

Our Ref.: 1418/GEO/24
Your Ref.: Erf 768, George

09 December 2024

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

ATTENTION: MS HUYSER

BY HAND

Dear Ms. Huyser,

PROPOSED DEPARTURE ON ERF 768, GEORGE MUNICIPALITY AND DIVISION

1. The above matter refers.
2. Attached hereto find the following:
 - A copy of the required documentation;
3. We hope that you will be able to process the application as soon as possible.

Yours Faithfully
DELPLAN Consulting



DELAREY VILJOEN Pr. Pln

<https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2024/1418-GEO-24/Korrespondensie/b1.docx>

Cc: ONSITE INVESTMENTS (PTY) LTD

PROPOSED DEPARTURE ON ERF 768, GEORGE MUNICIPALITY AND DIVISION



FOR: ONSITE INVESTMENTS (PTY) LTD



DELPLAN
CONSULTING

URBAN & REGIONAL PLANNERS

D E V E L O P M E N T E N V I R O N M E N T L I N K

CONTENTS

1. INTRODUCTION	2
2. OWNERSHIP/TITLE DEED.....	2
3. LOCALITY	3
4. PROPOSED DEVELOPMENT	4
5. NATURAL ENVIRONMENT	5
6. HERITAGE	5
7. TRAFFIC AND PEDESTRIAN MOVEMENT	5
8. IMPACT ON NEIGHBOURING PROPERTIES.....	6
9. PUBLIC PARTICIPATION	7
10. NEED AND DESIRABILITY	7
11. POLICIES	8
12. CONCLUSION	8

ANNEXURES

1. POWER OF ATTORNEY/CIPC
2. TITLE DEED
3. CONVEYANCER CERTIFICATE
4. SG DIAGRAM
5. LOCALITY MAP
6. SITE PLAN
7. APPLICATION FORM

PROPOSED DEPARTURE ON ERF 768, GEORGE MUNICIPALITY AND DIVISION

1. Departure: Application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for:

- **relaxation of the 5m northeast street building line to 4.2m and 4m as well as the southeast rear common boundary building line from 3m to 1m for the new manager and housekeeper accommodation.**

Property Description:	Erf 768, George
Physical Address:	10 Caledon Street
Owner:	Onsite Investments (Pty) Ltd
Title Deed No:	T16063/2023
Bond Holder:	No
Size of the property:	1747m ²

PERMANENT DEPARTURE	FROM	TO	PURPOSE
Northeast street building line	5m	4.2 & 4 m	Proposed manager, housekeeper accommodation & laundry.
Southeast rear common boundary building line	3m	1m	Proposed manager, housekeeper accommodation & laundry.

1. INTRODUCTION

The new owner of Erf 768, hereafter referred to as “the subject property”, has appointed DELPLAN Consulting to prepare and submit the required departure applications. A copy of the power of the attorney to submit this land use application is attached as **Annexure 1**. The property was rezoned during 2005 for a guest house and was used since as such. The garages off Drostdy Lane, were approved on a building plan and is now the subject of the departures.

2. OWNERSHIP/TITLE DEED

Power of attorney (and CIPC document) was provided by CB Campbell, the sole director of Onsite Investments (Pty) Ltd, the registered owner of the subject property as stated in the Title Deed (T16063/2023), attached herewith as **Annexure 2**. The conveyancer certificate (attached as **Annexure 3**) also confirms that no title deed restrictions are relevant to this application. According to the Title Deed, the property measures 1747m² in extent as shown in the SG Diagram attached herewith as **Annexure 4**.

3. LOCALITY

The subject property is located at 10 Caledon Street in Camphers Drift, George on the corner with Drostdy Lane. Figure 1 (below) indicates the subject property, in relation to George and surrounds. Figure 2 provides a closer look at the subject property and surrounding area. A locality plan is attached hereto as **Annexure 5**.



Figure 1: The location of the subject property (indicated in red) in relation to surrounding area

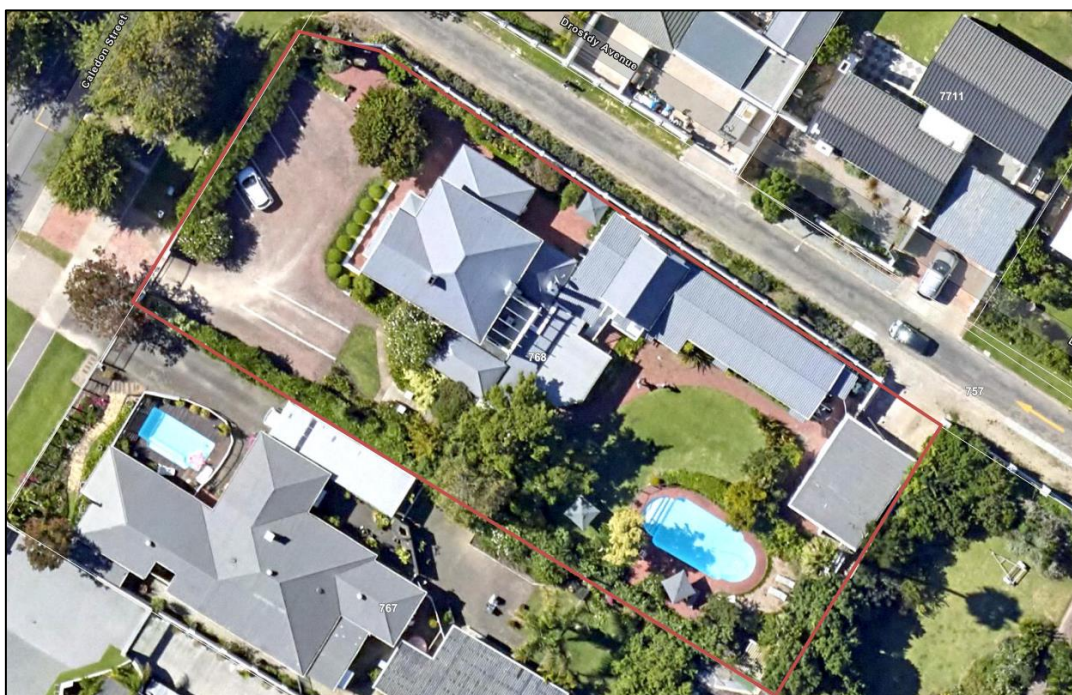


Figure 2: Detailed view of subject property and immediate surrounding land uses

4. PROPOSED DEVELOPMENT

The new owner started to convert the existing double garage to a manager’s as well as a housekeeper’s accommodation and a laundry, and now need apply for building line relaxations for the 5m street building line along Drostdy Avenue to 4.2m and 4m as well as the 3m southeast rear building line to 1m. There are no doors or windows facing the boundary along the proposed 1m relaxation. The manager – and housekeeper accommodation each has their own bathrooms with separate entrances. The laundry has its own door and small window on the southern side.



Figure 3: Portion of the property to be developed with conceptual idea

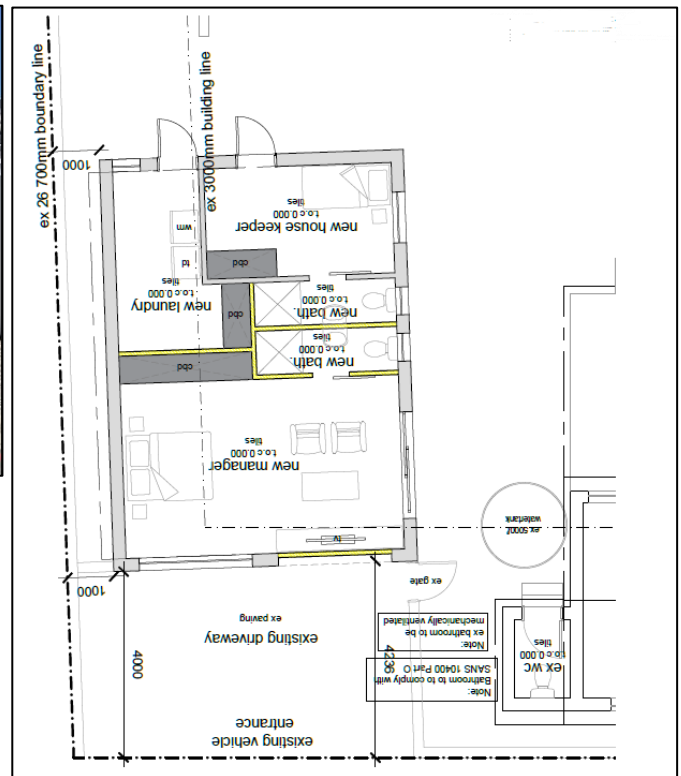


Figure 4: Site Plan extract

The existing garage, as seen in figure 3, will be converted to accommodation for the manager of the guest lodge as well as the housekeeper as indicated in figure 4. A laundry will be in the southeastern most part. A complete site plan is attached hereto as **Annexure 6**. The garage doors were replaced with cladding and two narrow high windows were installed. It still appears like garage doors as can be seen in the photo above.

5. NATURAL ENVIRONMENT

The development already exists in its current capacity and will be converted from an existing double garage; thus no additional vegetation will be cleared and the natural environment will remain intact.

6. HERITAGE

An NID was submitted to Heritage Western Cape to confirm if any of the buildings are older than 60 years and any further applications will be required.

7. TRAFFIC AND PEDESTRIAN MOVEMENT

Access to this part of the property is gained via Drostdy Avenue on the north-eastern side of the property, as seen in figure 5. The guesthouse and guest parking only gets access from Caledon Street and would not affect the application. On-site parking is provided with open parking bays as laid out in the Site Plan. The existing garage will be converted to accommodation, but the property still has more than sufficient parking on site to accommodate the new development through the loss of the garage.



Figure 5: Access to the property from Caledon Street



Figure 6: Access to the garage from Drostdy Avenue
(to be converted)

Access to the property remains unchanged and has no influence on pedestrian movement or traffic, sufficient parking is being provided for the manager as well as guests on the property.

8. IMPACT ON NEIGHBOURING PROPERTIES

The departure application for the northeastern street building line has no significant influence on neighbouring properties as the building of the existing garage remains in its current extent, being converted internally. Erf 765 to the southwest is the only neighbour that can be influenced by the change in use, however, it should be noted that the dwelling house is located a sufficient distance from the garage. The front yard lawn of this erf is currently next to the garage, and as can be seen in locality figure 2. As can also be seen in figure 7, there is an abundance of vegetation blocking the structure from view and creating a buffer for potential light and noise pollution. The street view appearance will be as below.



Figure 7: The boundary wall between Erf 765 and the garage to be converted to the right

Neither neighbours to the southwest nor the north and northeast are influenced by the development proposal as they are all located at a significant distance from the proposed development. Note that all abutting neighbours are also located behind high boundary walls.

9. PUBLIC PARTICIPATION

Formal Public Participation Process will be followed by sending notice letters to the surrounding property owners informing them of the proposed development. A site notice will also be erected.

10. NEED AND DESIRABILITY

Desirability in the land use planning context may be defined as the degree of acceptability of a proposed development on the land unit concerned. This section expresses the desirability of the proposed building line relaxation, taken in conjunction with the development principles and criteria set out through the policies and planning framework, as well as the degree to which this proposal may be considered within the context of broader public interest. It is our view that the initial investigation into the desirability of the proposal reveals no obvious negative impacts.

The current need for further development is structured around the need for the additional accommodation for the manager and housekeeper which operate the guesthouse as well as enabling the optimal use of the space available on the property. A larger laundry is also needed. The development is not needed to realise any spatial goal of George Municipality, but it is required to have manager accommodation on the erf as per the IZS (2023). Desirability in this sense includes the fact that the development suits the residential zoning and use, with no additional impacts that could negatively impact the broader public interest. Furthermore, the proposed application is not considered to be in contradiction with spatial policies and at no further risk or inconvenience to neighbouring properties.

11. POLICIES

George Municipal Spatial Development Framework (GMSDF) (2023)



Figure 8: GMSDF extract

The GMSDF does not specifically refer to the subject property. No reference is made to the relaxation of building lines or other departures. As can be seen in figure 7, the subject property falls within the orange hashed area indicating the densification zone, thus densification in this area could be supported. This land use application is therefore not considered to be in conflict with the GMSDF.

12. CONCLUSION

As mentioned in this motivational report we believe that the abovementioned principles, considerations and guidelines for this land use application for Erf 768 satisfies the applicable legislation. As a result, it is trusted that this application can be finalised successfully.

DELAREY VIJJOEN Pr. Pln

DECEMBER 2024

ANNEXURE 1

COR39



Companies and Intellectual
Property Commission
a member of S.A. Group

Date: 03/02/2023

Our Reference: 9379907930

MOHMED FAISAL HASSAM
E-mail: SEC@MFHCA.CO.ZA
Basket: MFHACC

RE: Amendment to Company Information

Company Number: 2020/188381/07

Company Name: ONSITE INVESTMENTS (PTY) LTD

We have received a COR39 (Notice of change of company directors) from you dated 03/02/2023.

The COR39 was accepted and placed on file.

The following change was effected to Director/Secretary/Officer:
Director GLAYTON BRUCE CAMPBELL - Change was made.

The following change was effected to Director/Secretary/Officer:
Director JAMEEL MUSTAPHA - Change was made.
- Director / member status changed from Active to Resigned.

Yours truly

Commissioner: CIPC

Please Note:

The attached certificate can be validated on the CIPC web site at www.cipc.co.za.
The contents of the attached certificate was electronically transmitted to the South African Revenue Services.



The Companies and Intellectual Property Commission
of South Africa

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

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



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**Certificate issued by the Companies and Intellectual Property
Commission on Monday, February 06, 2023 09:59
Certificate of Confirmation**



Companies and Intellectual
Property Commission
REPUBLIC OF SOUTH AFRICA

Registration number	2020 / 188381 / 07
Enterprise Name	ONSITE INVESTMENTS (PTY) LTD
Enterprise Shortened Name	None provided.
Enterprise Translated Name	None provided.
Registration Date	14/04/2020
Business Start Date	14/04/2020
Enterprise Type	Private Company
Enterprise Status	In Business
Financial year end	February
Main Business/Main Object	BUSINESS ACTIVITIES NOT RESTRICTED.
Postal address	42 6TH AVENUE PARKTOWN NORTH JOHANNESBURG GAUTENG 2193
Address of registered office	42 6TH AVENUE PARKTOWN NORTH JOHANNESBURG GAUTENG 2193



The Companies and Intellectual Property Commission
of South Africa

P.O. BOX 428, PRETORIA, 0001, Republic of South Africa Docex 256, PRETORIA

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



**Certificate issued by the Companies and Intellectual Property
Commission on Monday, February 06, 2023 09:59
Certificate of Confirmation**



Companies and Intellectual
Property Commission
Republic of South Africa

Registration number **2020/188381/07**
Enterprise Name **ONSITE INVESTMENTS (PTY) LTD**

Auditor
Name **MFH CHARTERED ACCOUNTANTS INC**
Postal Address **P O BOX 14203
LAUDIUM
0037**

Designated Auditor
Name **HASSAM MOHMED FAISAL**
Postal Address

Active Directors / Officers

Surname and first names	ID number or date of birth	Director type	Appoint-ment date	Addresses
CAMPBELL, CLAYTON BRUCE	9206285084087	Director	20/09/2022	Postal: 42 6TH AVENUE, PARKTOWN NORTH, JOHANNESBURG, GAUTENG, 2108 Residential: 42 6TH AVENUE, PARKTOWN NORTH, JOHANNESBURG, GAUTENG, 2108



The Companies and Intellectual Property Commission
of South Africa

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

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



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9 3 7 9 6 0 7 9 3 0



Date: 12/09/2023

Our Reference: 9394378001

MOHMED FAISAL HASSAM
E-mail: SEC@MFHCA.CO.ZA
Basket: MFHACC

RE: Amendment to Company Information

Company Number: 2020/188381/07

Company Name: ONSITE INVESTMENTS (PTY) LTD

We have received a COR21.1 (Address Change) from you dated 12/09/2023.

The COR21.1 was accepted and placed on file.

With effect from 20/09/2023, the registered address was changed to:
18 CALEDON STREET
BODORP
GEORGE
WESTERN CAPE
6295

Yours truly

Commissioner: CIPC

Please Note:

The attached certificate can be validated on the CIPC web site at www.cipc.co.za.
The contents of the attached certificate was electronically transmitted to the South African Revenue Services.



The Companies and Intellectual Property Commission
of South Africa

P.O. BOX 429, PRETORIA, 0001, Republic of South Africa. Docex 258, PRETORIA.

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



**Certificate issued by the Companies and Intellectual Property
Commission on Wednesday, September 20, 2023 08:13
Certificate of Confirmation**



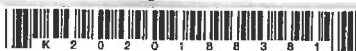
Registration number	2020 / 188381 / 07
Enterprise Name	ONSITE INVESTMENTS (PTY) LTD
Enterprise Shortened Name	None provided.
Enterprise Translated Name	None provided.
Registration Date	14/04/2020
Business Start Date	14/04/2020
Enterprise Type	Private Company
Enterprise Status	In Business
Financial year end	February
Main Business/Main Object	BUSINESS ACTIVITIES NOT RESTRICTED.
Postal address	18 CALEDON STREET BODORP GEORGE WESTERN CAPE 6295
Address of registered office	18 CALEDON STREET BODORP GEORGE WESTERN CAPE 6295



The Companies and Intellectual Property Commission
of South Africa

P.O. BOX 429, PRETORIA, 0001, Republic of South Africa. Docex 258, PRETORIA.

Call Centre Tel 085 100 2472, Website www.cipc.co.za



**Certificate issued by the Companies and Intellectual Property
Commission on Wednesday, September 20, 2023 08:13
Certificate of Confirmation**



Registration number **2020/188381/07**

Enterprise Name **ONSITE INVESTMENTS (PTY) LTD**

Auditor
Name **MFH CHARTERED ACCOUNTANTS INC**
Postal Address **P O BOX 14203
LAUDIUM
0037**

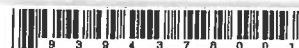
Designated Auditor
Name **HASSAM MOHMED FAISAL**
Postal Address

Active Directors / Officers

Surname and first names	ID number or date of birth	Director type	Appoint- ment date	Addresses
CAMPBELL, CLAYTON BRUCE	9206285084087	Director	20/09/2022	Postal: 42 6TH AVENUE, PARKTOWN NORTH, JOHANNESBURG, GAUTENG, 2108 Residential: 42 6TH AVENUE, PARKTOWN NORTH, JOHANNESBURG, GAUTENG, 2108



The Companies and Intellectual Property Commission
of South Africa
P.O. BOX 426, PRETORIA, 0001, Republic of South Africa. Docex 256, PRETORIA.
Call Centre Tel 088 100 2472, Website www.cipc.co.za





VAT No. 4630193664
 P.O.BOX 19, GEORGE, 6530
 (044) 801-9111 086 589 6402
 EMAIL: accounts@george.gov.za

GEORGE MUNICIPALITY
Tax invoice

EMAIL
 GRG 1002583137



ONSITE INV PTY LTD
18 CALEDON STREET
BODORP
GEORGE
6529

STATEMENT DATE	25/06/2024
TAX INVOICE NO.	11671554
ACCOUNT NO.	GRG 1002583137
RECEIPTS POSTED TILL	24/06/2024
GUARANTEE / DEPOSIT	0 / 2120.00-
SUBURB	21 16586 00001
VALUATION	1450000
SITE ADDRESS:	WOODFIELD AVENUE EAST 21
DEBTS DUE BY TENANTS	0.00
CLIENT VAT NO.	

SERVICE	OPENING BALANCE	RECEIPTS	CHARGE	INTEREST	ADJUSTMENTS	VAT	CLOSING BALANCE
	454.53	-454.53	395.24	0.00	0.00	59.29	454.53
	159.98	-159.98	178.37	0.00	0.00	26.76	205.13
	340.40	-340.40	296.00	0.00	0.00	44.40	340.40
	340.80	-340.80	296.35	0.00	0.00	44.45	340.80
	594.36	-594.36	594.36	0.00	0.00	0.00	594.36
TOTAL	1,890.07	-1,890.07	1,760.32	0.00	0.00	174.80	1,935.22

PLEASE SEE REVERSE FOR IMPORTANT NOTES.

OFFICE HOURS

08H00 -15H30 MONDAY - FRIDAY EXCLUDING PUBLIC HOLIDAYS

PAY POINTS

MUNICIPAL OFFICES: GEORGE, UNIONDALE, HAARLEM, POST OFFICES, PICK 'N PAY, SPAR, PEP STORES AND EASYPAY POINTS COUNTRYWIDE.

MESSAGE

PLEASE NOTE THAT YOUR ACCOUNT NUMBER, MUST BE PROVIDED AT ALL TIMES, WHEN YOU LODGE ANY ACCOUNT QUERY, OR REQUEST A DUPLICATE ACCOUNT STATEMENT.

Attention all consumers

UPDATE YOUR DETAILS HERE

It is the responsibility of each and every consumer to enquire from the municipality if no account is delivered before the due date. Enquiries with regards to accounts can be made with the following options:

- 1) Email: Accounts@george.gov.za
- 2) Telephone: (044) 801 9111

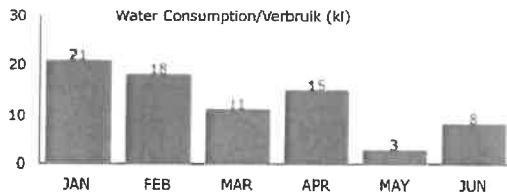
Thank you.

TOTAL VAT	ARREARS	CURRENT	PAYMENT DATE	AMOUNT DUE
174.80	0.00	1,935.22	15/07/2024	R1935.22

	FUTURE	CURRENT	30 DAYS	60 DAYS	90 DAYS	90 DAYS +
MONTHLY	0.00	1935.22	0.00	0.00	0.00	0.00
ANNUAL	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	0.00	1935.22	0.00	0.00	0.00	0.00

Water:1401	Cons/Days New	8	33.00		
Water:1401	Basic New	1	139.11	159.98	20.87
Water:1401	0-6 New	6	19.63	135.45	17.67
Water:1401	Free New	6-	19.63	135.45-	17.67-
Water:1401	6-15 New	2	19.63	45.15	5.89
Elec Prepaid Basic Domestic		60	395.24	454.53	59.29

Log & report faults, pay municipal bills, submit self-meter readings and more with the My Smart City App. Become a part of the Improvement Movement with George and My Smart City. Improve your city. Be part of the change. Download the app now!



PAYMENT DETAILS

ACCOUNT: GRG 1002583137

ALLOCATION: 0118 ACCOUNT NUMBER: 1002583137

Post Office: My choice, whatever it takes.

BOXER

Pick n Pay

SPAR

ACKERMANS

SHOPRITE

Checkers

U save

PEP

99TE

Woolworths

FNB

BRANCH CODE: 210554

ACCOUNT NUMBER: 62869623150

9153 0000 0100 2583 1375

Tp.	Meter No.	Previous	New Reading	Factor	Consumption	Period Daily Aver.
W	0000030238	2968	2876		8,000	09/05-11/06 .24

POWER OF ATTORNEY & COMPANY RESOLUTION

I, **Clayton Bruce Campbell**, the sole undersigned and authorised director of **Onsite Investments (Pty) Ltd**, the registered owner of Erf 768, George, George Municipality and Division hereby instruct Delarey Viljoen of *DELPLAN Consulting* to submit the land use application with the local authority.



CB Campbell

Date: 10/11/2024

Witnesses:

1.



2.



ANNEXURE 2

1082

Symington De Kok Inc
Vineyard Square South
The Vineyard Office Estate
99 Jip de Jager Street
Bellville
7530

Prepared by me

CONVEYANCER
JANINE FOUCHE
(LPCM60411)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 6 000 000.00	R. 2443.00
Reason for exemption	Category Exemption.....	Exemption i to. Sec/Reg..... Ac. Proc.....

DATA / VERIFY
12-05-2023
NOLUVO MTYATYAMBA

T000016PE3/2023

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~JANINE FOUCHE (LPCM60411)~~ RONELLE WILKINSON(97489)

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

- MICHAEL DAVID ELSTON
Identity Number 791114 5073 08 7
Married out of community of property
- NELLEKE ELSTON
Identity Number 850516 0194 08 0
Married out of community of property

which said Power of Attorney was signed at George on 9 March 2023

And the appearer declared that his/her said principal had, on 22 February 2023, 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:

**ONSITE INVESTMENTS (PTY) LTD
REGISTRATION NUMBER: 2020/188381/07**

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

ERF 768 GEORGE,
IN THE MUNICIPALITY AND DIVISION OF GEORGE,
PROVINCE OF THE WESTERN CAPE

IN EXTENT 1747 (ONE THOUSAND SEVEN HUNDRED AND FORTY SEVEN) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T 3897/1914 with Diagram relating thereto and held by Deed of Transfer Number T14589/2016

SUBJECT to the conditions referred to in Deed of Transfer No. T3897/1914.

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

1. MICHAEL DAVID ELSTON, Married as aforesaid
2. NELLEKE ELSTON, Married as aforesaid

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


ONSITE INVESTMENTS (PTY) LTD
REGISTRATION NUMBER: 2020/188381/07

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 R6 000 000,00 (SIX MILLION RAND).

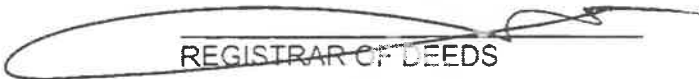
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

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

26 APR 2023


q.q.

In my presence


REGISTRAR OF DEEDS

4

CS

ANNEXURE 3

CONVEYANCER'S CERTIFICATE

in terms of Section 38(1)(n) of the George Municipality: Land Use Planning By-law (2023)

I, the undersigned, Ann Marjory Coetzee, a duly qualified and admitted conveyancer, practicing at Raubenheimers Inc., 60 Cathedral Street, George, Western Cape Province, hereby certify:

1. that I have perused the conditions of title in respect of:

ERF 768 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

IN EXTENT: 1 747 (ONE THOUSAND SEVEN HUNDRED AND FORTY SEVEN) SQUARE METRES

HELD BY DEED OF TRANSFER T16063/2023

registered in the name of

ONSITE INVESTMENTS PROPRIETARY LIMITED
REGISTRATION NUMBER 2020/188381/07

2. that I have been advised that application will be made for the following:

- **Departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-Law, 2023 for relaxation of the 5m north east street building line to 4.2m and 4m as well as the south east rear common boundary building line from 3m to 1m for the new manager and housekeeper accomodation.

3. that there are no conditions contained in the abovementioned title deed which restrict the contemplated applications in terms of the proposed application,

4. that there are no mortgage bonds registered over the property.

Dated at George on 06 December 2024.



A M COETZEE
LPC no. 83392

ANNEXURE 4

576 - 1914

576/14.

George.

25/3/14.

Report on resurvey of the Drostelij Property
George

Sir,

With reference to the red line shown on Lot DA, part of the Drostelij Property - George - I have the honour to report that when surveying the ~~said~~ Drostelij Property I found no beacon & had to be entirely guided by old walls & fences which have existed from time immemorial & which the owner claimed as the boundaries of the said property.

These said boundaries the Town Council agreed to accept. Although the figure representing them do not throughout agree with the original diagram & as the line CD on the subdivisional diagram is one of the lines which differ from the original I have had to show its position on the plan in red.

I have the honour to be

Yours

Obedient Servant

A. M. Baller

Gov. Land Surveyor

The Surveyor General
Cape Town

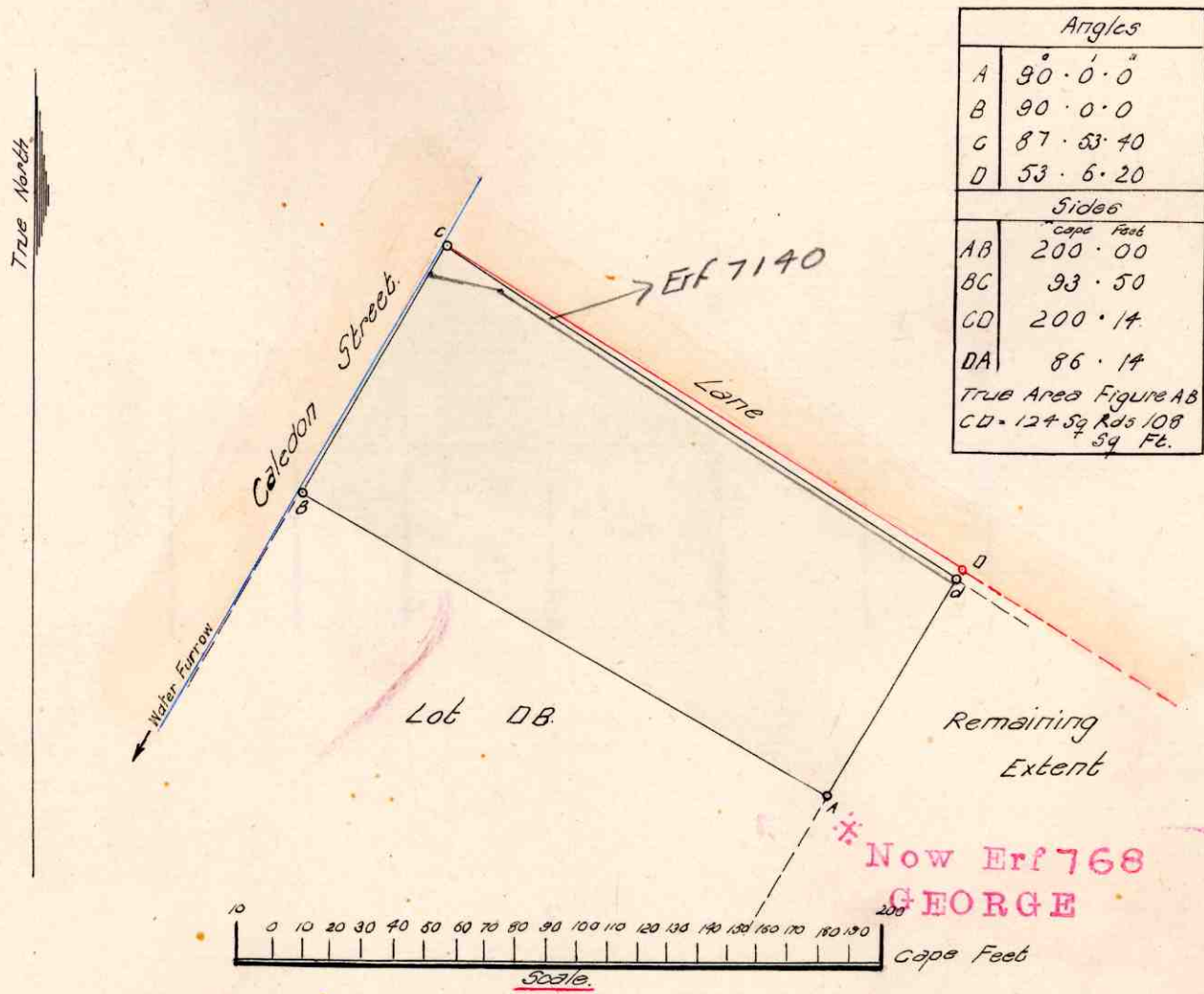
Deducted No 1372

April 25 1914

(Sgd) W.P. Murray

for Surveyor-General.

S. G. Dgm. No. 576/1914



The above diagram lettered ABCD represents 122 Sq Rds 46 Sq Ft of Land situated in the Town of George being Lot DA - part of that portion of the Drostdy premises which was transferred to the Reved T.E Welby on the 17th Sep 1849.

Bounded N.W by Caledon Street
 N.E. " a lane
 S.E. " the Remaining Extent
 S.W. " Lot DB

Surveyed and beaconsed by me according to regulations
 (Sgd) D.W. Ballot
 Gov^t Land Surveyor.
 Feb 1914.

Copied from the diagram relating to
 Transfer Title Deed No. 3897
 dated 16th May, 1914 in favour of
 H.J. Linington
 M. S. Hardwick
 For SURVEYOR-GENERAL
 CAPE TOWN
 9.5.1949

CHECKED & DATA CHECKED 14/7/60

FOR ENDORSEMENTS
 SEE BACK OF DIAGRAM

Vol 61
 NTG. BL-7DD
 W.41

CS

E2262/75	8168/75	EIF 7140	MAGAZIN	NO	CHANGEO	BOM P

5 1

ANNEXURE 5



LEGEND:



A4 Scale:
1:3,000

PROJECT:

Proposed departures
for Onsite Investments (Pty) Ltd

DESCRIPTION:

Erf 768, Caledon Street, George

TITLE:

Locality plan

PROJEK:

BESKRYWING:

TITEL:

1418/GEO/24/GIS/Ligging

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: NOV 2024
DATUM:

PLAN NO: ANNEXURE
PLAN NR:

Tel: 044 873 4566, Email: planning@delplan.co.za
www.delplan.co.za



DELPLAN
CONSULTING

URBAN & REGIONAL PLANNERS

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KOPIEREG:

Die kopiereg van hierdie tekening behoort aan DELplan Consulting. Moenie daarvan afskaal nie, maar verwys na afstande soos aangedui. Alle afmetings moet deur 'n professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asseblief dadelik aan DELplan rapporteer word.

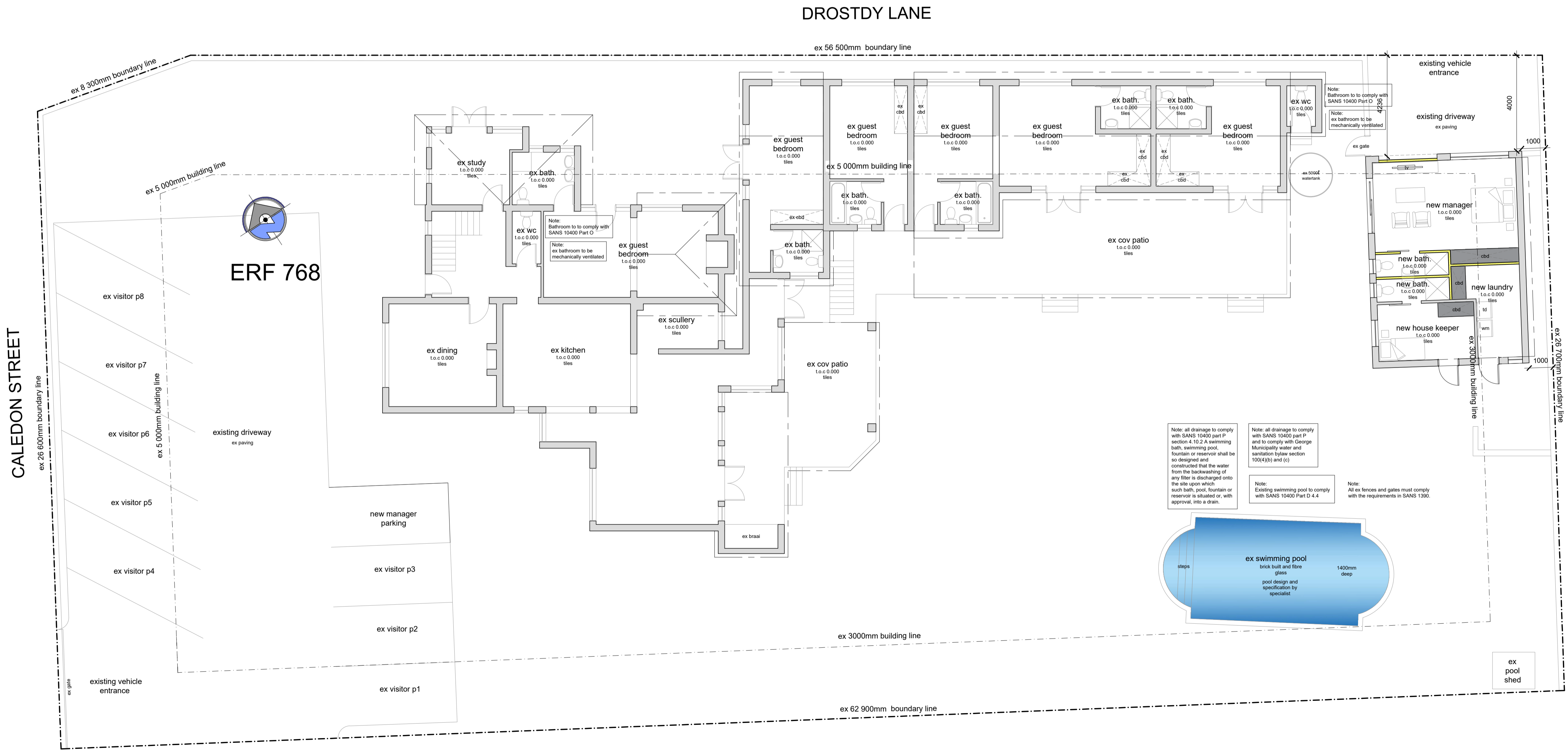
ANNEXURE 6

LEVELS AND DIMENSIONS.
 THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAWING AND/OR WORK.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.

AREA SCHEDULE:

DESCRIPTION	TOTAL
ERF 768 CALEDON STREET	
EX GROUND STORY	417m ²
EX GARAGE AND STORAGE	57m ²
EX FIRST STORY	85m ²
EX ATTIC STORAGE	24m ²
TOTAL AREA	559m ²
GROUND STOREY:	
ERF AREA	1745m ²
EX COVERAGE	474m ²
TOTAL COVERAGE	27.16%



GROUND STOREY PLAN - scale 1 : 100

No. Nr.	Date Datum	Description Beskrywing	By Deur
			Wysings



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 Lache House, George, 6529 • Postal:
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Client/Klient

Mr Perry

Project/Projek

Change of use existing
 Garage on Erf 768
 Bo Dorp
 George

Drawing Title/Tekening Titel

GROUND STOREY PLAN & ELEVATIONS

Drawing Number/Tekening Nommer

BA23-007 2-01 MS

Wys Nr./Rev No.



Scale/Skaal

AS SHOWN

Designed/Ontwerp

RIAAN LE ROUX

Drawn/Geteken

RIAAN LE ROUX

Date/Datum

MAY 2023

Checked/Nagesien

RIAAN LE ROUX

Op oorspronklike tekening
 On original drawing

ANNEXURE 7



**PLANNING AND DEVELOPMENT
APPLICATION FORM FOR CONSENT USE FOR A SECOND
DWELLING/ADDITIONAL DWELLING AND/OR DEPARTURE**

(Please complete the form in full for consideration - tick appropriate boxes with X)

BUILDING LINE RELAXATION	<input checked="" type="checkbox"/>	SECOND DWELLING	<input type="checkbox"/>	ADDITIONAL DWELLING	<input type="checkbox"/>
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PROPERTY DETAILS

ERF NUMBER	Erf 768, George	EXTENSION/A REA	Camphersdrift, George
ZONING	General Residential Zone V		
EXISTING LAND USE	Guest lodge		

CORRESPONDENCE DETAILS

IS THE APPLICANT ALSO THE REGISTERED OWNER OF THE RELEVANT PROPERTY?					YES	NO	
ADDRESS CORRESPONDENCE TO			OWNER	APPLICANT	POST OR E-MAIL	POST	E-MAIL
COLLECT BY HAND	YES	NO	TELEPHONE NO				

OWNER DETAILS

OWNER NAME	Onsite Investments (Pty) Ltd				
STREET NAME	10 Caledon Street	HOUSE NUMBER	10		
POSTAL ADDRESS	-	SAME AS POSTAL ADDRESS	YES	NO	
EXTENSION/AREA	Camphersdrift, George	CODE	6529		
ID NUMBER	n/a	E-MAIL ADDRESS	clayton@onsitegroup.co.za		
TELEPHONE NO	n/a	CELL NO	079 782 4549		

APPLICANT DETAILS (strike through if registered owner is also the applicant)

NAME	Delarey				
STREET NAME	Viljoen	HOUSE NUMBER	79		
POSTAL ADDRESS	PO BOX 9956	SAME AS POSTAL ADDRESS	YES	NO	
EXTENSION/AREA	Dormehlsdrift, George	CODE			
TEL / CELL NO	044 873 4566 / 082 808 9624	E-MAIL ADDRESS	planning@delplan.co.za		
PROFESSIONAL CAPACITY	Professional Planner	SACPLAN NO	A/1021/1998		

BOND HOLDERS DETAILS (Only applicable if property is encumbered by a bond)

IS THE PROPERTY ENCUMBERED BY A BOND?					YES	NO
NAME OF BOND HOLDER	n/a					

TITLE DEED DETAILS

TITLE DEED NO.	T16083/23		
ARE THERE RESTRICTIONS IN THE TITLE DEED WHICH IMPACT THE APPLICATION? (If yes, describe restrictions below)	YES	NO	


APPLICATION DETAILS

DESCRIPTION OF BUILDING LINE RELAXATION (STREET / LATERAL / REAR BUILDING LINE)	FROM M	TO M	DETAILS
northeast street building line	5	4.2 & 4	Manager/housekeeper accommodation
southeast rear common boundary building line	3	1	Manager/housekeeper accommodation
Is an application for an increase in coverage being applied for? (Indicate increase under details)	YES		%
Is an application for a 2 nd dwelling /additional dwelling being applied for? (indicate size under details)	YES		

HOA/ ADJACENT OWNERS DETAILS (Consent letters as well as site plans to be signed by adjacent owners)

ERF NO	ADDRESS	NAME	CONSENT LETTER ATTACHED
			YES /NO
			YES /NO
			YES /NO
			YES /NO
			YES /NO

I hereby 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	03/12/2024
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FOR OFFICE USE: INFORMATION REQUIRED FOR SUBMISSION:

Locality Plan	Building Plan/ Site Plan on A3/ A4	SG Diagram/ General Plan	Title Deed
Power of Attorney	Motivation	Neighbours Consent / Comment	HOA Consent
Bond Holder Consent	Proof of Payment	Conveyance Certificate	Other (Specify)

NEIGHBOURS CONSENT/ COMMENT FORM

TO WHOM IT MAY CONCERN

APPLICATION FOR _____ ON ERF/ FARM _____
--

NATURE OF CONSENT GIVEN (Tick whichever is applicable)

I/We the undersigned owner/s of the adjoining property as described below, hereby confirm that I/we have seen the building plans/ site development plans relating to the above application (my neighbour's development proposal). I/we have no objections thereto and I/we would not make any further claims with regard to view obstruction resulting from the approval of said building plans.	
I/We the undersigned owner/s of adjoining properties hereby confirm that I/we have seen the building plans / site development plans relating to the above application (my neighbour's development proposal). I/we have no objections thereto subject to the following:	
<u>Comment / Conditions</u>	

ADJACENT OWNER'S DETAILS

OWNER/S NAME/S		ID NUMBER	
ERF NUMBER		EXTENSION AREA	
E-MAIL ADDRESS		TELEPHONE NUMBER	
SIGNATURE OF OWNER		DATE	

Reminder: Adjacent owners must also sign and date the related building plan / site development plan

FOR OFFICE USE: INFORMATION REQUIRED FOR SUBMISSION:

IS THE SIGNATORY THE OWNER OF THE PROPERTY (CONFIRMED ON SAMRAS)?	YES	NO
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CHECKED BY		DATE	
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POWER OF ATTORNEY

I, the undersigned appointed below Authorised Representative as legal representative for the submission of the application to act on my behalf and take the necessary steps as required by the Local Authority to ensure that the application complies with the conditions contained in the law on the By-Law on Municipal Land Use Planning for George Municipality, 2015, or any other applicable law.

OWNER NAME		ID NUMBER	
ERF		EXTENSION AREA	
AUTHORISED REPRESENTATIVE		ID NUMBER	
SIGNATURE OF OWNER		DATE	
SIGNATURE OF AUTHORISED REPRESENTATIVE		DATE	