the George Municipal Spatial Development Framework, 2023.

The proposed departures are limited in nature and are directly related to the physical configuration of the existing property and the need to accommodate the required parking on-site. Approval will facilitate the consideration and processing of the building plans for the existing structures and proposed additions through the Municipality's applicable building plan approval process.

In light of the above, it is respectfully submitted that the permanent departures from Section 45 and Section 46.(1)(c) of the George Municipality Integrated Zoning Scheme By-Law, 2023, are appropriately motivated and that the application merits approval.

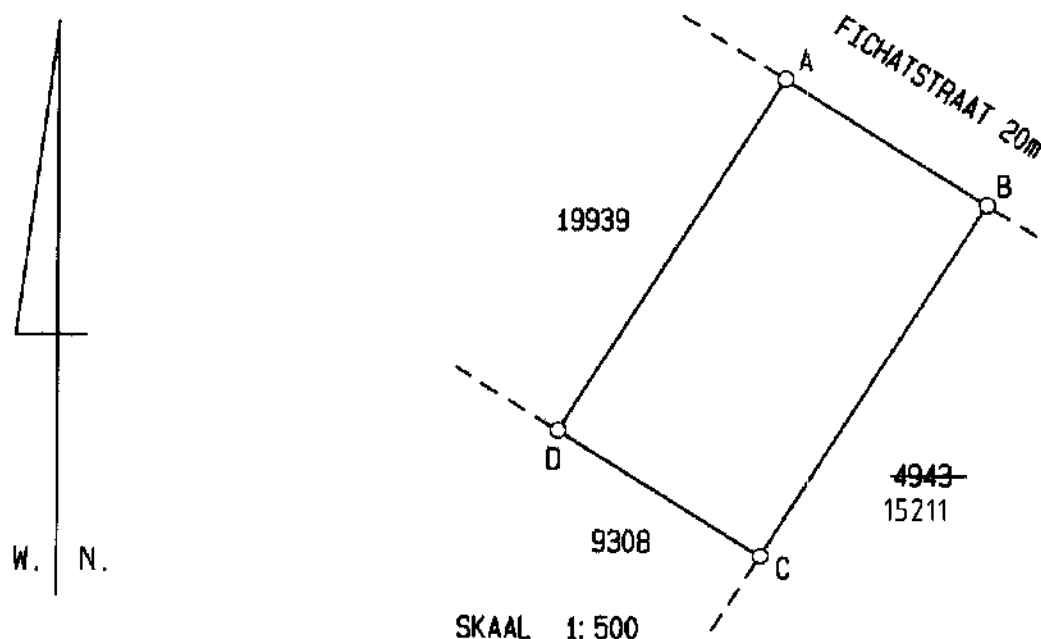
We accordingly trust that the application will receive favourable consideration by the Municipality and look forward to receiving the outcome in due course.

SYE Meter		RIGTINGS -HOEKE	KOÖRDINATE Y Stelsel W623 X			L.G. Nr. 411/1999
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BC	28, 10	32 05 20	B	+	49 537, 02	+ 60 937, 00
CD	15, 82	122 05 20	C	+	49 551, 95	+ 60 960, 80
DA	28, 10	212 05 20	D	+	49 565, 36	+ 60 952, 40
			⊕ 86P4	+	49 859, 00	+ 60 473, 83
			⊕ 91P4	+	49 970, 23	+ 60 653, 43

Goedgekeur
T. Louw.
nms
Landmeter-Generaal
1999-02-12

BAKENBESKRYWING:

A, C, D 12mm ysterpen
B 110mm X 110mm betonheiningpaal



Die figuur A B C D
stel voor 445 vierkante meter grond synde

ERF 19940 n GEDEELTE VAN ERF 4944, GEORGE

geleë in die Munisipaliteit en
Administratiewe Distrik George Provinsie van die Wes Kaap
Opgemeet in Augustus 1997 - Januarie 1999

deur my

A.LOUW (PLS0356) Professionele Landmeter

Hierdie kaart is geheg aan

Die oorspronklike kaart is

Leër Nr. S/8775/55

Nr.
gedateer 54528/99
t.g.v.

Nr.1384/70

M.S. Nr. E187/1999

Transport

Komp. BL-7DD/X44 (1754)

Nr.1973-209-10447

Registrateur van Aktes

ERF 19940 GEORGE

GOEDGEKEURDE KOPIE VAN ERF 19940
VAN ERF 4944
VERWYSING Erf 4944
DATUM 05-11-1998

B
S



Legend



Map Center: Lon: 22°27'49.8"E
Lat: 33°58'27.9"S

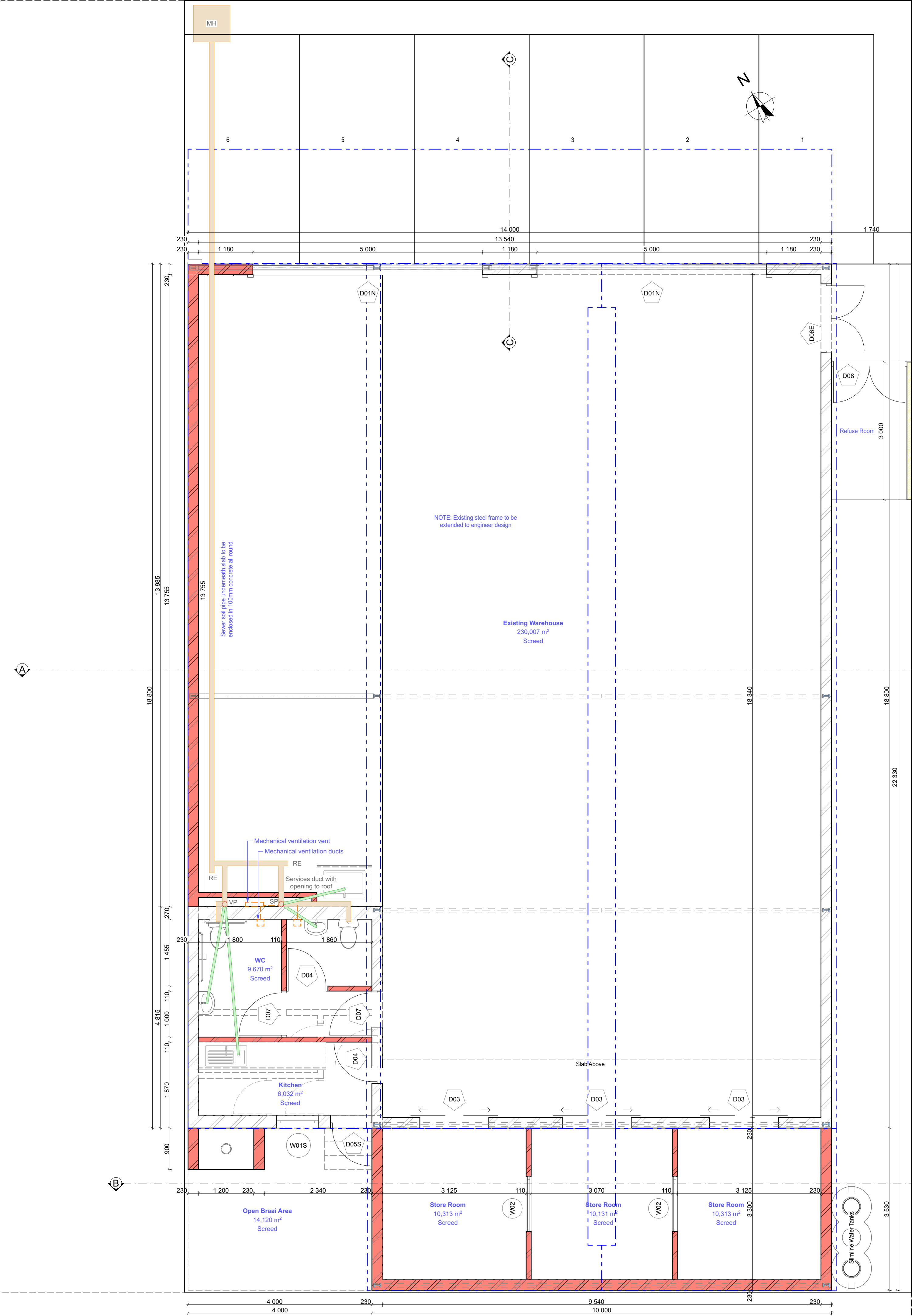
Scale: 1:10,000

Date created: 2026/30/09



**Western Cape
Government**
FOR YOU

Source: Esri, Vantor, Earthstar Geographics and the GIS User Community
Sources: Esri, TomTom, Garmin, A.D. NOAA, USGS, © OpenStreetMap
contributors, and the GIS User Community
Chief Surveyor-General (DLRRD)



Ground Floor

Layout

1:50

Zoning

Industrial Zone 2

Occupation Classification

D2: Moderate Risk Industrial

GLA (Industry) = 298,5m²

Required

Provided

Parking

2/100m² = 6

Loading Bay

(0-1000) = 6

Annexure 8

GENERAL NOTES:

All work to comply with National Building Regulations SANS 10400. No measurements to be scaled. All levels and dimensions to be verified on site. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / DESIGNER IMMEDIATELY. Final drawings to be issued by the ARCHITECT / DESIGNER. All work to be done in accordance with the ARCHITECT / DESIGNER'S DESIGN AND DETAILS. The building owner is responsible for ensuring that the project is SANS compliant and signed off by a qualified engineer.

BRICKWORK: SANS 10400 Part K: Brickwork in stretching bond with minimum joint thickness of 10mm. Interior walls minimum 10mm thick. Brick as indicated. Block bonds to be kept clear of mortar. Provide 15mm mortar joints. 15 years minimum. Each layer above windows and doors and at 4 course intervals: use alternate brickwork. Use 75mm bricks in each course every 4 layers for 10mm and 22mm brick walls.

FOUNDATION: SANS 10400 Part H: All foundations concrete slabs foundations unless specified. Concrete minimum 15MPa after 28 days.

FILLING: SANS 10400 Part J: Backfill to be compacted in layers not more than 150mm layers to maximum. Compacted to min. 95% MDD. AS5100 or otherwise as specified by engineer.

FIRE PROTECTION: SANS 10400 Part T: The requirements of the Act will be deemed to have been satisfied if the design, construction and equipment of buildings comply with SANS 10400 Part T and satisfies the local authority.

GLAZING: To comply with SANS 10400 Part N and SANS 10137. Clear Glass unless specified. Mark all sliding doors visible. SAFETY GLASS IN ALL DOORS AND WINDOWS LOWER THAN 100mm FROM GROUND. LEVEL AND LARGER THAN 1 m². Safety glazing required in a bath enclosure or shower cubicle that is glazed, or where glazing occurs immediately above and within a distance of 1800 mm horizontally or vertically from a bath or shower. All glazing to be safety glass and safety glazing to be in accordance with SANS 10400 Part N. The minimum air leakage for windows and doors shall comply with the requirements of SANS 613. All doors and windows to be sealed with foam or rubber or fibrous seals as per SANS 10400 part XA.

GEYSERS: With stop-valve.

PLASTER WORK: One layer plaster minimum 12mm thick.

ROOF: Construction & Material to comply with SANS 10400 Part L.

RAINFALL DISPOSAL: Provide 1m pitting around building with fall away from structure where practical. GUTTERS & DOWN PIPES TO BE INSTALLED WHERE PRACTICAL. We highly recommend installing as many rainwater tanks as practically possible.

STORM WATER: SANS 10400 Part R: The owner of any site shall provide suitable means for the control and disposal of accumulated stormwater which may run off from any earthworks, building or paving. CONTRACTORS MUST ENSURE THAT STORM WATER DOES NOT DAMAGE EXISTING BUILDING WORK OR NEIGHBOURHOOD PROPERTIES DURING CONSTRUCTION AND THAT STORMWATER DRAINAGE IS SUFFICIENT.

STAIRS AND RAILING: A NON COMPLIANT BALUSTRADE IS A SAFETY RISK. ENSURE THE BALUSTRADE SYSTEM IS INSTALLED CORRECTLY. SANS 10400 Part B & Part D and Part M. Steps and risers as shown. Risers as indicated on drawing and run as indicated on drawing. Minimum balustrade height 1000mm. Spacing between rails and / or droppers not to exceed 100mm. Any open rail, tread to overlap lower tread by not less than 25mm. Any balustrade or wall provided to protect a change in level shall comply with the requirements of SANS 10400.8.

SEWERAGE: All sanitary appliances to be supplied with antiseptic traps and/or ventilated according to NBR requirements. -4% at all bends, connections and changes of gradient with marked covers on ground level. Sufficient access panels to be installed in all shafts over 1m - all sanitary pipes to be accessible. Sewage pipes under floors or buildings to be accessible and must be encased in 100mm concrete.

SITE PREPARATION: Remove top-soil and organic material within interior footprint of building and paving. Above material not to be used as backfill. Keep site dry. Stockpile top-soil and re-use where possible.

SURFACE BEDS: Minimum 100mm thick 15MPa on DPC. Expansion joints to be provided 20m² max.

SKIRTING AND CORNICING: Skirting & cornicing where required as specified.

SPACE HEATING & CHIMNEYS: To comply with SANS 10400 Part V. Flue to be min. 200mm away from combustible materials and to have a damper or flap as per SANS 10400 part XA.

WATERPROOFING: SANS 10400 Part J: Provide 250 micron USB DPC underneath all surface beds and 375 micron Black DPC in walls with min. 150mm overlap at joints. Provide 'Bridged' DPC underneath all window sills. All joints according to specifications.

All timber to comply with SANS 10082.

All P.C. to have min. 4 courses of brickwork with brickface in every course over all openings not more than 2.0m. All openings wider than 3m to engineer's specification.

D

DRAFTEK

NEWTON FINCHAM ARCHITECTS & design studio

SACAP : PrArch 6246

STAMPS / SIGNATURES:

ERF 19940 GEORGE

Areas:

EXISTING	NEW	TOTAL
Existing Warehouse	263,200 m²	263,200 m²
Total existing	263,200 m²	263,200 m²
Coverage (Footprint)	263,200 m²	263,200 m²
FAR	263,200 m²	263,200 m²
* to be included in Coverage		
NEW / UPDATED		
New Warehouse Addition	35,300 m²	35,300 m²
New Cantilever Lean-To	35,000 m²	35,000 m²
Total new	70,300 m²	70,300 m²
Coverage (Footprint)	70,300 m²	70,300 m²
FAR	70,300 m²	70,300 m²
* to be included in Coverage		
ACTUAL		
Off size	444,54 m²	444,54 m²
Coverage (Footprint)	333,50 m²	75,00 %
FAR	333,50 m²	0,75

Revision History

Revision	Date	Revision Details
Sa	19/03/2026	Issued for discussion
Sd	17/03/2026	Issued for discussion
Sd	15/04/2026	Issued for municipal submission
Se	22/06/2026	Issued for municipal submission

Proposed new additions & alterations on Erf 19940, George, for owner: Garden Route Diesel Parts

Drawing Name

Ground Floor Layout

Drawing Status

Municipal Submission

Drawn by

Janco Conradie

Checked by

Newton Fincham

Drawing Scale

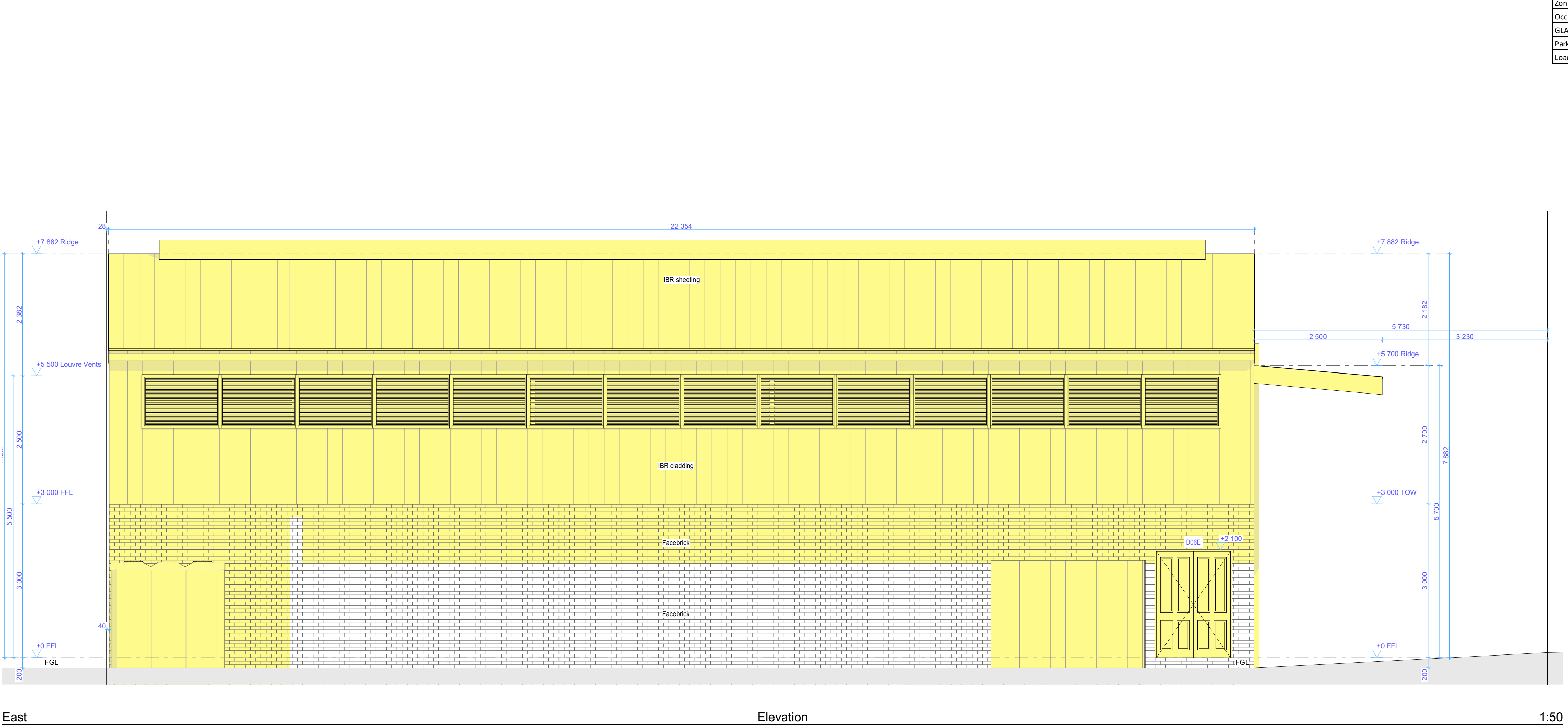
As Shown

Layout ID

1

Project No

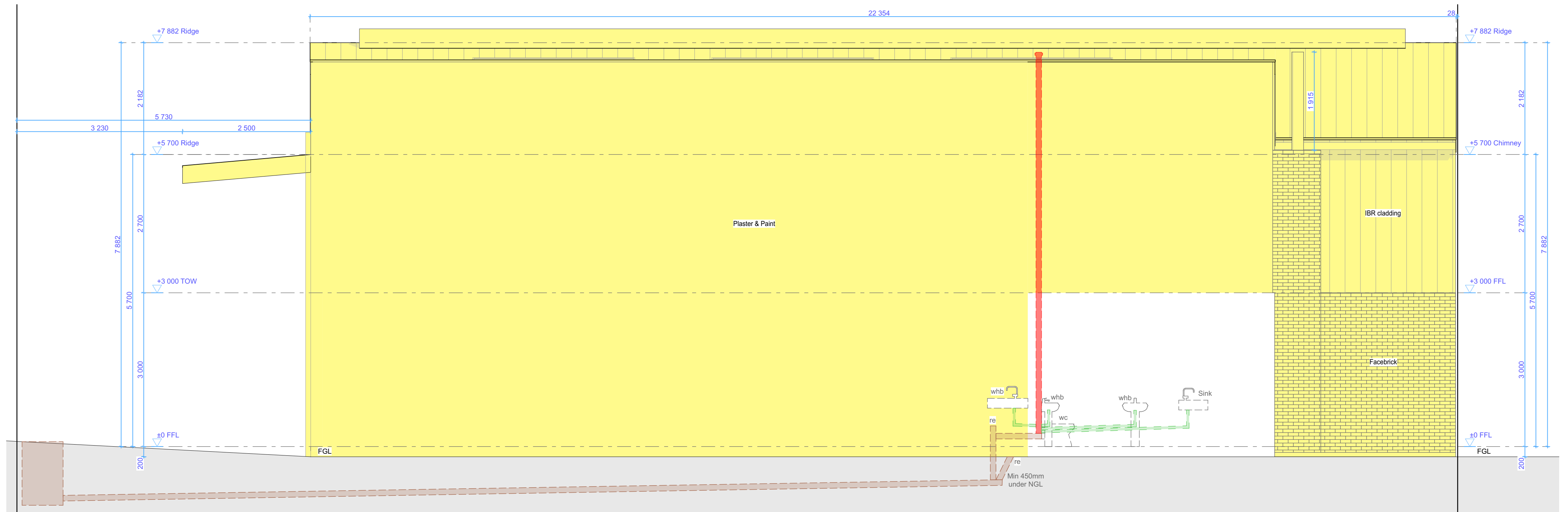
P2602



East

Elevation

1:50



West

Elevation

1:50

Zoning Industrial Zone 2

Occupation Classification D2: Moderate Risk Industrial

GLA (Industry) = 298,5m²

Parking Required 2/100m² = 6 Provided 6

Loading Bay (0-1000) = 0 0

BRICKWORK: SANS 10400 Part K: Brickwork in stretching bond with minimum joint thickness of 10mm. Interior walls minimum 10mm thick. Brick as indicated. Slack bricks to be kept clean of mortar. Provide brickfash on each layer for foundation walls. (5 years minimum). Each layer above windows and doors and at 4 course intervals: use alternate layer of 75mm brickfash and half-bricks for all other 280mm brickwork. Use 75mm brickfash in each course every 4 layers for 10mm and 220mm brick walls.

FOUNDATION: SANS 10400 Part H: All foundations concrete slig foundations unless specified. Concrete minimum 15MPa after 28 days.

FILLING: SANS 10400 Part J: Backfill to be compacted in layers not more than 150mm layers to maximum. Compacted to min. 95% MDD. ASBESTO or otherwise as specified by engineer.

FIRE PROTECTION: SANS 10400 Part T: The requirements of the Act will be deemed to have been satisfied if the design, construction and equipment of buildings complies with SANS 10400 Part T and satisfies the local authority.

GLAZING: To comply with SANS 10400 Part N and SANS 10137. Clear Glass unless specified. Mark all sliding doors visible. SAFETY GLASS N ALL DOORS AND WINDOWS LOWER THAN 100mm FROM GROUND LEVEL AND LARGER THAN 1 m². Safety glazing required in a bath enclosure or shower cubicle that is glazed, or where glazing occurs immediately above and within a distance of 1 800 mm horizontally or vertically from a bath or shower. All glazing thickness and safety glazing to be in accordance with SANS 10400 Part N. The minimum air leakage top of windows and doors shall comply with the requirements of SANS 613. All doors and windows to be sealed with foam or rubber or fibrous seals as per SANS 10400 part XA.

GEYSERS: With stop-valve.

PLASTER WORK: One layer plaster minimum 12mm thick.

ROOF: Construction & Material to comply with SANS 10400 Part L.

RAINWATER DISPOSAL: Provide 1m pitting around building with fall away from structure where practical. GUTTERS & DOWN PIPES TO BE INSTALLED WHERE PRACTICAL. We highly recommend installing as many rainwater tanks as practically possible.

STORM WATER: SANS 10400 Part R: The owner of any site shall provide suitable means for the control and disposal of accumulated stormwater which may run off from any earthworks, building or paving. CONTRACTORS MUST ENSURE THAT STORM WATER DOES NOT DAMAGE EXISTING BUILDING WORK, OR NEIGHBOURHOOD PROPERTIES DURING CONSTRUCTION AND THAT STORMWATER DRAINAGE IS SUFFICIENT.

STAIRS AND RAILING: A NON COMPLIANT BALUSTRADE IS A SAFETY RISK. ENSURE THE BALUSTRADE SYSTEM IS INSTALLED CORRECTLY: SANS 10400 Part B & Part D and Part M. Steps and Railing: minimum balustrade height 1000mm. Spacing between rails (and) or droppers not to exceed 100mm. Any open rail, tread to overlap lower tread by not less than 25mm. Any balustrade or wall provided to protect a change in level shall comply with the requirements of SANS 10400 B.

SEWERAGE: All sanitary appliances to be supplied with antiruction traps and/or ventilated according to NMR requirements. -4% at all bands, connections and changes of gradient with marked covers on ground level. Sufficient access panels to be installed in all shafts over 1m - all sanitary pipes to be accessible. Sewage pipes under floors or buildings to change direction and must be encased in 100mm concrete.

SITE PREPARATION: Remove top-soil and organic material within interior footprint of building and paving. Above material not to be used as backfill. Keep site dry. Stockpile top-soil and re-use where possible.

SURFACE BEDS: Minimum 100mm thick 15MPa on DPC. Expansion joints to be provided 20m² max.

SKIRTING AND CORNICING: Skirting & cornicing where required as specified.

SPACE HEATING & CHIMNEYS: To comply with SANS 10400 Part V. Flue to be min. 200mm away from combustible materials and to have a damper or flap as per SANS 10400 part XA.

WATERPROOFING: SANS 10400 Part J: Provide 250 micron USB DPC underneath all surface beds and 375 micron Black DPC in walls with min. 150mm overlap at joints. Provide 'Sticking' DPC underneath all window sills. All joints according to specifications.

All timber to comply with SANS 10082.

All P.C. timbs to have min. 4 courses of brickwork with brickfash in every course over all openings not more 3.0m. All openings wider than 3m to engineer's specification.

D
DRAFTEK

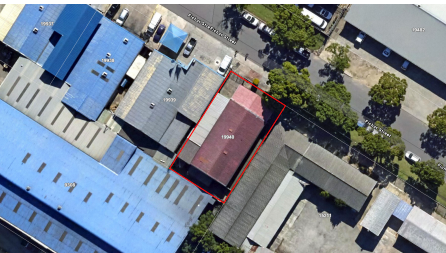
NEWTON FINCHAM ARCHITECTS
design studio

SACAP : PrArch 6246

STAMPS / SIGNATURES:

[Signature]

ERF 19940 GEORGE



Areas:	
Existing Warehouse	263,200 m ²
Total existing	263,20 m²
Coverage (Footprint)	263,20 m ²
FAR	263,20 m ²
NEW / UPDATED	
New Warehouse Addition	35,300 m ²
New Cantilever Lean-To	35,000 m ²
Total new	70,30 m²
Coverage (Footprint)	70,30 m ²
FAR	70,30 m ²
ACTUAL	
Gr size	444,54 m ²
Coverage (Footprint)	333,50 m ² 75,00 %
FAR	333,50 m ² 0,75

Revision History

Revision	Date	Revision Details
Sa	19/03/2026	Issued for discussion
Sd	17/03/2026	Issued for discussion
Sd	15/04/2026	Issued for municipal submission
Se	22/06/2026	Issued for municipal submission

Proposed new additions & alterations on Erf 19940, George, for owner: Garden Route Diesel Parts

Drawing Name

Elevations

Drawing Status

Municipal Submission

Drawn by

Janco Conradie

Checked by

Newton Fincham

Drawing Scale

As Shown

Layout ID

2

Project No

P2602

Zoning	Industrial Zone 2		GENERAL NOTES: All work to comply with National Building Regulations SANS 10400. No measurements to be scaled. All levels and dimensions to be verified on the ground. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / DESIGNER IMMEDIATELY. ROAD MEASUREMENTS TO BE ACCORDING TO STRUCTURAL ENGINEER'S DESIGN AND DETAILS. The building owner is responsible for ensuring that their project is SANS compliant and signed off by a qualified engineer.
Occupation Classification	D2: Moderate Risk Industrial		
GLA (Industry) = 298,5m²	Required	Provided	
Parking	2/100m² = 6		
Loading Bay	(0-1000) = 0		

BRICKWORK: SANS 10400 Part K: Brickwork in stretching bond with minimum joint thickness of 10mm. Interior walls minimum 10mm thick. Brick as indicated. Block bricks to be kept clean of mortar. Provide brickfash on each layer for foundation walls. (5 years minimum) each layer above windows and doors and at 4 course intervals: use alternate layer of 75mm brickfash and halfbrick 90-view for all other 280mm brickwork. Use 75mm brickfash in each course every 4 layers for 10mm and 220mm brick walls.

FOUNDATION: SANS 10400 Part H: All foundations concrete slig foundations unless specified. Concrete minimum 15MPa after 28 days.

FILLING: SANS 10400 Part J: Backfill to be compacted in layers not more than 150mm layers to maximum. Compacted to min. 95% MDD. ASBESTO or otherwise as specified by engineer.

FIRE PROTECTION: SANS 10400 Part T: The requirements of the Act will be deemed to have been satisfied if the design, construction and equipment of buildings complies with SANS 10400 Part T and satisfies the local authority.

GLAZING: To comply with SANS 10400 Part N and SANS 10137. Clear Glass unless specified. Mark all sliding doors visible. SAFETY GLASS IN ALL DOORS AND WINDOWS LOWER THAN 100mm FROM GROUND LEVEL AND LARGER THAN 1 m². Safety glazing required in a bath enclosure or shower cubicle that is glazed, or where glazing occurs immediately above and within a distance of 1 800 mm horizontally or vertically from a bath or shower. All glazing to be safety glazing to be in accordance with SANS 10400 Part N. The minimum air leakage for windows and doors shall comply with the requirements of SANS 613. All doors and windows to be sealed with foam or rubber or fibrous seals as per SANS 10400 part XA.

GEYSERS: With stop-valve.

PLASTER WORK: One layer plaster minimum 12mm thick.

ROOF: Construction & Material to comply with SANS 10400 Part L.

RAINWATER DISPOSAL: Provide 1m pitting around building with fall away from structure where practical. GUTTERS & DOWN PIPES TO BE INSTALLED WHERE PRACTICAL. We highly recommend installing as many rainwater tanks as practically possible.

STORM WATER: SANS 10400 Part R: The owner of any site shall provide suitable means for the control and disposal of accumulated stormwater which may run off from any earthworks, building or paving. CONTRACTORS MUST ENSURE THAT STORM WATER DOES NOT DAMAGE EXISTING BUILDING WORK, OR NEIGHBOURING PROPERTIES DURING CONSTRUCTION AND THAT STORMWATER DRAINAGE IS SUFFICIENT.

STAIRS AND RAILING: A NON COMPLIANT BALUSTRADE IS A SAFETY RISK. ENSURE THE BALUSTRADE SYSTEM IS INSTALLED CORRECTLY: SANS 10400 Part B and Part M. Stairs and railings as shown. Risers as indicated on drawing and run as indicated on drawing. minimum balustrade height 1200mm. Spacing between rails and / or droppers not to exceed 100mm. Any open rail, tread to overlap lower tread by not less than 25mm. Any balustrade or wall provided to protect a change in level shall comply with the requirements of SANS 10400-8.

SEWERAGE: All sanitary appliances to be supplied with antirust traps and/or ventilated according to NBR requirements. -4% at all bands, connections and changes of gradient with marked covers on ground level. Sufficient access panels to be installed in all shafts over 1m. All sanitary pipes to be accessible. Sewage pipes under floors or buildings to be change direction and must be encased in 100mm concrete.

SITE PREPARATION: Remove top-soil and organic material within interior footprint of building and paving. Above material not to be used as landfill. Keep site dry. Stockpile top-soil and re-use where possible.

SURFACE BEDS: Minimum 100mm thick 15MPa on DPC. Expansion joints to be provided 20m² max.

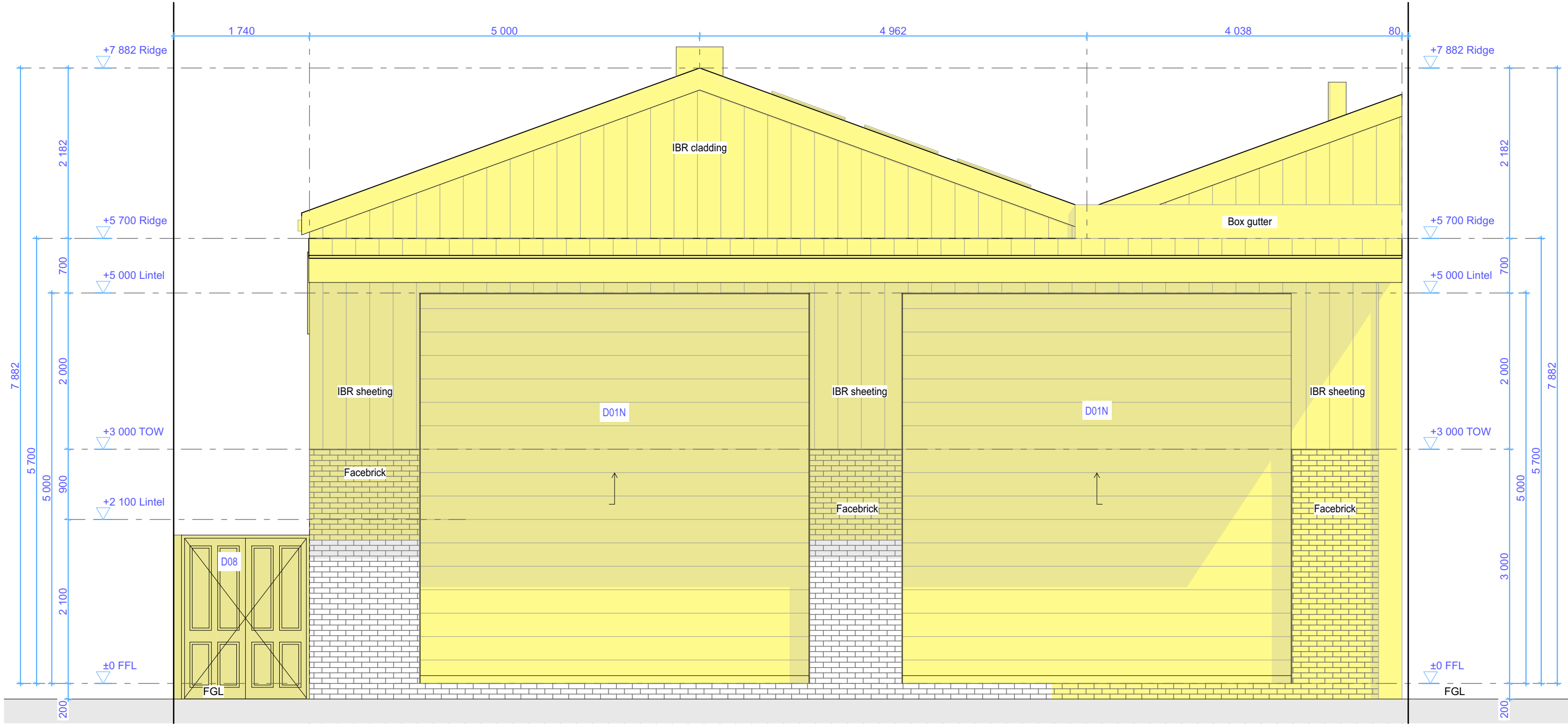
SKIRTING AND CORNICING: Skirting & cornicing where required as specified.

SPACE HEATING & CHIMNEYS: To comply with SANS 10400 Part V. Flue to be min. 200mm away from combustible materials and to have a damper or flap as per SANS 10400 part XA.

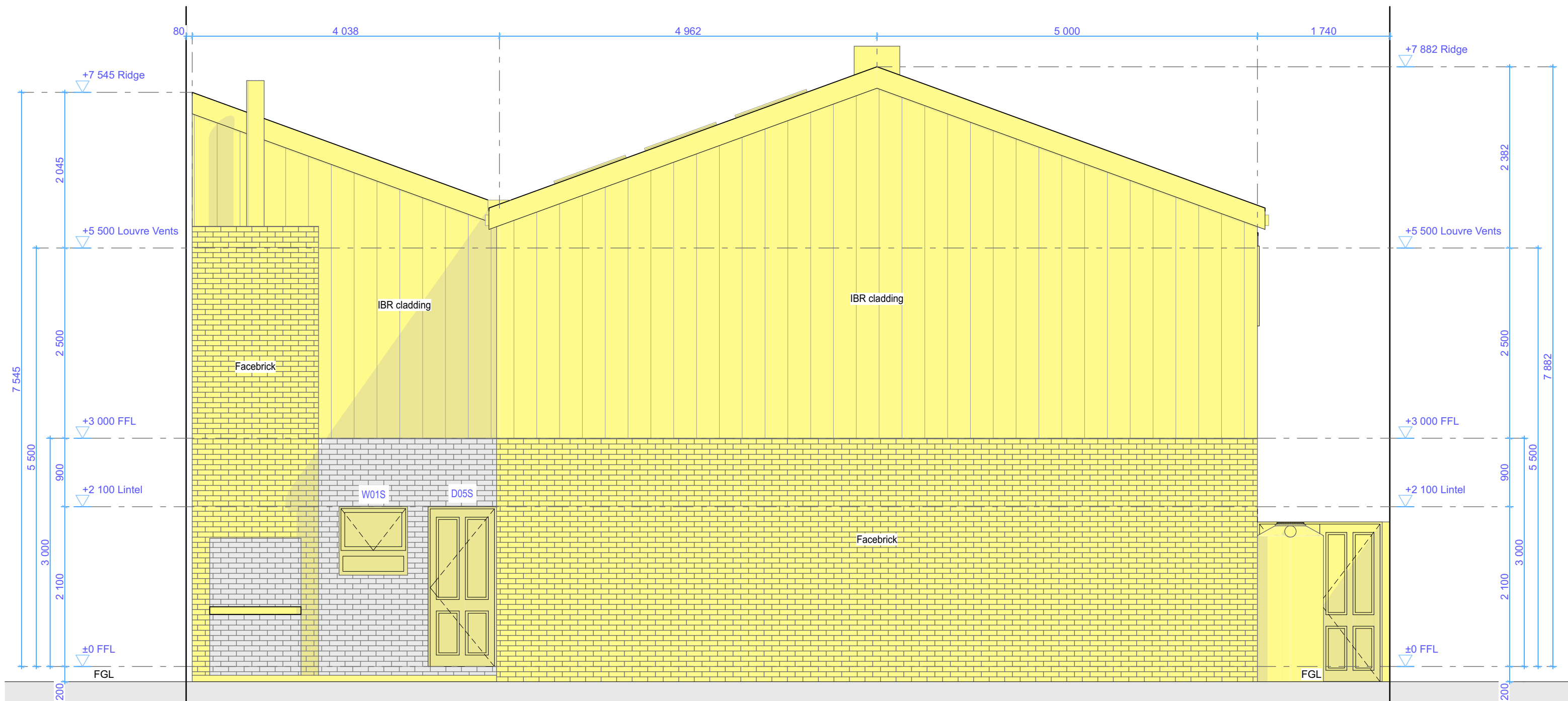
WATERPROOFING: SANS 10400 Part J: Provide 250 micron USB DPC underneath all surface beds and 375 micron Black DPC in walls with min. 150mm overlap at joints. Provide 'Bridged' DPC underneath all window sills. All joints according to specifications.

All timber to comply with SANS 10082.

All P.c. timbs to have min. 4 courses of brickwork with brickfash in every course over all openings not more 2.0m. All openings wider than 3m to engineer's specification.



North Elevation 1:50



South Elevation 1:50

D
DRAFTEK

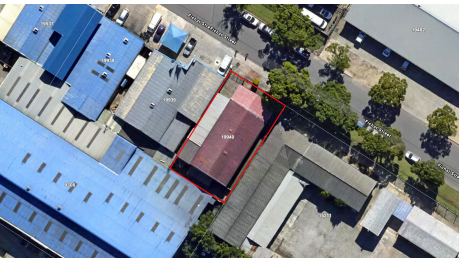


SACAP : PrArch 6246

STAMPS / SIGNATURES:

[Signature]

ERF 19940 GEORGE



Areas:	
EXISTINGLY APPROVED	
Existing Warehouse	263,200 m² *
Total existing	
Coverage (Footprint)	263,20 m²
FAR	263,20 m²
NEW / UPDATED	
New Warehouse Addition	35,300 m² *
New Cantilever Lean-To	35,000 m² *
Total new	
Coverage (Footprint)	70,30 m²
FAR	70,30 m²
ACTUAL	
Off size	444,54 m²
Coverage (Footprint)	333,50 m² 75,00 %
FAR	333,50 m² 0,75

Revision History

Revision	Date	Revision Details
Sa	10/03/2026	Issued for discussion
Sa	17/03/2026	Issued for discussion
Sd	15/04/2026	Issued for municipal submission
Se	22/06/2026	Issued for municipal submission

Proposed new additions & alterations on
Erf 19940, George,
for owner: Garden Route Diesel Parts

Drawing Name

Elevations

Drawing Status

Municipal Submission

Drawn by

Janco Conradie

Checked by

Newton Fincham

Drawing Scale

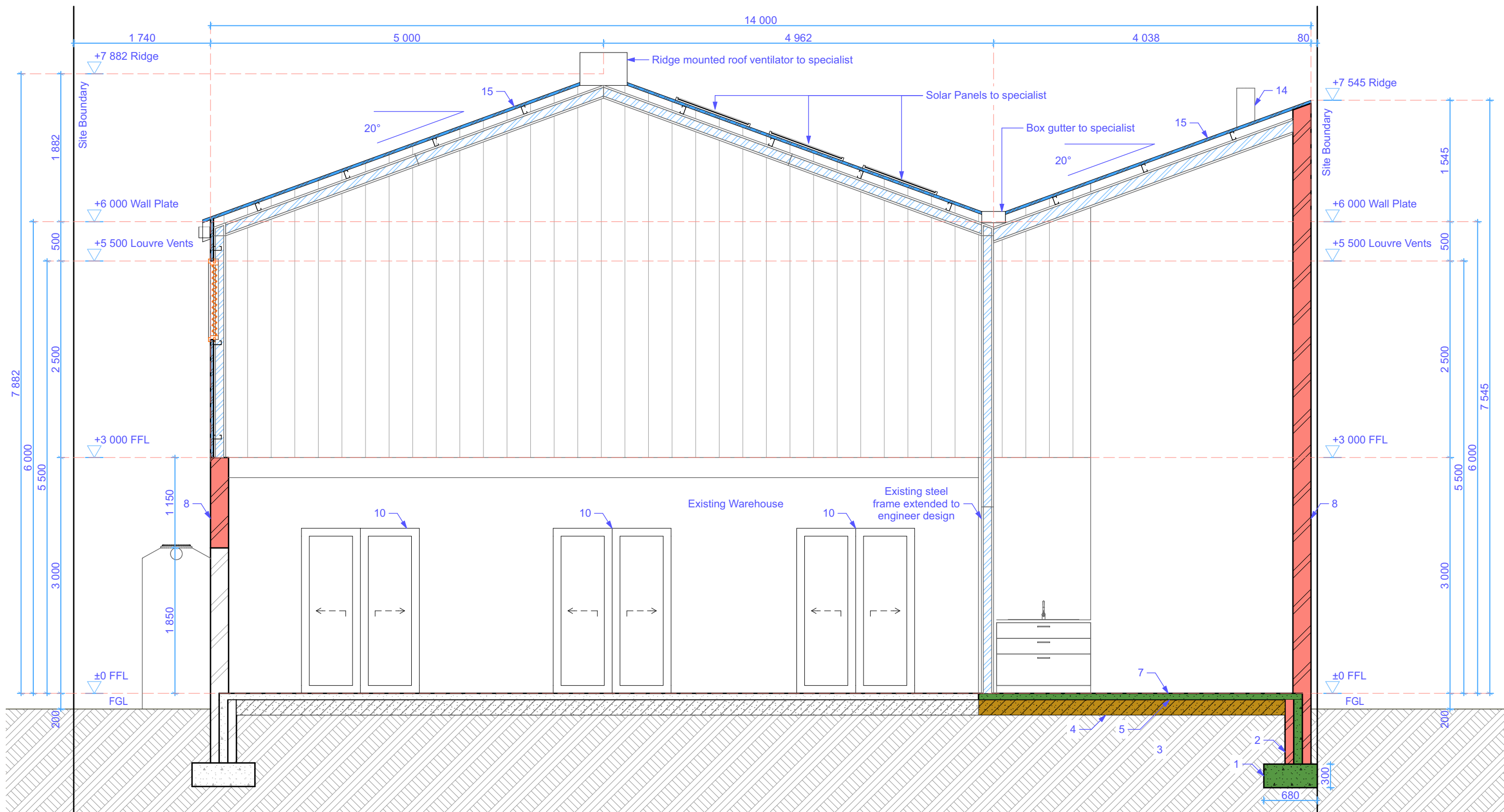
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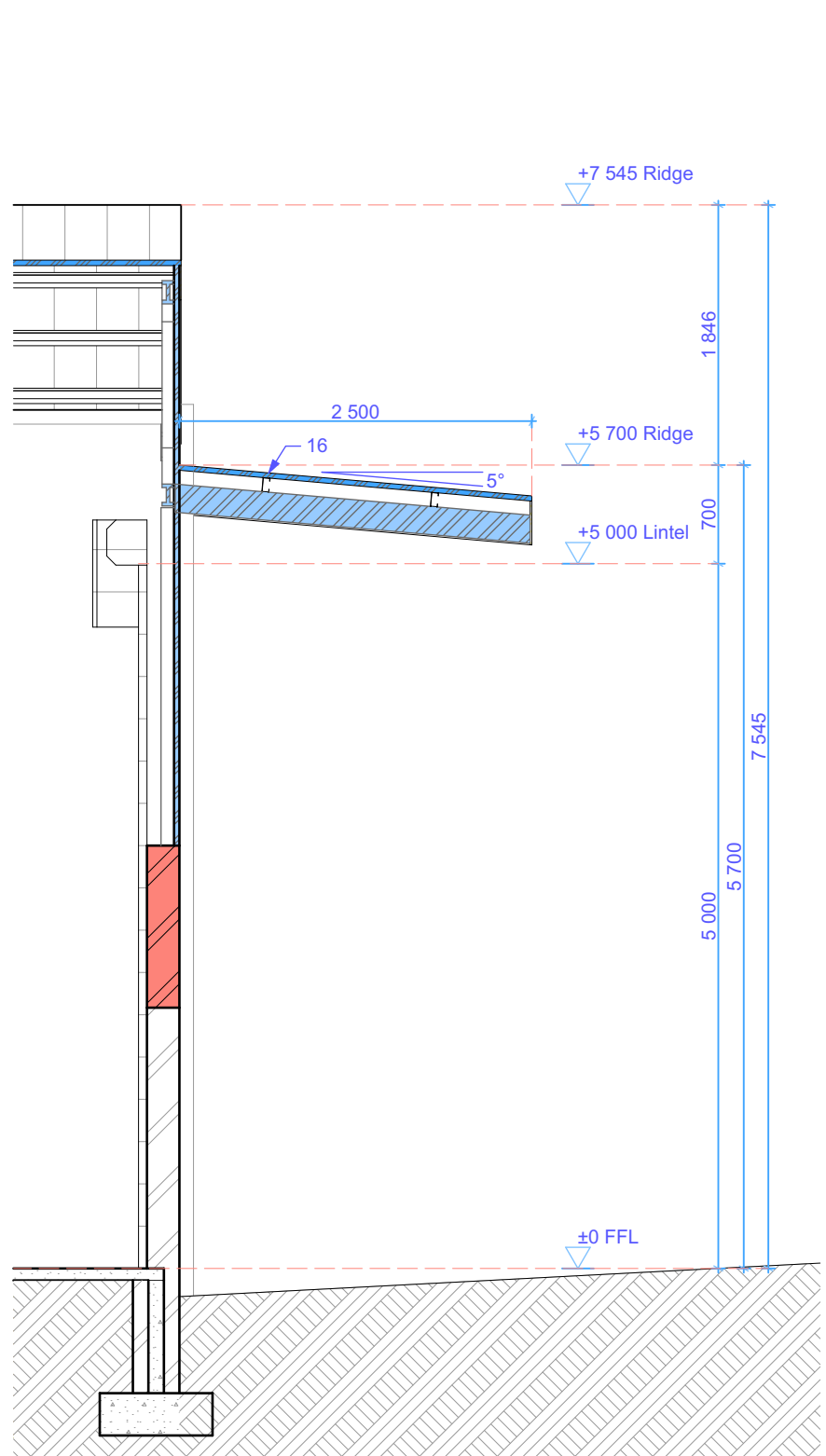
3

Project No

P2602



A Building Section 1:50



C Building Section 1:50

SECTION LEGEND:

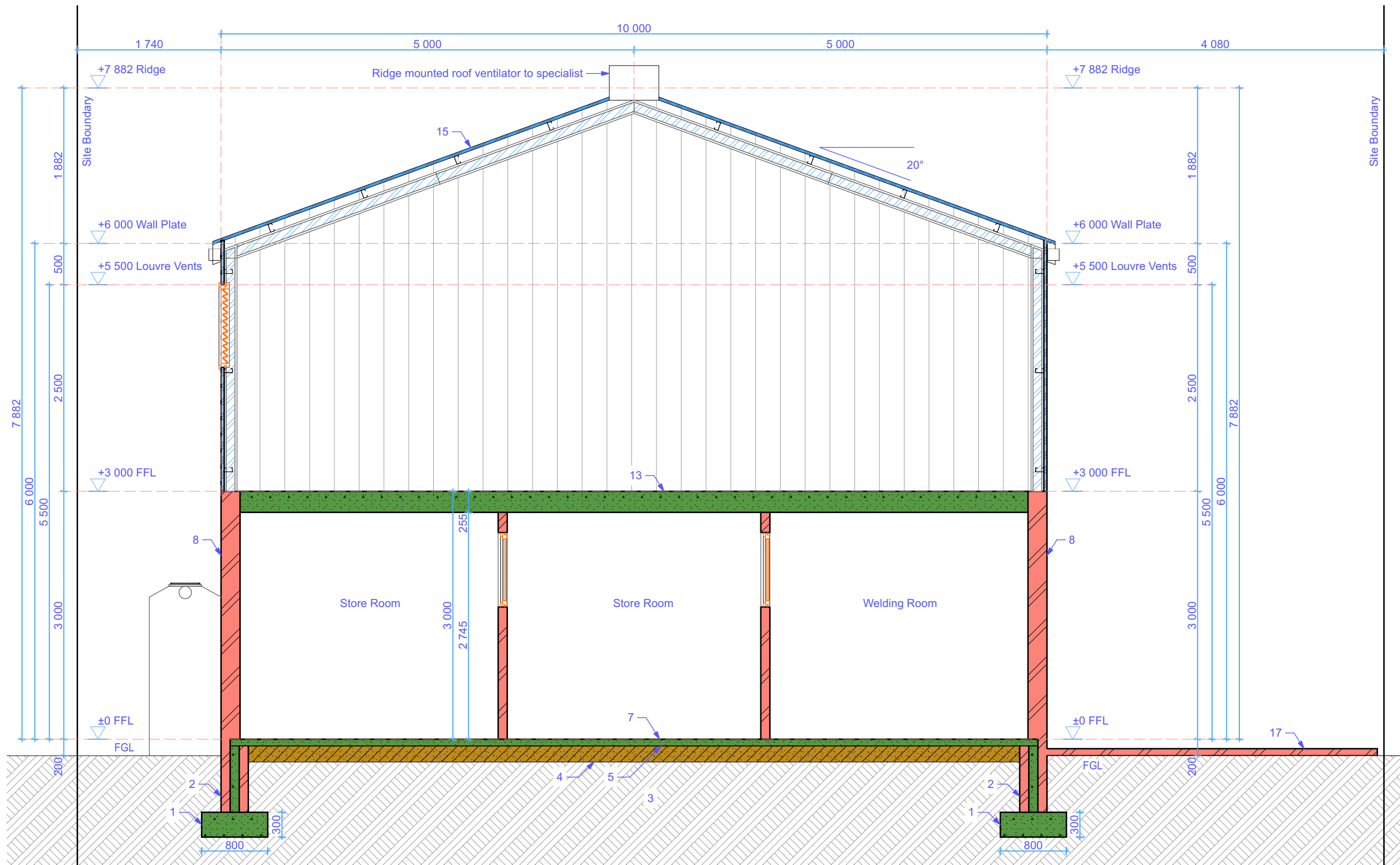
All external and internal colours and finishes to client specification.

FFL - final floor level, NGL - natural ground level

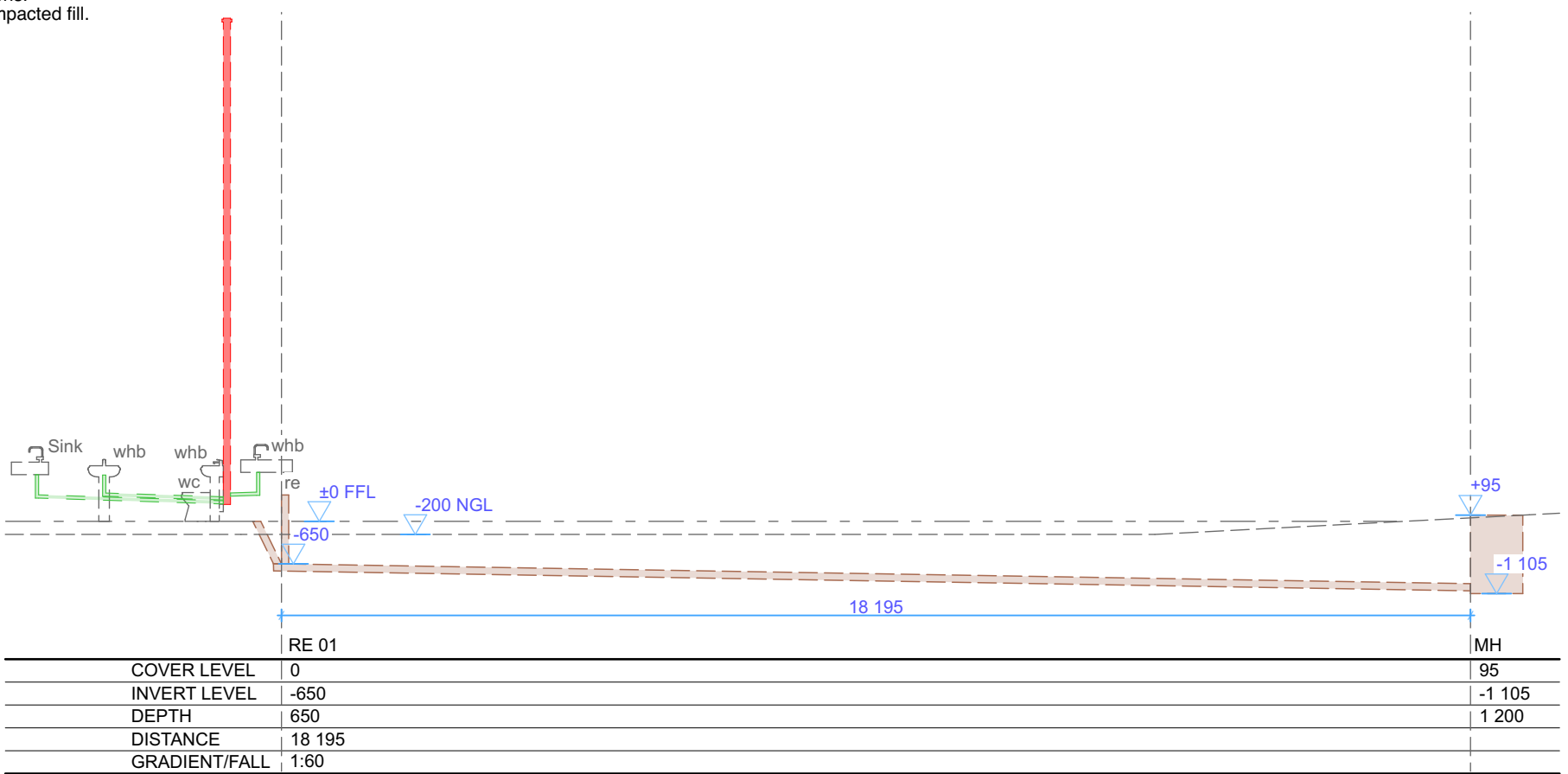
FFL min 150mm from NGL

All retaining walls, suspended floors and reinforced concrete work to be according to structural engineer's design and detail.

1. RC strip foundations by engineer. All foundations to conform to SANS 10400 Part H.
2. 300mm brick rising walls with brickforce each course, 30mpa concrete infill to floor level.
3. Well compacted level hardcore.
4. Hardcore filling.
5. 100mm RC Surface bed on min 250u DPM on 50mm sand blinding. Expansion joints to engineer's detail.
6. Stepped DPC layer between foundation walls and above. Insert uniform slitted weepholes minimum every 3 bricks at junction of floor slab with cavity walls.
7. Floor finish to client's specification. Expansion joints to engineer's design.
8. 220mm brick wall with 75mm galv. Brickforce min. Every 4th course. Exterior colour to be - Interior to client's specifications.
9. 110mm internal brick wall with 75mm galv. Brickforce min. Every 4th course, plastered & painted to owner's specification.
10. External & Internal doors as per schedule. All glass to be according to SANS 10400 Part N. See energy calculations for glass spec.
11. Windows as per schedule. All glass to be according to SANS 10400 Part N. See energy calculations for glass spec.
12. Balustrade: According to SANS 10400-B. Minimum 1m high with max 100mm openings.
13. 255mm suspended RC slab.
14. All to be done to engineer's details & specifications.
15. Chimney to SANS 10400 - See General Notes.
16. Stainless Steel Flue to be min 200mm dia.
17. Painted Black.
18. Roof: Pitch 20° - IFR metal sheets on 100x50x20x2mm galvanised C section purlins at 1500mm c/c max on 200mm x 100mm I-Beam rafter & post steel frame.
19. IFR metal sheets steel cladding on 100x50x20x2mm galvanised C section fixed to I-Beam steel post.
20. All to be done to engineer's details and specifications.
21. Roof: Pitch 5° - IFR metal sheets on 100x50x20x2mm galvanised C section purlins at 1500mm c/c max on 200mm x 100mm cantilevered I-Beam rafter.
22. All to be done to engineer's details and specifications.
23. Paving to client's specification on min. 150mm compacted fill.



B Building Section 1:50



Drainage Section 1:100

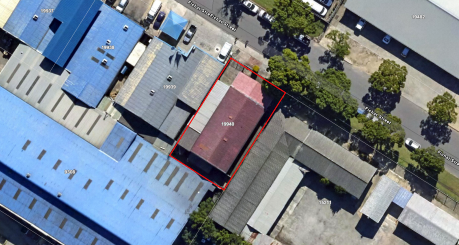
Zoning	Industrial Zone 2	General Notes
Occupation Classification	D2: Moderate Risk Industrial	All work to comply with National Building Regulations SANS 10400. No measurements to be scaled. All levels and dimensions to be verified on the site. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / DESIGNER IMMEDIATELY. Final drawings to be issued in accordance with Engineer's detail. ALL REINFORCED CONCRETE WORK TO BE ACCORDING TO STRUCTURAL ENGINEER'S DESIGN AND DETAIL. The building owner is responsible for ensuring that their project is SANS compliant and signed off by a qualified Engineer.
GLA (Industry) = 298,5m²	Required 2/100m² = 6	Provided 0
Parking	2/100m² = 6	0
Loading Bay	(0-1000) = 0	0
BRICKWORK: SANS 10400 Part K: Brickwork in stretching bond with minimum joint thickness of 10mm. Interior walls minimum 10mm thick. Brick as indicated. Block bricks to be kept clean of mortar. Provide brickwork on each layer for foundation walls. (5 years minimum) each layer above windows and doors and at 4 course intervals: use alternate brickwork. Use 75mm brickforce in each course every 4 layers for 100mm and 220mm brick walls.		
FOUNDATION: SANS 10400 Part H: All foundations concrete strip foundations unless specified. Concrete minimum 15MPa after 28 days.		
FILLING: SANS 10400 Part J: Backfill to be compacted in layers not more than 150mm layers to maximum. Compacted to min. 95% MDD. AS5100 or otherwise as specified by engineer.		
FIRE PROTECTION: SANS 10400 Part T: The requirements of the Act will be deemed to have been satisfied if the design, construction and equipment of buildings complies with SANS 10400 Part T and satisfies the local authority.		
GLAZING: To comply with SANS 10400 Part N and SANS 10137. Clear Glass unless specified. Mark all sliding doors visible. SAFETY GLASS IN ALL DOORS AND WINDOWS LOWER THAN 100mm FROM GROUND LEVEL AND LARGER THAN 1 m². Safety glazing required in a bath enclosure or shower cubicle that is glazed, or where glazing occurs immediately above and within a distance of 1 800 mm horizontally or vertically from a bath or shower. All glazing thickness and safety glazing to be in accordance with SANS 10400. The minimum safe glazing windows and doors shall comply with the requirements of SANS 613. All doors and windows shall be sealed with foam or rubber or fibrous seals as per SANS 10400 part XA.		
GEYSERS: With stop-valve.		
PLASTER WORK: One layer plaster minimum 12mm thick.		
ROOF: Construction & Material to comply with SANS 10400 Part L.		
RAINWATER DISPOSAL: Provide for emptying around building with fall away from structure where practical. GUTTERS & DOWN PIPES TO BE INSTALLED WHERE PRACTICAL. We highly recommend installing as many rainwater tanks as practically possible.		
STORM WATER: SANS 10400 Part R: The owner of any site shall provide suitable means for the control and disposal of accumulated stormwater which may run off from any earthworks, building or paving. CONTRACTORS MUST ENSURE THAT STORM WATER DOES NOT DAMAGE EXISTING BUILDING WORK OR NEIGHBOURING PROPERTIES DURING CONSTRUCTION AND THAT STORMWATER DRAINAGE IS SUFFICIENT.		
STAIRS AND RAILING: A NON COMPLIANT BALUSTRADE IS A SAFETY RISK. ENSURE THE BALUSTRADE SYSTEM IS INSTALLED CORRECTLY: SANS 10400 Part B, Part D and Part M. Steps and RAILING minimum balustrade height 1200mm. Opening between rails and / or droppers not to exceed 100mm. Any open rail, tread to overlap lower tread by not less than 25mm. Any balustrade or wall provided to protect a change in level shall comply with the requirements of SANS 10400-B.		
SEWERAGE: All sanitary appliances to be supplied with antirust traps and/or ventilated according to NBR requirements. -4% at all bands, connections and changes of gradient with marked covers on ground level. Sufficient access panels to be installed in all shafts over 1m - all sanitary pipes to be accessible. Sewage pipes under floors or buildings to be in concrete and must be encased in 100mm concrete.		
SITE PREPARATION: Remove top-soil and organic material within interior footprint of building and paving. Above material not to be used as backfill. Keep site dry. Stockpile top-soil and re-use where possible.		
SURFACE BEDS: Minimum 100mm thick 15MPa on DPC. Expansion joints to be provided 20m² max.		
SKIRTING AND CORNICING: Skirting & cornicing where required as specified.		
SPACE HEATING & CHIMNEYS: To comply with SANS 10400 Part V. Flue to be min. 200mm away from combustible materials and to have a damper or flap as per SANS 10400 part XA.		
WATERPROOFING: SANS 10400 Part J: Provide 250 micron USB DPC underneath all surface beds and 375 micron Black DPC in walls with min. 150mm overlap at joints. Provide 'Bitogrip' DPC underneath all window sills. All joints according to specifications.		
All timber to comply with SANS 10082.		
All P.C. timbers to have min. 4 courses of brickwork with brickforce in every course over all openings not more 2.0m. All openings wider than 3m to engineer's specification.		



SACAP : PrArch 6246

STAMPS / SIGNATURES:

ERF 19940 GEORGE



Areas:	
Existing Warehouse	263,200 m²
Total existing	263,20 m²
Coverage (Footprint)	263,20 m²
FAR	263,20 m²
NEW / UPDATED	
New Warehouse Addition	35,300 m²
New Cantilever Lean-To	35,000 m²
Total new	70,30 m²
Coverage (Footprint)	70,30 m²
FAR	70,30 m²
ACTUAL	
Off size	444,54 m²
Coverage (Footprint)	333,50 m²
FAR	75,00 %
	0,75

Revision History

Revision	Date	Revision Details
Sa	19/03/2026	Issued for discussion
Sa	17/03/2026	Issued for discussion
Sd	15/04/2026	Issued for municipal submission
Se	22/06/2026	Issued for municipal submission

Proposed new additions & alterations on
Erf 19940, George,
for owner: Garden Route Diesel Parts

Drawing Name

Sections

Drawing Status
Municipal Submission

Drawn by

Janco Conradie

Checked by

Newton Fincham

Drawing Scale

As Shown

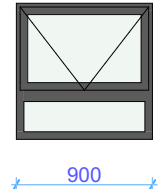
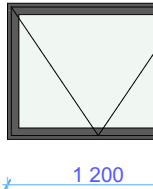
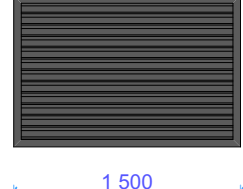
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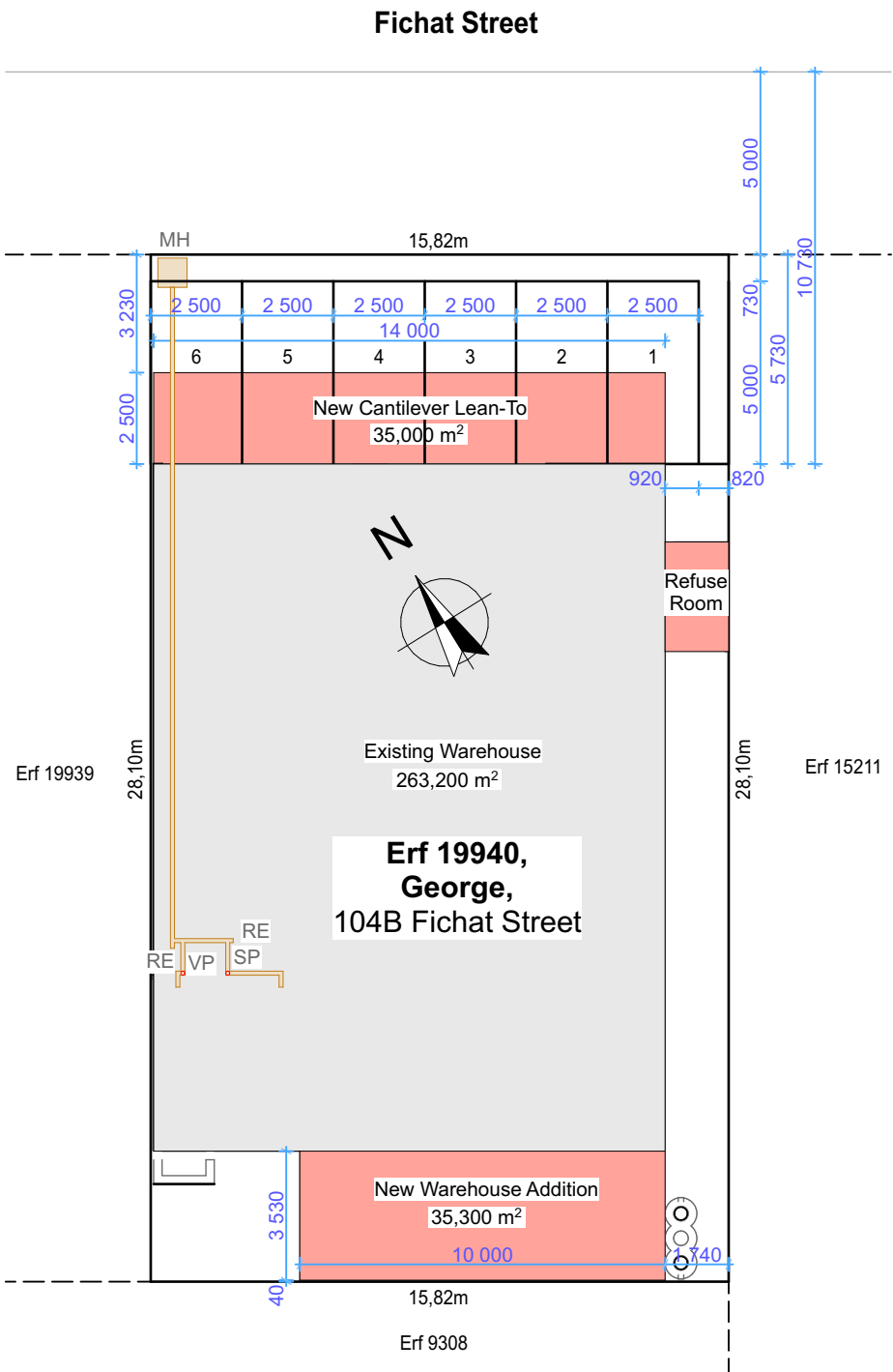
Project No

P2602

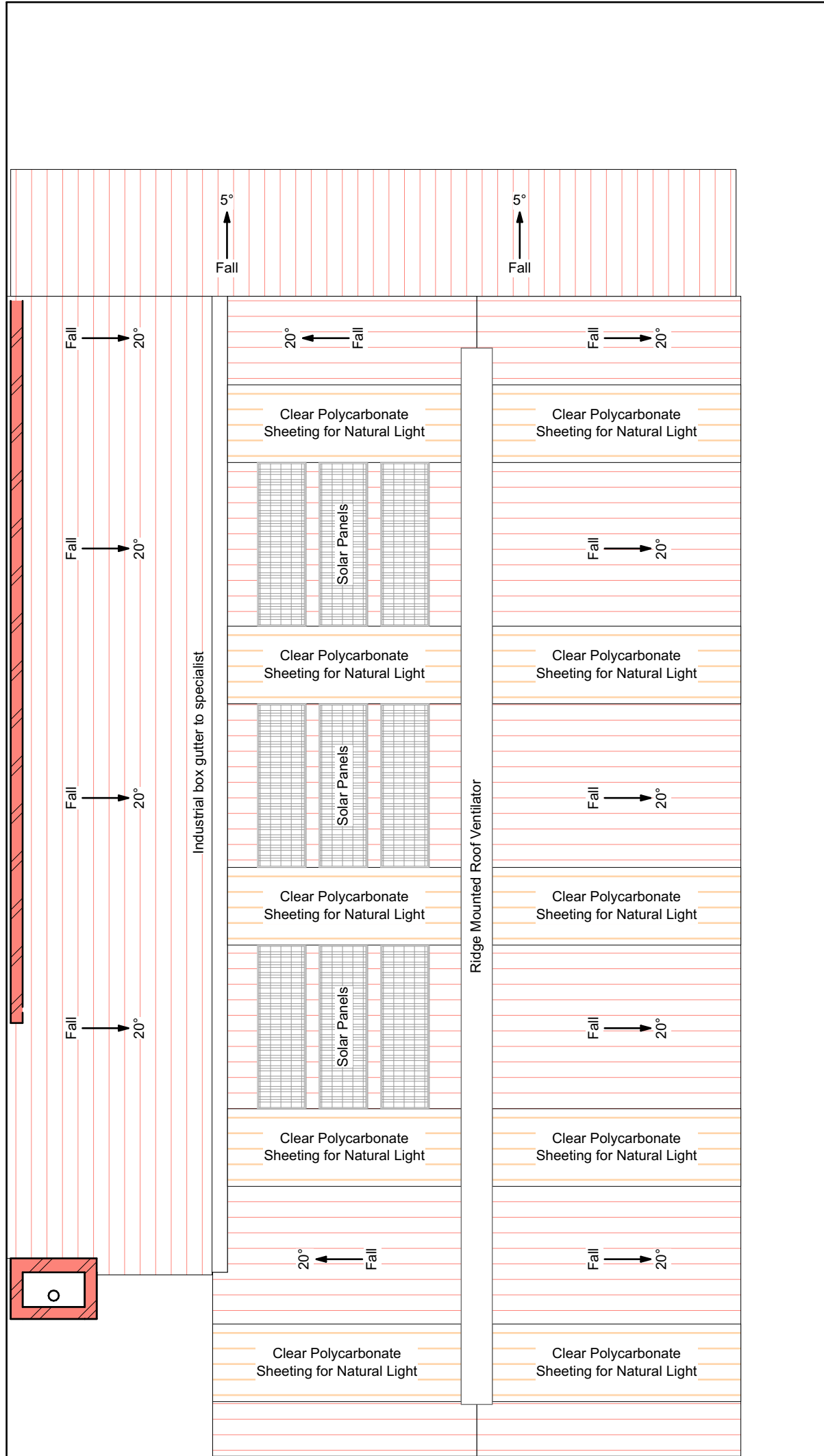
4

		Door Schedule					
Label on plan	D01N	D03	D04	D05S	D06E	D07	D08
Quantity	2	3	2	1	1	2	1
W x H Size	5 000×5 000	1 500×2 100	900×2 100	900×2 100	1 500×2 100	1 000×2 100	1 640×2 100
Lintel Height (m) above FFL	5 000	2 100	2 100	2 100	2 100	2 100	2 100
View from Reveal Side							
Door area including frame	25,00	3,15	1,89	1,89	3,15	2,10	3,44
Orientation	North	Internal	Internal	South	East	Internal	N/A
Type	Roller Shutter	Double Swing	Single Swing	Single Swing	Double Swing	Single Swing	Double Swing
Frame Material	Aluminium	Aluminium	Hardwood Sealed, Varnished or Oiled	Hardwood Sealed, Varnished or Oiled	Hardwood Sealed, Varnished or Oiled	Hardwood Sealed, Varnished or Oiled	Hardwood Sealed, Varnished or Oiled
Finish	Charcoal powder coated	Charcoal powder coated	Painted White	Painted Charcoal	Painted Charcoal	Painted White	Painted Charcoal

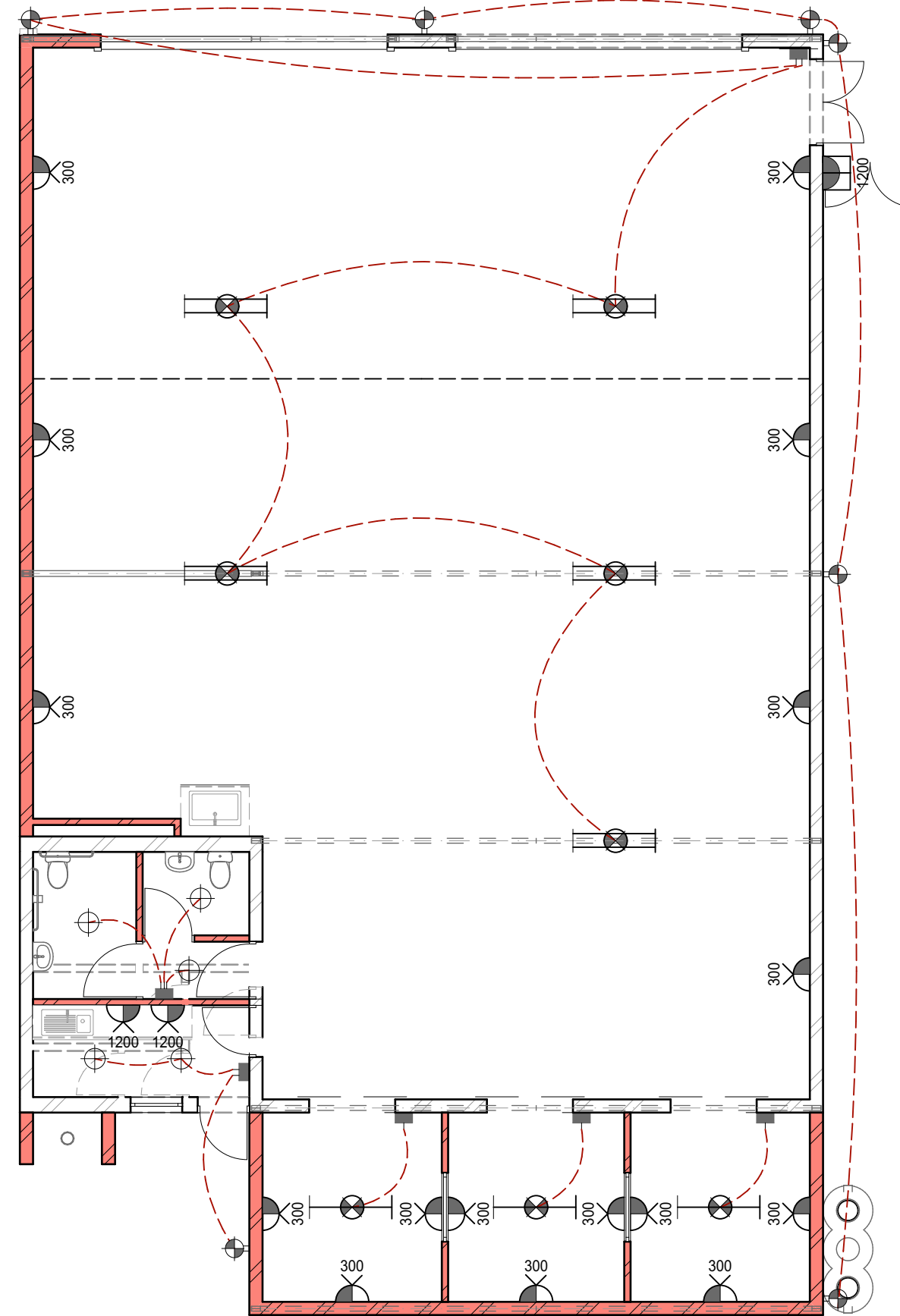
		Window Schedule		
Label on plan	W01S	W02	W03	
Quantity	1	2	14	
W x H Size	900×900	1 200×900	1 500×1 000	
Lintel height (m) above FFL	2,10	2,50	2,50	
Sill Height	1 200	1 600	1 500	
Elevation View				
Window area including frame	0,81	1,08	1,50	
Orientation	South	Internal		
Type	Top Hung	Top Hung		
Frame Specification	Aluminium	Aluminium		



Site Layout 1:200



Roof Layout 1:100



Electrical Layout 1:100

Electrical Legend	
	2x 20W fluorescent light
	LED strip light (similar to fluorescent light)
	recessed down light LED lamp
	pendant light fitting LED lamp
	strip lights mounted under cabinet, LED
	wall mounted light, LED lamp
	waterproof wall mounted light, LED lamp
	wall mounted light, external, LED lamp, with or without motion sensor or daylight switch as indicated
	waterproof surface mounted fitting
	double socket plug point for door motors
	single socket plug point, distance from FFL indicated
	double socket plug point, distance from FFL indicated
	single socket plug point, waterproof, distance from FFL indicated
	light switch single
	light switch double
	light switch triple
	light switch 2-way
	dimmer light switch
	distribution board, 1500mm above FFL
	TV aerial point
	Infrared bathroom heater
	pay meter

Zoning	Industrial Zone 2		GENERAL NOTES:
Occupation Classification	D2: Moderate Risk Industrial		No measurements to be scaled. All levels and dimensions to be verified on the ground. ANY DISCREPANCIES MUST BE BRUGHT TO THE ATTENTION OF THE ARCHITECT / DESIGNER IMMEDIATELY. ROAD MEASUREMENTS TO BE TO THE CENTERLINE OF THE ROAD. ALL DIMENSIONS TO BE TO THE CENTERLINE OF THE ROAD. THE BUILDING OWNER IS RESPONSIBLE FOR ENSURING THAT THE PROJECT IS SANS COMPLIANT AND SIGNED OFF BY A QUALIFIED ENGINEER.
GLA (Industry) = 298,5m²	Required	Provided	
Parking	2/100m² = 6		
Loading Bay	(0-1000) = 0		

BRICKWORK: SANS 10400 Part K: Brickwork in stretching bond with minimum joint thickness of 10mm. Interior walls minimum 10mm thick. Brick as indicated. Stock bricks to be kept clean of mortar. Provide 10mm wide mortar joints. Mortar to be 1:3 cement to sand (minimum) each layer above windows and doors and at 4 course intervals: use alternate brickwork. Use 75mm bricks in each course every 4 layers for 100mm and 220mm brick walls.

FOUNDATION: SANS 10400 Part H: All foundations concrete slabs foundations unless specified. Concrete minimum 15MPa after 28 days.

FILLING: SANS 10400 Part J: Backfill to be compacted in layers not more than 150mm layers to maximum. Compacted to min. 95% MDD. AS5100 or otherwise as specified.

FIRE PROTECTION: SANS 10400 Part T: The requirements of the Act will be deemed to have been satisfied if the design, construction and equipment of buildings complies with SANS 10400 Part T and satisfies the local authority.

GLAZING: To comply with SANS 10400 Part N and SANS 10137. Clear Glass N ALL. DOORS AND WINDOWS LOWER THAN 100mm FROM GROUND LEVEL AND LARGER THAN 1 m². Safety glazing required in a bath enclosure or shower cubicle that is glazed, or where glazing occurs vertically from a bath or shower. All glazing thickness and safety glazing to be in accordance with SANS 10400 Part N. Any balustrade or wall provided to protect a change in level shall comply with the requirements of SANS 10400:8.

GEYSERS: With trip-stop.

PLASTER WORK: One layer plaster minimum 12mm thick.

ROOF: Construction & Material to comply with SANS 10400 Part L.

RAINWATER DISPOSAL: Provide first fixing around building with fall away from structure where practical. GUTTERS & DOWN PIPES TO BE INSTALLED WHERE PRACTICAL. We highly recommend installing as many rainwater tanks as practically possible.

STORM WATER: SANS 10400 Part R: The owner of any site shall provide suitable means for the control and disposal of accumulated stormwater which may run off from any earthworks, building or paving. CONTRACTORS MUST ENSURE THAT STORM WATER DOES NOT DAMAGE EXISTING BUILDING WORK, OR NEIGHBOURHOOD PROPERTIES DURING CONSTRUCTION AND THAT STORMWATER DRAINAGE IS SUFFICIENT.

STAIRS AND RAILING: A NON COMPLIANT BALUSTRADE IS A SAFETY RISK. ENSURE THE BALUSTRADE SYSTEM IS INSTALLED CORRECTLY. SANS 10400 Part B & Part D and Part M. Step and riser as shown. Risers as indicated on drawing and run as indicated on drawing. Minimum balustrade height 1200mm. Spacing between rails and / or droppers not to exceed 100mm. Any open rail, tread to overlap lower tread by not less than 25mm. Any balustrade or wall provided to protect a change in level shall comply with the requirements of SANS 10400:8.

SEWERAGE: All sanitary appliances to be supplied with antirupture traps and/or ventilated according to NBR requirements. 4% at all bends, connections and changes of gradient with marked covers on ground level. Sufficient access panels to be installed in all shafts over 1m. All sanitary pipes to be accessible. Sewage pipes under floors or buildings.

SITE PREPARATION: Remove top-soil and organic material within interior footprint of building and paving. Above material not to be used as backfill. Keep site dry. Stockpile top-soil and re-use where possible.

SURFACE BEDS: Minimum 100mm thick 15MPa on DPC. Expansion joints to be provided 20m² max.

SKIRTING AND CORNICING: Skirting & cornicing where required as specified.

SPACE HEATING & CHIMNEYS: To comply with SANS 10400 Part V. Flue to be min. 200mm away from combustible materials and to have a damper or flap as per SANS 10400 part XA.

WATERPROOFING: SANS 10400 Part J: Provide 200 micron USB DPC underneath all surface beds and 375 micron Black DPC in walls with min. 150mm overlap at joints. Provide 'Bridging' DPC underneath all window sills. All joints according to specifications.

All timber to comply with SANS 10082.

All P.C. timbers to have min. 4 courses of brickwork with bricks in every course over all openings not more than 2.0m. All openings wider than 3m to engineer's specification.

D
DRAFTEK

NEWTON FINCHAM ARCHITECTS
design studio

SACAP : PrArch 6246

STAMPS / SIGNATURES:

ERF 19940 GEORGE



Areas:	
PREVIOUSLY APPROVED	
Existing Warehouse	263,200 m²
Total existing	263,20 m²
Coverage (Footprint)	263,20 m²
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* to be included in Coverage:	
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ACTUAL	
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Proposed new additions & alterations on Erf 19940, George, for owner: Garden Route Diesel Parts

Drawing Name

Site, Roof, Fire & Electrical Layouts and Schedules

Drawing Status
Municipal Submission

Drawn by
Janco Conradie
Checked by
Newton Fincham

Drawing Scale
As Shown

Layout ID
5
Project No
P2602



Notice of Payment

21 October 2026

Dear GARDEN ROUTE DIESEL PARTS (PTY) LTD

Subject: Notice Of Payment: GEORGEMUN

Please be advised that you made a payment to GEORGEMUN as indicated below.

Transaction number:	80D818E05B-1
Payment date:	2026-10-21
Payment made from:	GRDP PTY LTD
Payment made to:	GEORGEMUN
Beneficiary account number:	LUA959 GRDP PTY
Bank branch code:	0142821
For the amount of:	8 694.00
Immediate payment:	N
Reference on beneficiary statement:	GRDP PTY

Please remember that the following applies to online banking payments to non-ABSA and Absa Vehicle and Asset Finance bank accounts.

- Payments made on weekdays before 15:30 will be credited to the receiving bank account by midnight of the same day.
- Payments made on weekdays after 15:30 will be credited by midnight of the following day.
- Payments made on a Saturday, Sunday or Public holiday will be credited to the account by midnight of the 1st following weekday.
- Payments may take up to 30 minutes to reflect in the beneficiary's Vehicle Finance Account.

If you need more information or assistance, please call us on 0860 008 600 or +2711 501 5110 (International calls).

If you have made an incorrect internet banking payment, please send an email to digital@absa.co.za

Yours sincerely

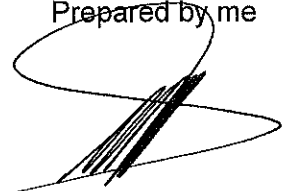
General Manager: Digital Channels

This document is intended for use by the addressee and is privileged and confidential. If the transmission has been misdirected to you, please contact us immediately. Thank you.

4

Oosthuizen Marais & Pretorius
Sioux Building
16 Sioux Street, Voorbaai
Mossel Bay

Prepared by me



CONVEYANCER
NICOLAAS LOUIS PIENAAR MARAIS
(82745)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 2500 000,00	R. 2281,00
Reason for exemption	Category Exemption.....	Exemption i o. Sec/Reg..... Act/Proc.....

DATA / VERIFY
21 NOV 2025
Romzamo Sigoko

T 000073788 / 2025

DEED OF TRANSFER

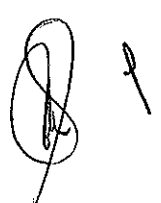
BE IT HEREBY MADE KNOWN THAT

CONRAAD VAN LILL
(LPC Membership number: 104215)

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

RICHARD FREDERICK JUTE
Identity Number 360107 5029 08 4
Unmarried

which said Power of Attorney was signed at George on 13 October 2025



And the appearer declared that his/her said principal had, on 12 August 2025, 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:

GARDEN ROUTE DIESEL PARTS PROPRIETARY LIMITED
Registration Number 2022/718246/07

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

ERF 19940 GEORGE, IN THE MUNICIPALITY AND DIVISION GEORGE
WESTERN CAPE PROVINCE

IN EXTENT 445 (FOUR HUNDRED AND FORTY FIVE) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T54528/1999 with
Diagram No. 411/1999 relating thereto and held by Deed of Transfer
T69428/2008

A. SUBJECT to the following conditions contained in Deed of Grant (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 to any time to make further roads over the land in question.
- (3)
- (5) The Government shall have the right, free of compensation, to make such roads on the commonage as may be reasonably necessary for the working of any Crown Forest or Railway Plantation as adjoin the commonage, provided that the location of such roads shall be determined by full agreement between both parties and failing such agreement by arbitration in manner as provide for in Clause 1 of the conditions annexed to this Deed of Grant. All such roads to be maintained by the Government and the public of George to have the right to the reasonable use of such roads."

B. ENTITLED to the benefit of the servitude referred to in the following endorsement dated 29 December 1938 on said Deed of Grant (George Quitrents Volume 15 No. 15), namely:-

"By Deed of Transfer No. T 13615 dated 20.12.1938 the owner and his successors in title of the property thereby conveyed is prohibited from carrying on trade or business other than that of saw mill, first mill and certain manufactures connected with the timber factory, as will more fully appear on reference to the said Deed of Transfer."

C. SUBJECT to the following conditions contained in Deed of Transfer No. T 10447/1973, imposed by the Administrator in terms of Ordinance 33 of 1934 when approving the subdivision of the property hereby transferred, namely:-

- (1) The owner of this erf shall without compensation, be obliged to allow electricity cables, and/or wires and main and/or other waterpipes and the sewerage and drainage, including stormwater of any other erf or erven within or without this Township to be conveyed across this erf if deemed necessary by the Local Authority, and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, maintaining, removing or inspecting any works connected with the above.
- (2) The owner of this erf shall be obliged without compensation, to receive the material or permit excavation on the erf as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to the difference between the levels of the street as finally constructed and the erf unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local Authority."

D. **SUBJECT** to the following conditions contained in Deed of Transfer No. T 10447/1973 imposed by the Municipality of George for its benefit, which conditions shall be binding on the transferee and his successors in title as owners of the property hereby transferred, namely:-

- "1. The erf shall be used for industrial purposes only as are permitted by the Town Planning Scheme of the George Municipality and subject to the conditions and restrictions stipulated by the scheme, and no offensive, unhealthy or dangerous trade or industry shall be conducted thereon.
2. No effluent or waste likely to cause a nuisance or any damage or injury to the sewers disposal works or land of the said Municipality shall be discharged therein from the land without the prior approval of the said Municipality, it being understood that subject to compliance with the said Municipality's regulations or written requirements regarding quantity and quality etc., the transferee and its successors in title to the said land shall be entitled to discharge into the sewers of the said Municipality, and the said Municipality shall be bound to receive therein all suitably treated effluent normally derived in ordinary course of manufacture from the processes of the transferee and its successors-in-title.
3. The transferee and its successors in title shall not cause a nuisance which may result from smoke emanating from any factory or factories which may be erected on the land hereby sold and in the event of the breach of this conditions, the transferee and/or its successors in title shall be bound to take such steps as the said Municipality in its opinion may deem necessary or expedient to prevent or abate such nuisance."

E. **By virtue** of Deed of Transfer No. T 45398/1983 the withinmentioned property, namely the Remainder of Erf 4944, in extent: 1919 Square Metres, is **SUBJECT** to the following conditions imposed by the Administrator of the Cape Province in terms of Section 9 of Ordinance No. 33 of 1934 when approving the subdivision of Erf 4944, George:-

1. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat hoofgasleidings, elektrisiteits-, telefoon- of televisiekabels, of -drade en hoof- en/of ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, binne of buite hierdie dorp, oor hierdie erf gevoer word en dat bopgrondse installasies, soos mini-substasies, meter kiosks en dienspale daarop geïnstalleer word indien dit deur die plaaslike of 'n ander statutêre owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.
2. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte aan 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.

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

RICHARD FREDERICK JUTE, Unmarried

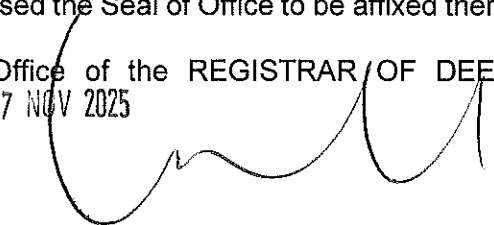
heretofore had to the premises, did in consequence also acknowledge him to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

GARDEN ROUTE DIESEL PARTS PROPRIETARY LIMITED
Registration Number 2022/718246/07

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 R2 500 000,00 (TWO MILLION FIVE HUNDRED THOUSAND RAND) .

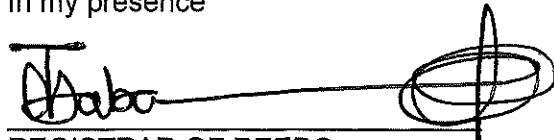
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS:
WESTERN CAPE at CAPE TOWN on 17 NOV 2025



q.q.

In my presence



REGISTRAR OF DEEDS

CONVEYANCER CERTIFICATE

I the undersigned, **ETIENNE VAN ZYL (57774)**, in my capacity as Conveyancer and Attorney practising at PH Attorneys in Mossel Bay, certify that a search was conducted in the Deeds Registry, Cape Town, regarding the following property (including both current and earlier title deeds / pivot deeds / deeds of transfer):

ERF 19940 GEORGE
in the Municipality and Division George
Western Cape Province

IN EXTENT: 445 (Four Hundred and Forty Five) Square Meters

Held by Deed of Transfer Number T73788/2025

In respect of which it was found that there are restrictive conditions registered against such property, namely:

"B. ENTITLED to the benefit of the servitude referred to in the following endorsement dated 29 December 1938 on said Deed of Grant (George Quitrents Volume 15 No 15), namely :-

"By Deed of Transfer No. T13615 dated 20.12.1938 the owner and his successors in title of the property thereby conveyed is prohibited from carrying on trade or business other than that of saw mill, first mill and certain manufactures connected with the timber factory, as will more fully appear on reference to the said Deed of Transfer."

D. SUBJECT to the following conditions contained in Deed of Transfer No. T10447/1973 imposed by the Municipality of George for its benefit, which conditions shall be binding on the transferee and his successors in title as owners of the property hereby transferred, namely :-

1. The erf shall be used for industrial purposes only as are permitted by the Town Planning Scheme of the George Municipality and subject to the conditions and restrictions stipulated by the scheme, and no offensive, unhealthy or dangerous trade or industry shall be conducted thereon.

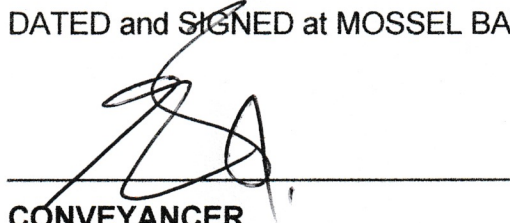


2. No effluent or waste likely to cause a nuisance or any damage or injury to the sewers disposal works or land of the said Municipality shall be discharged therein from the land without the prior approval of the said Municipality, it being understood that subject to compliance with the said Municipality's regulations or written requirements regarding quantity and quality etc., the transferee and its successors in title to the said land shall be entitled to discharge into the sewers of the said Municipality, and the said Municipality shall be bound to receive therein all suitably treated effluent normally derived in ordinary course of manufacture from the processes of the transferee and its successors-in-title.

3. The transferee and its successors in title shall not cause a nuisance which may result from smoke emanating from any factory or factories which may be erected on the land hereby sold and in the event of the breach of this conditions, the transferee and/or its successors in title shall be bound to take such steps as the said Municipality in its opinion may deem necessary or expedient to prevent or abate such nuisance."

"In respect of which there are no further restrictive conditions prohibiting the proposed permanent departure from the maximum permissible carriageway crossing width as further elaborated on in the accompanying application."

DATED and SIGNED at MOSSEL BAY on the 29th day of SEPTEMBER 2026.



CONVEYANCER
ETIENNE VAN ZYL
PH ATTORNEYS INC.
SIOUX BUILDING
16 SIOUX STREET
VOORBAAI
MOSSEL BAY