



The Municipal Manager
P O Box 19
George
6530

Reference: Erven 2595, 2596, 2599, 2610, 2611 George

11 December 2024

Sir

**APPLICATION FOR CONSENT USE: ERVEN 2595, 2596, 2599, 2610 AND 2611
GEORGE**

Attached hereto, please find an application in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 for a consent use for "Student Accommodation" on Erven 2595, 2596, 2599, 2610 and 2611 George.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

Jan Vrolijk

**MOTIVATION REPORT
APPLICATION FOR CONSENT USE (STUDENT
ACCOMMODATION)
ERVEN 2595, 2596, 2599, 2610 AND 1611 GEORGE**

11 December 2024



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MOTIVATION REPORT
APPLICATION FOR CONSENT USE (STUDENT ACCOMMODATION)
ERVEN 2595, 2596, 2599, 2610 AND 2611 GEORGE

1. BACKGROUND

The owner of Erven 2595, 2596, 2599, 2610 and 2611 George intends to improve the current dwelling houses on each of the 5 erven individually to enable the use the extended/improved buildings on each individual erf for the purposes of student accommodation. The development on each erf will also include a communal kitchen and living room, as well as sufficient on-site parking. Consolidation of the 5 erven is not considered at this stage.

2. APPLICATION

Application is made in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 for a consent use for Student accommodation on Erven 2595, 2596, 2599, 2610 and 2611 George to accommodate the proposed use of the extended/improved buildings on each of the individual erven for student accommodation.

The completed application form for the proposed consent use application is attached hereto as **Annexure "A"**.

3. DEVELOPMENT PROPOSAL

The following combined site layout plan, a copy of which is attached hereto as **Annexure "B"**, shows the locality of the extended/improved dwelling houses and the outbuildings to be used for student accommodation, as well as the proposed parking area on each of the individual erven.

The proposed development on each individual erf will consist of the buildings and land uses as described by erf number in the paragraphs following the combined site plan.



Erf 2595 George

Erf 2595 George is situated in Hope Street. The extended/improved dwelling house on Erf 2595 George will consist of 3 double bedrooms and 4 single bedrooms, accommodating 10 students. Two bathrooms will be provided.

The outbuilding will be converted to accommodation for a caretaker, who will be responsible for management of all 5 erven. On-site parking for 10 vehicles will be provided. The existing vehicle access from Hope Street will be retained as this is the only access available to this erf. The proposed site plan and building plan for this erf is attached hereto as **Annexure “B1”**.

The following photos show the current street elevation of the erf and the south elevation of the backyard respectively.



Erf 2596 George

This erf is situated at the corner of Hope Street and Victoria Street. The extended/improved dwelling house will consist of 2 double bedrooms and 6 single bedrooms, accommodating 10 students. Two bathrooms will be provided. The existing outbuilding will continue to be used as an outbuilding. On-site parking for 8 vehicles will be provided. The existing vehicle access from

Victoria Street will be retained. The existing vehicle access from Hope Street will however be closed. The proposed site plan and building plan for this erf is attached hereto as **Annexure "B2"**. The following photos show the current Hope Street and Victoria Street elevations respectively.



The following photo shows the north-west elevation of the backyard of Erf 2596 George



Erf 2599 George

Erf 2599 George is situated in Victoria Street. The extended/improved dwelling house will consist of 2 double bedrooms and 6 single bedrooms, accommodating 10 students. Two bathrooms will be provided. . The existing outbuilding will continue to be used as an outbuilding. On-site parking for 8 vehicles will be provided. The existing vehicle access from Victoria Street will be relocated to a position to the east of the dwelling house as indicated on the combined site layout plan attached hereto as **Annexure “B”**. The proposed site plan and building plan for this erf is attached hereto as **Annexure “B3”**. The following photos show the current Victoria Street elevation of the erf and the east elevation of the backyard respectively.



Erf 2610 George

Erf 2610 George is situated in Bousfield Street. The extended/improved dwelling house will consist of 3 double bedrooms and 4 single bedrooms, accommodating 10 students. Two bathrooms will be provided. The existing outbuilding will continue to be used as an outbuilding. On-site parking for 7 vehicles will be provided. The existing vehicle access from Bousfield Street will be retained. The proposed site plan and building plan for this erf is attached hereto as **Annexure "B4"**. The following photos show the current Bousfield Street elevation of the erf and the backyard, north of the dwelling house.



Erf 2611 George

Erf 2611 George is situated at the corner of Hope Street and Bousfield Street. The extended/improved dwelling house will consist of 1 double bedroom and 3 single bedrooms,

accommodating 5 students. One bathroom will be provided. The existing outbuilding will continue to be used as an outbuilding. On-site parking for 4 vehicles will be provided. The existing vehicle access from Hope Street will be closed and will be replaced by a new access from Bousfield Street along the western side boundary of the erf as indicated on the combined site layout plan attached hereto as **Annexure "B"**. The proposed site plan and building plan for this erf is attached hereto as **Annexure "B5"**. The following photos show the current Hope Street and Bousfield Street elevations of the erf respectively.



General comments

Each converted dwelling house will also include a communal kitchen and living room. Although consolidation of the 5 erven is not considered at this stage, the internal fences will be removed to enable students to interact freely.

The development will be rounded off with landscaping and the existing street boundary walls / fences will be retained.

As Erven 2595, 2596, 2599, 2610 and 2611 George are zoned Single Residential Zone I, application will have to be made for a Consent Use for “*Student accommodation*” to enable the submission of building plans to accommodate the conversion of the existing buildings for Student accommodation purposes.

4. PRE-APPLICATION CONSULTATION

The pre-application consultation discussion by the relevant officials of George Municipality, of the application, took place on 4 September 2024.

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

“Town Planning comments”

- *A single land use application may be submitted over the respective properties (consents on the respective erven).*
- *On submission, it is advisable that the applicant submits a detailed site layout plan for each of the individual properties, showing the units and rooms, parking and sufficient manoeuvring space, existing trees as well. Consider a pickup point/drop and go facility on site.*
- *With regards to the parking, the applicant may register a notarial-tie as or access servitudes in order to minimise individual access over the road reserves/streets. The centre, where Erf 2610, 2599 and 2595 George meet can make up more usable and more feasible parking space for the respective portions/erven.*
- *The current layout does not show access onto the street. Access servitudes or linkage between the site may be considered in this regard. Applicant is advised to minimise access onto Hope Street and rather consider access via Bousfield Street or Victoria Street.*

- *Applicant is advised to consult the George Municipality's student accommodation policy as well as the zoning scheme requirements applicable to student accommodation and ensure compliance, especially with regards to size of rooms, number of learners per room etc.*
- *Compliance in terms of parking requirements must be met on all properties. Parking relaxation may be required, PT1 may be considered.*
- *A heritage permit must be applied for and approved by HWC before any additions are made to the buildings. It is important to note that the permit must address the proposal at hand (additions to existing buildings).*
- *The manager's accommodation unit must be easily accessible and/or be linked with all the units as intended, to ensure that calm and normal residential noise levels are maintained.*

CES and ETS comment

- *Access is restricted to Bousfield or Victoria Street and must conform to the GIZS 2023.*
- *All parking to be provided on site in terms of the GIZS 2023 parking tables.*
- *No parking allowed within the road reserve. Developer will be required to install/take measures to ensure compliance in this regard. All costs will be for the developer's account.*
- *Subject to the proposed development, a TIA/TIS may be required, to address site access, parking, NMT and UA requirements.*
- *Subject to parking relaxation application, PT1 as per the GIZS 2023 clause 42 may be supported.*
- *Any required servitudes may be registered across the properties concerned.*
- *Applicant to note that DC's will be applicable to properties with more than 1 dwelling house, specifically the outbuilding to be converted into the manager's/caretaker's unit.*
- *Water and sewer are available, subject to capacity confirmation by the developer.*
- *Developer to adhere to the applicable Stormwater By-law."*

A copy of the signed pre-application consultation form is attached hereto as **Annexure "C"**. No negative issues were mentioned, and permission was granted to proceed with the submission of the application.

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

5. GENERAL INFORMATION REGARDING ERVEN 2595, 2596, 2599, 2610 AND 2611 GEORGE

5.1 Locality

Erven 2595, 2596, 2599, 2610 and 2611 George are situated in the street block between Victoria Street to the north, Hope Street to the east and Bousfield Street to the south, in the George CBD.

The locality of the erven is indicated on the locality plan which is attached hereto as **Annexure "D"**.

5.2 Existing land use

Erven 2595, 2596, 2599, 2610 and 2611 George have all been developed with a dwelling house and outbuildings and are used for residential purposes, except for Erf 2596 George, which is currently a building site.

5.3 Extent

The extent of the erven are as follows:

Erf 2595 George: 818m²

Erf 2596 George: 818m²

Erf 2599 George: 808m²

Erf 2610 George: 808m²

Erf 2611 George: 640m²

5.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023, the zoning of each of Erven 2595, 2596, 2599, 2610 and 2611 George is Single Residential Zone I.

5.5 Surveyor General Diagrams

The Surveyor General Diagrams of Erven 2595 and 2596 George are attached hereto as **Annexure “E”** and **Annexure “F”** respectively. Erven 2599, 2610 and 2611 George form part of General Plan 558^{LD} which is attached hereto, **Annexure “G”**.

5.6 Title Deeds

Erven 2595, 2596, 2599, 2610 and 2611 George are all registered in the name of JVR Group Property Trust IT 3/2022(B). Copies of the Title Deeds of the erven are attached hereto as **Annexure “H”**, **Annexure “I”**, **Annexure “J”**, **Annexure “K”** and **Annexure “L”**, respectively.

5.7 Power of Attorney

A copy of a Letter of Authority issued by the Master of the High Court Bloemfontein certifying that Marlo Janse van Rensburg, Anna Debora Janse van Rensburg and Johannes Hendrik Malan Muller are the Trustees of JVR Group Property Trust IT 3/2022(B), the registered owner of Erven 2595, 2596, 2599, 2610 and 2611 George, is attached hereto as **Annexure “M”**.

A Trust Resolution whereby Marlo Janse van Rensburg, in his capacity as a Trustee of JVR Group Property Trust IT 3/2022(B) is authorised to appoint Jan Vrolijk Town Planner to prepare, sign and submit the application referred to in point 2 of this motivation report to the George Municipality is attached hereto as **Annexure “N”**.

A Power of Attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Marlo Janse van Rensburg, in his capacity as the authorised Trustee of JVR Group Property Trust IT 3/2022(B), the registered owner of Erven 2595, 2596, 2599, 2610 and 2611 George, to prepare, sign and submit the application referred to in point 2 of this motivation report to the George Municipality is attached hereto as **Annexure “O”**.

5.8 Bondholder’s Consent

Erven 2595, 2596, 2599, 2610 and 2611 George are all encumbered by bonds. The consent of the bondholder, NedBank, is attached hereto as **Annexure “P”**.

5.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erven 2595, 2596, 2599, 2610 and 2611 George is attached hereto as **Annexure "Q"**. The Conveyancer Certificate confirms that there are no conditions contained in the title deeds which could restrict the contemplated land use in terms of the proposed application.

6. DESIRABILITY OF THE APPLICATION FOR THE CONSENT USE (STUDENT ACCOMMODATION) IN RESPECT OF ERVEN 2595, 2596, 2599, 2610 AND 2611 GEORGE

6.1 Introduction

The term "desirability" in the land use planning context, may be defined as the degree of acceptability of the land uses on the land unit concerned. The desirability of the intended consent use shall be discussed with reference to the aspects listed below.

- Physical characteristics of the erven.
- The proposed land use.
- The compatibility of the proposal with existing planning documentation, spatial frameworks, legislation, and policies.
- The compatibility of the proposal with the character of the surrounding area.
- Potential of the erven.
- Accessibility of the erven.
- Availability of parking.
- Provision of services.

It will be indicated in the following paragraphs that the proposal can be regarded as being desirable as far as the mentioned aspects are concerned.

6.2 Physical characteristics of the erven

6.2.1 Topography

The application erven have a slight slope from north to south across each erf. The topography of the erven had been considered in the design of the existing buildings and is ideal for drainage of the proposed parking area. The topography will therefore not have a negative impact on the proposed development and therefore, does not restrict the consent use as applied for in this application.

6.2.2 Surface conditions

Little information concerning the soil conditions in the area is available. The soil condition of the application erven seems stable. The existing buildings on the application erven and buildings in the vicinity do not appear to have construction anomalies relating to unstable soil conditions. It can therefore be accepted that the soil condition is suitable to accommodate the proposed development.

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

6.2.3 Vegetation

The application erven had originally been developed with gardens consisting of lawns, trees, shrubs, and paved driveways. The gardens are presently neglected.

Erf 2596 George is currently a building site.

There is no significant indigenous vegetation on the application erven which will have an influence on the development as proposed. The existing buildings on the application erven will be converted and extended to accommodate the proposed student accommodation. No new buildings are envisaged in this application.

Some of the vegetation on the erven will have to be removed to accommodate the proposed extension of the buildings and parking areas. The remainder of the erf will be landscaped upon completion of the development. The existing trees on the Hope Street sidewalk will be retained.

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

6.2.4 Other characteristics

The application erven are not affected by flood lines, fountains, or other unique ecological habitats.

6.2.5 Conclusion

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

6.3 Proposed land use

Except for Erf 2596 George which is currently a building site, the application erven are currently used for single residential purposes. It is proposed to extend the 5 dwelling houses individually, to accommodate 45 students. Each converted dwelling house will also include a communal kitchen and living room. Sufficient on-site parking, as required in the George Integrated Zoning Scheme By-Law, 2023, will be provided on each erf individually. Although consolidation of the 5 erven is not considered at this stage, the internal fences will be removed to enable students to interact freely.

The proposed combined site layout plan, a copy of which is attached hereto as **Annexure "B"**, shows the locality of the extended/improved dwelling houses to be used for student accommodation, the outbuildings as well as the proposed parking areas on each of the individual erven.

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

6.4.1 Introduction

Different planning documents apply to the application and the desirability and compatibility of the application regarding each of these documents will subsequently be discussed.

6.4.2 Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) "(SPLUMA)"

Section 7 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) lists 5 development principles which must be applied when any development application is to be evaluated. The principles referred to are as follows:

- "Spatial justice"
- "Spatial sustainability"
- "Spatial efficiency"
- "Spatial resilience"
- "Good administration"

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

Spatial justice		
Criteria	Compliance	Planning Implication
Past spatial and other development imbalances must be redressed through improved access to and use of land.	Complies with.	The application will result in underdeveloped residential erven situated within the Urban Edge, in the densification zone associated with the George CBD, and on public transportation routes, as indicated in the Spatial Development Framework for George, 2023, being developed to fuller potential. The proposal will also

		lead to more efficient use of land, as the student accommodation will generate an income for the owner.
Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.	Complies with.	George Municipality approved a Spatial Development Framework for George, 2023. The Spatial Development Framework contains development proposals which are aimed at improving the quality of life of all the inhabitants of George, by providing proper accommodation for students, as well as creating the opportunity for income generating activities such as proposed in this application.
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development as proposed, which is aimed at providing much needed student accommodation and job creation.
Land use management systems must include all areas of a municipality and especially include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homelands areas.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development as proposed, which is aimed at providing much needed student accommodation and job creation.
Land development procedures must include provisions that accommodate access to secure tenure and incremental upgrading of informal areas.	Not applicable.	This provision does not apply to this application, as no informal residential development is involved.

<p>A Municipal Planning Tribunal, considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of this application.</p>	<p>Not applicable.</p>	<p>As far as is known, the Eden Joint Planning Tribunal - George Municipality's discretion when considering applications is not affected by the value of land or property. Decision making is, as far as is known, based on the principles, as stated in Section 7 of the Spatial Planning and Land Use Act, 2013 (Act 16 of 2013).</p>
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Spatial sustainability		
Criteria	Compliance	Planning Implication
<p>Promote land development that is within the fiscal, institutional and administrative means of the Republic.</p>	<p>Complies with.</p>	<p>The proposed development will have no impact on the fiscal, institutional, or administrative capabilities of the George Municipality. The development proposal that forms the subject of the application is located within the urban edge and CBD of George in terms of the George Spatial Development Framework, 2023.</p>
<p>Ensure that special consideration is given to the protection of prime and unique agricultural land.</p>	<p>Not applicable.</p>	<p>The application erven are zoned as indicated in point 5.4 of this motivation report. The provisions of the Act on the Subdivision of Agricultural Land, 1970 (Act 70 of 1970) therefore do not apply to the application.</p>
<p>Uphold consistency of land use measures in accordance with environmental management instruments.</p>	<p>Not applicable.</p>	<p>The proposed development does not trigger any listed activities in terms of environmental legislation.</p>
<p>Promote and stimulate the effective and equitable functioning of land markets.</p>	<p>Complies with.</p>	<p>The proposed land use is in line with the mixed-use character of the surrounding area. Taking the current neglected state of the application erven into consideration, the proposal, which will result in the renovation of the existing development on the erven, will thus not have a negative impact on</p>

		surrounding property values and will contribute to the upgrading of the area, which could result in increasing property values in the vicinity. The application erf is ideally situated for student accommodation, as it is situated on the “Go George” public transportation route and near to the George CBD.
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	Complies with.	All costs pertaining to the infrastructure required for the proposed development will be carried by the landowner. The proposal will thus not result in infrastructure costs to any external parties. The proposal will thus not place any burden on municipal budget for the provision services infrastructure.
Promote land development in locations that are sustainable and limit urban sprawl.	Complies with.	The application erven are situated within the Urban Edge of George. The proposed development will, therefore, not result in urban sprawl.
Result in communities that are viable.	Complies with.	Being situated on public transportation routes and in the George CBD, the use of the application erven as is proposed in this application, will result in underdeveloped erven being turned into a more viable investment, creating a few more job opportunities, which will have a positive effect on the economy of George. This will result in additional income for the Municipality, which could be used for the improvement of quality of services to all the citizens of George.

Spatial efficiency		
Criteria	Compliance	Planning Implication

<p>Land development optimises the use of existing resources and infrastructure.</p>	<p>Complies with.</p>	<p>The application erven are situated within an existing serviced area. All costs pertaining to the extension of existing infrastructure required for the proposed development will be carried by the landowner.</p>
<p>Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.</p>	<p>Complies with.</p>	<p>The municipality has procedures and policies in place that are designed to minimise negative financial, social, economic, or environmental impacts. The proposed student accommodation will be developed in line with the municipality's student accommodation policy.</p>
<p>Development application procedures are efficient and streamlined and timeframes are adhered to by all parties.</p>	<p>Complies with.</p>	<p>George Municipality has adopted the George Municipality: Land Use Planning Ordinance, 2023 which prescribes procedures and time frames developers must comply with when submitting land use applications, and which officials must consider when considering applications. This application has been prepared in accordance with the stipulations of the George Municipality: Land Use Planning By-law, 2023 and the application will therefore be handled and considered in accordance with the time frames as prescribed.</p>

Spatial resilience		
Criteria	Compliance	Planning Implication
<p>Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.</p>	<p>Complies with.</p>	<p>The application erven are situated within the Urban Edge and CBD of George, in an area indicated for development in the George Spatial Development Framework, 2023.</p>

Good administration		
Criteria	Compliance	Planning Implication
All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.	This is general principle that municipalities need to comply with.	Input was received from all spheres of government when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As the development proposal can be deemed to comply with the contents of the George Spatial Development Framework, 2023, it can be stated that the proposal complies with this specific criterion.
All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.	This is general principle that municipalities need to comply with.	Input was received from all government departments and sectors when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As it can be deemed that the development proposal complies with the contents of the George Spatial Development Framework, 2023 it can be stated that the proposal complies with these specific criteria.
The requirements of any law relating to land development and land use are met timeously.	This is general principle that municipalities need to comply with.	The George Municipality has adopted the George Municipality: By-law on Land Use Planning, 2023 which prescribes procedures and timeframes which developers must adhere to when submitting land use applications and which officials needs to take into consideration when considering

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

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

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

The dwelling houses and outbuildings on the application erven appear on the 1957 aerial photo of the area concerned and are therefore considered to be older than 60 years.

It is not the intention to demolish the existing dwelling houses and outbuildings. The only changes to the dwelling houses will be that dwellings will no longer be inhabited by a single family but by students. The existing dwelling houses will thus remain intact.

Additions will however be added to the dwelling houses as indicated on the proposed site and building plans for each individual erf attached hereto as **Annexures “B1” to Annexures “B5”**. The building plans for the proposed additions to the dwelling houses will be referred to Western Cape Heritage for approval.

The abovementioned point of view is based on the fact that Western Cape Heritage has on referral of similar type of applications to the institution indicated that no permit application is required but that building plans for any alterations and extensions to the building be submitted to Heritage Western Cape for approval. It is anticipated that Heritage Western Cape might have a similar stance in respect of the dwelling houses on the five erven..

If, however, required by Western Cape Heritage, the owner will appoint a Heritage Impact Assessment consultant to submit a permit application in terms of Section 34 of the National Heritage Resources Act, 1999, to Heritage Western Cape for consideration. If a permit application is required, a decision with regards the permit application should be available long before the consent use application is finalized.

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

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

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

*19(1) If a spatial development framework or structure plan specifically provides for the utilization or development of land as proposed in a land use application or a land development application, the proposed utilization or development is regarded as **complying** with that spatial development framework or structure plan.*

19(2) If a spatial development framework or structure plan does not specifically provide for the utilization or development of land as proposed in a land use application or a land development application, but the proposed utilization does not conflict with the purpose

*of the relevant designation in the spatial development framework or structure plan, the utilization or development is regarded as being **consistent** with that spatial development framework or structure plan.”*

The compatibility of the development proposal with existing spatial development frameworks is addressed in points 6.4.5 to 6.4.7 of this report.

The development principles referred to in Section 59 of LUPA, which should also be considered when motivating an application, are directly in line with the principles of SPLUMA which have been discussed in detail in point 6.4.2 above. The comments in point 6.4.2 are thus also relevant as far as Section 59 of LUPA is concerned.

6.4.5 Western Cape Provincial Spatial Development Framework (WC PSDF)

6.4.5.1 Introduction

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

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

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

6.4.5.2 Protection of agricultural land

In terms of the WC PSDF, it is indicated that agricultural land must be protected. Erven 2595, 2596, 2599, 2610 and 2611 George are zoned Single Residential Zone I. The erven are not used for agricultural purposes. This objective of the WC PSDF is therefore not relevant to this application.

6.4.5.3 Urban edge

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

6.4.5.4 Self-sufficiency

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

6.4.5.5 Summary

The framework does not go to the detail level of individual erven and therefore does not contain further information, other than the abovementioned compliance with the urban edge, and self-sufficiency, which could be used to determine whether this application falls within the stipulations of the framework. From the content of point 6.4.5 it seems clear that the application can indeed be considered compatible with the WC PSDF.

6.5 George Spatial Development Framework, 2023 (GSDF)

Erven 2595, 2596, 2599, 2610 and 2611 George are located within the study area of the George Spatial Development Framework, 2023 (GSDF) and this framework therefore applies to this application. In terms of the GSDF, the application erven are located within the **Urban Edge as well as in the CBD of George**. The George CBD is described as a “Category A” node, which is a high-density mixed-use area, including office use and high-density housing options. The area where the application erf is situated, is indicated on “**Map 23: George CBD and York Street Southern Precinct**” as the “core (business Edge) area”, which includes “*mixed uses such as retail, commercial, offices, residential and other, but excludes industrial*”. The application erven are situated on the public transportation routes in Victoria Street and Hope Street.

In the table in Chapter 4.4 “*Spatial Elements*” the “*Central Business District*” is, inter alia, explained as:

- *The Central Business District is the primary economic core of the city area, consisting of main businesses, commercial activities, corporate head offices, regional community services, transportation hubs and open spaces.*
- *Focussing on mixed land uses including high density residential.*
- *The CBD, as a whole is considered a residential densification area.*

The use of the 5 application erven, which are all zoned Single residential Zone I, for the accommodation of 45 students, as proposed in this application, can be construed as a form of “densification”, which is envisaged for this area. The proposal is, therefore, in line with the envisaged development proposals for the area concerned, in the George Spatial Development Framework, 2023.

Except for the indication that the application erf falls within the “*Urban Edge*” of George, as well as within the “*CBD*”, the George Spatial Development Framework, 2023, contains no specific future development proposals for this area which could be used to evaluate the compatibility of a land use application with the Spatial Development Framework.

6.6 George CBD Local Spatial Development Framework, 2016

The application erven are situated west of Hope Street, between Victoria Street and Bousfield Street, on the eastern side of the George CBD and thus fall within “Area 6”, indicated on the “Residential Densification Strategy” plan, dated February 2012, which forms part of the “George CBD Local Spatial Development Framework, 2016”.

Area 6 is described as a “transitional area between the hard CBD and the single residential area of George South, as well as the hard CBD and the commercial / industrial area.” The area is therefor, indicated for town houses and low-rise apartments.

The use of the 5 application erven for the accommodation of 45 students, as proposed in this application, can be construed as a low-density form of “densification”, which is envisaged for this area. The proposal is, therefore, in line with the envisaged development proposals for the area concerned, in the George CBD Local Spatial Development Framework, 2016 and therefore, can be supported.

6.7 George Integrated Zoning Scheme By-Law, 2023

Erven 2595, 2596, 2599, 2610 and 2611 George are zoned Single Residential Zone I. In terms of this zoning, each of the erven may be used primarily for the purposes of a dwelling house. “Student accommodation” could be developed as a consent use. “Student accommodation” is described as follows in the George Integrated Zoning Scheme By-Law, 2023:

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

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

Development parameter	Description	Adherence
-----------------------	-------------	-----------

Height	Wall plate: 6.5m Ridge of roof: 8.5m	Adhered to on each individual erf.
Coverage	325m ² or 50% Whichever is greater	Adhered to on each individual erf.
Building lines	Street boundary: 4 meters. Side and Rear: 2 metres.	Adhered to on each individual erf.
Parking	1 bay per bedroom 2 bays for manager 1 bay for visitors / employees	Will be adhered to on each individual erf.
Site development plan		Will be provided before submission of building plans.
Manager living on property		Will be adhered to
Copy of house rules on site		Will be adhered to
Number of students per erf	5 to 10 per erf	Will be adhered to

6.8 George Municipality: Student Accommodation Policy, 2023

6.8.1 Purpose of the policy

The aim of the policy is set out as follows:

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

6.8.2 Guidelines for the provision of student accommodation

The guidelines are divided into 3 categories:

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

The student accommodation proposed in this application will have to conform with the design guidelines (size of bedrooms, number of students per bedroom, ablution facilities, etc.), as well as the administrative control guidelines (manager living on site, house rules available on site, etc.).

The discussion in this motivation report will thus be restricted to the location guideline principles mentioned in point 2.1 of the policy document.

- Accessibility of the erven

Being situated adjacent to Hope Street, which is a major access road to the CBD of George, the accessibility of the application erven is good.

- Locality in respect of a higher order roads

The application erven are situated adjacent to Hope Street, which is a major access road, linking Courtney Street (N12) with York Street and the N2 Highway. The erven are, therefore, accessible from both within George as well as from the surrounding area.

- Locality in respect of public transport facilities

Hope Street is one of the routes on the “Go George” public transportation system.

- Locality in respect of main development corridors in the area

The application erven are located close to Nelson Mandela Boulevard, which is one of the identified main development corridors in George.

➤ Locality and distance from existing nodes and facilities

The application erven are located to the west of Hope Street, and are therefore, situated within the George CBD.

➤ Locality in respect of higher density developments

The application erven are situated within the area identified for higher residential density, associated with the George CBD.

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

6.8.3 Title Deeds

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

The title deeds of Erven 2595, 2596, 2599, 2610 and 2611 George were scrutinised, and it was found that they contain no conditions prohibiting the consent use as proposed in this application.

6.8.4 Conclusion

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

6.9 Compatibility of the proposal with the character of the area

The application erven are located to the west of Hope Street, within the eastern edge of the George CBD. All the erven to the east of Hope Street, opposite the application erven, are used

for commercial purposes, as they are located between Hope Street and the railway lines, near to the George railway station. Most of the erven to the north of Victoria Street are used for business uses and Erf 28579 George, to the south of the application erven is being developed with flats.

The application erven are, therefore, situated in a mixed-use area, which is indicated for residential densification, associated with the George CBD. The use of the 5 application erven, which are all zoned Single residential Zone I, for the accommodation of 45 students, as proposed in this application, can be construed as a form of “densification”, which is envisaged for this area. The proposal is, therefore, in line with the envisaged development proposals for the area concerned, in the George Spatial Development Framework, 2023.

The proposed land use on the erven is compatible with the existing and future character of the surrounding area.

The proposed student accommodation on the application erven will not have a negative influence on the character of the area concerned, for the following reasons:

- No new buildings are envisaged. The existing neglected buildings will be extended and upgraded, which will be to the benefit of the surrounding area.
- Sufficient on-site parking bays will be provided.
- The student accommodation will be designed and managed in accordance with the Municipality’s Policy for Student Accommodation, 2023.

6.10 Compatibility of the proposal with the natural environment of the erven

The application erven are situated within the Urban Edge of George and on the eastern side of the George CBD. The existing dwelling houses and outbuildings on the application erven will be extended/improved for student accommodation purposes and no new buildings are envisaged. The natural vegetation on the erven had been removed during the initial development of the dwelling houses. The gardens are currently in a neglected state. The existing trees on the sidewalks will be retained.

The open areas within the proposed development will as far as possible, be landscaped. The proposed development will thus not have a negative impact on the natural environment of the erven.

6.11 Potential of the erven

Erven 2595, 2596, 2599, 2610 and 2611 George are zoned Single Residential Zone I and may each be used for a dwelling house.

The application erven are situated on the eastern side of the George CBD. Due to the locality, the erven have the potential to be developed at a higher residential density, such as for a student accommodation, as proposed in this application.

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

6.12 Access to the erven

Erven 2595, 2596, 2599, 2610 and 2611 George are situated in the street block between Victoria Street to the north, Hope Street to the east and Bousfield Street to the south, on the eastern side of the George CBD. The locality of the erven is indicated on the locality plan which is attached hereto as **Annexure “D”**.

The application erven are situated on the route of the “Go George” public transportation service, and close to the amenities of the George CBD and surrounding area. The erven are, therefore, easily accessible from the surrounding areas.

Except for Erf 2611 George, which is situated at the corner of Hope Street and Bousfield Street, each of the application erven will retain its current street access. The street access to Erf 2611 George will be relocated from Hope Street to Bousfield Street. This is in line with the requirement in the Pre-application document that access to Hope Street should be limited. Erf 2595 George is situated between Erf 2611 George and Erf 2596 George and, therefore, has no alternative street access than Hope Street.

There is good visibility in both directions into the streets from the proposed access points.

6.13 Provision of parking

The parking requirements applicable to different land uses are set out in table format in Section 42 of the George Integrated Zoning Scheme, 2023. In respect of student accommodation, provision must be made for 1 bay per bedroom, plus 2 parking bays for use by the owner / manager and 1 bay for visitors / employees on each individual erf.

As indicated on the proposed combined site layout plan attached hereto as **Annexure “B”**, parking bays are provided in line with the mentioned requirement.

6.14 Provision of services

Existing municipal services are available to the application erf. The existing services to the 5 dwelling houses are indicated on the services layout plan attached hereto as **“Annexure “R”**. These services are adequate and can accommodate the development as proposed.

Should any upgrade or extension of services however be required in the future resulting from this application, this will be at the cost of the owner and to the satisfaction of the municipality.

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

7. CONCLUSION

Application is made in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 for a consent use for “*Student accommodation*” on Erven 2595, 2596, 2599, 2610 and 2611 George to accommodate the proposed use of the extended/improved buildings on each of the individual erven for student accommodation.

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

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

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

ANNEXURE "A" - APPLICATION FORM



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

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

PART A: APPLICANT DETAILS

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

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

Registered owner	The Trustees of JVR Group Property Trust Registration number IT000003/2022(B)		
Address	97 Mitchell Street		
	George	Postal code	6529
E-mail	marlo@jvrgroup.co.za		
Tel	N/a	Fax	N/a
		Cell	0828360629

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

Property Description [Erf / Erven / Portion(s) and	Erven 2595, 2596, 2599, 2610 and 2611 George
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Farm number(s), allotment area.]										
Physical Address		Between Victoria Street in the north, Hope Street to the east and Bousfield Street to the south in the George Central Business District								
GPS Coordinates		Town/City			George					
Current Zoning		Single Residential Zone I		Extent	Erf 2595 George: 818m² Erf 2596 George: 818m² Erf 2599 George: 808m² Erf 2610 George: 808m² Erf 2611 George: 640m²		Are there existing buildings?	Y	N	
Current Land Use		Residential – Dwelling houses and outbuildings								
Title Deed number & date		Erf 2595 George: T69042/2024 Erf 2596 George: T69043/2024 Erf 2599 George: T69044/2024 Erf 2610 George: T69045/2024 Erf 2611 George: T69046/2024								
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)?			Nedbank			
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	Fakazile Vava & Ilané Huyser	Reference number	3417099	Date of consultation	4 September 2024
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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 in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 for a consent use for "Student Accommodation" on Erven 2595, 2596, 2599, 2610 and 2611 George.

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

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

Is the following compulsory information attached?

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

Minimum and additional requirements:

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

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

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

Y	N	<i>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?</i>
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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:

11 December 2024

Full name:

Johannes George Vrolijk

Professional capacity:

Professional Town Planner

SACPLAN Reg. Nr:

A/1386/2010

ANNEXURE "B" - COMBINED SITE LAYOUT PLAN

ALL INTERNAL
FENCES WILL BE
REMOVED AND
STUDENTS WILL BE
PICKED UP HERE IN
BOUSFIELD STRET

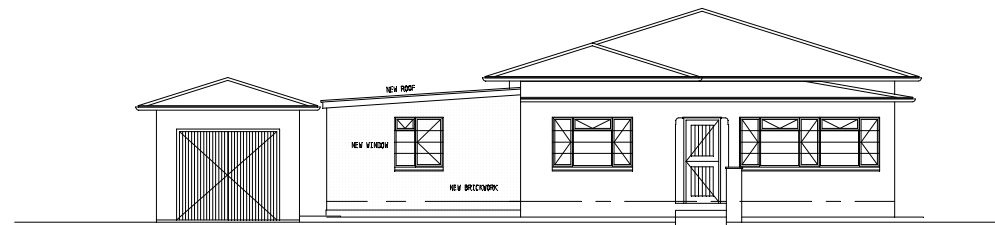


BOUSFIELD STREET

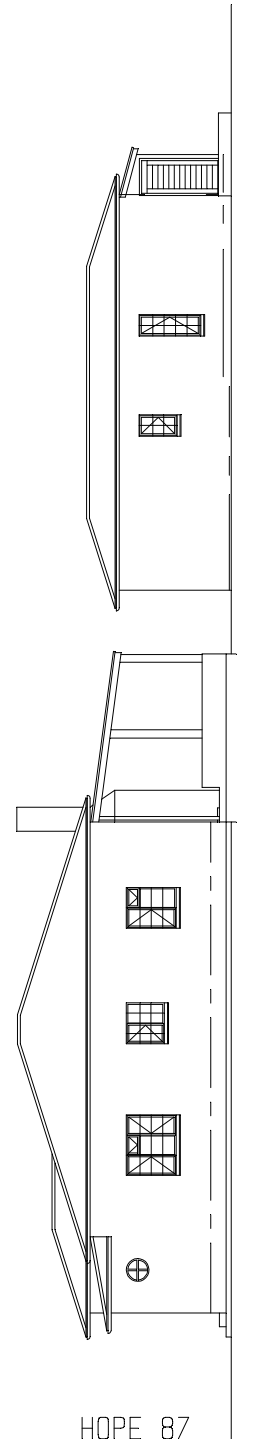
VICTORIA STREET

HOPE STREET

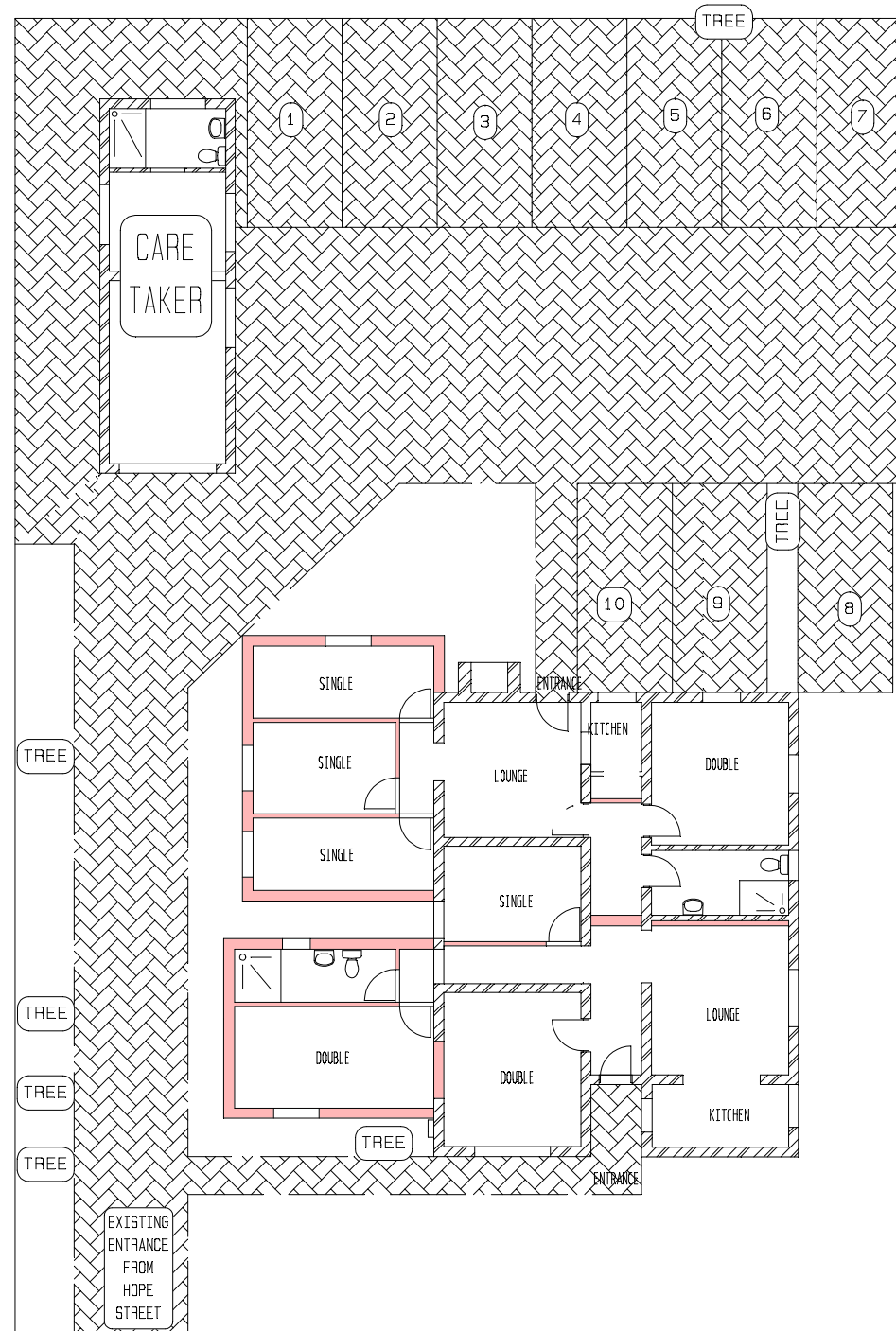
**ANNEXURE "B1" – PROPOSED SITE PLAN AND BUILDING PLAN FOR ERF 2595
GEORGE**



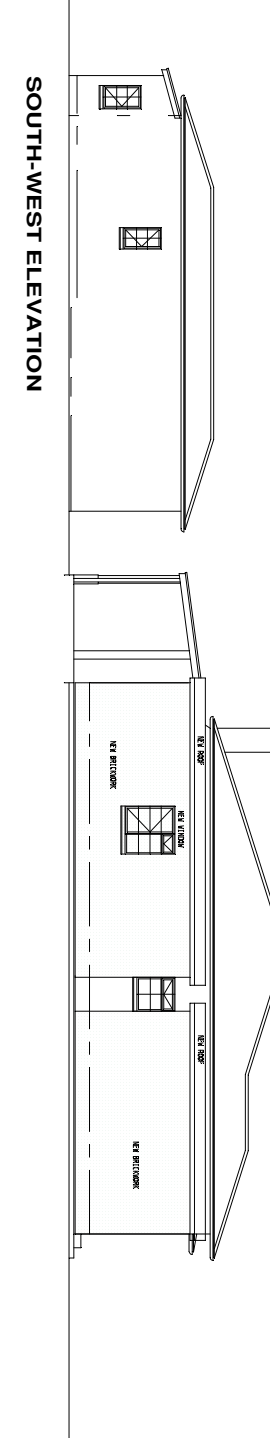
SOUTH-EAST ELEVATION



NORTH-EAST ELEVATION



HOPE STREET



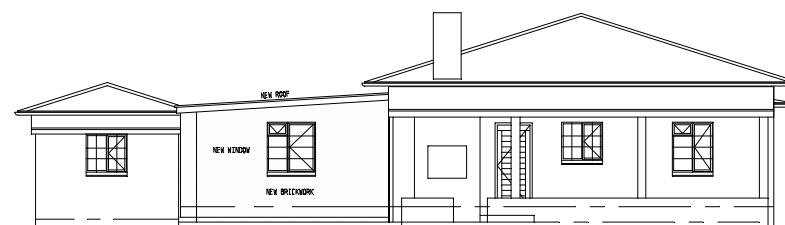
SOUTH-WEST ELEVATION

HOPE 87
ERF 2595
2 UNITS

7 BEDROOMS
7 PARKINGS

CARE TAKER 1 PARKINGS
VISITORS 2 PARKING

TOTAL 10 PARKINGS

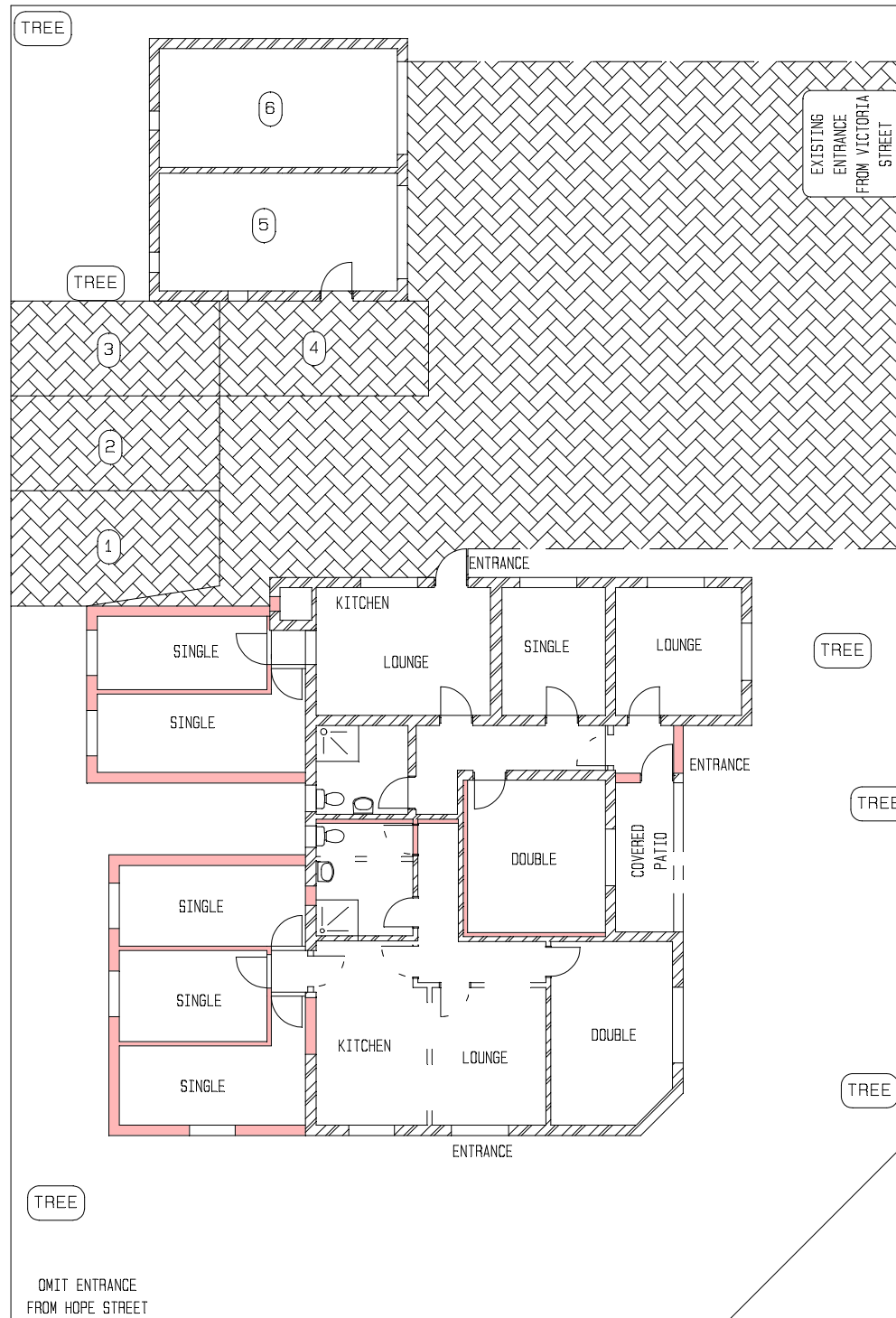


NORTH-WEST ELEVATION

**ANNEXURE "B2" - PROPOSED SITE PLAN AND BUILDING PLAN FOR ERF 2596
GEORGE**



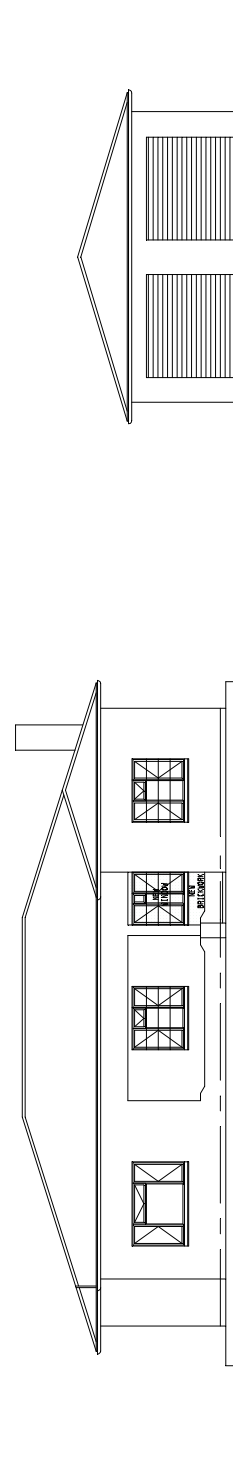
NORTH-WEST ELEVATION



VICTORIA STREET

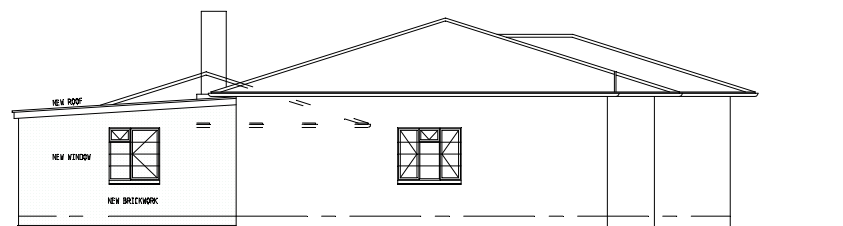
NORTH-EAST ELEVATION

SOUTH-WEST ELEVATION

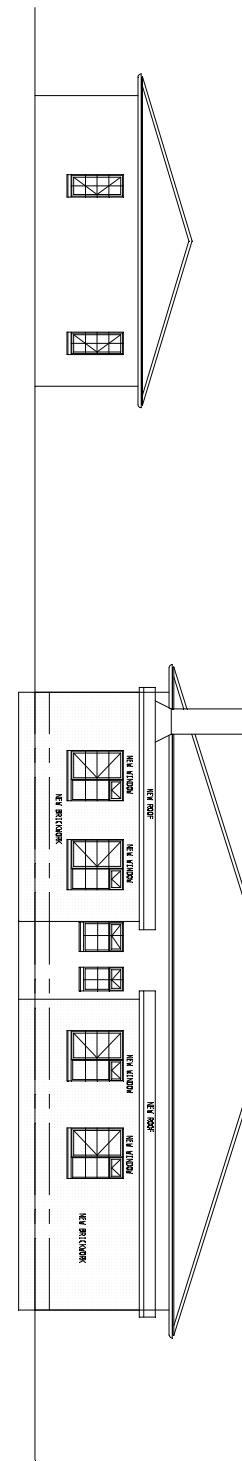


VICTORIA 1
ERF 2596
2 UNITS

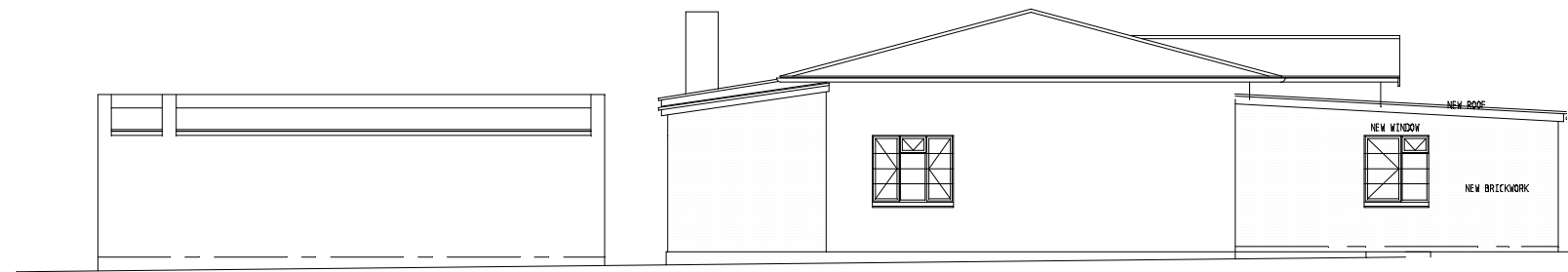
8 BEDROOMS
8 PARKINGS



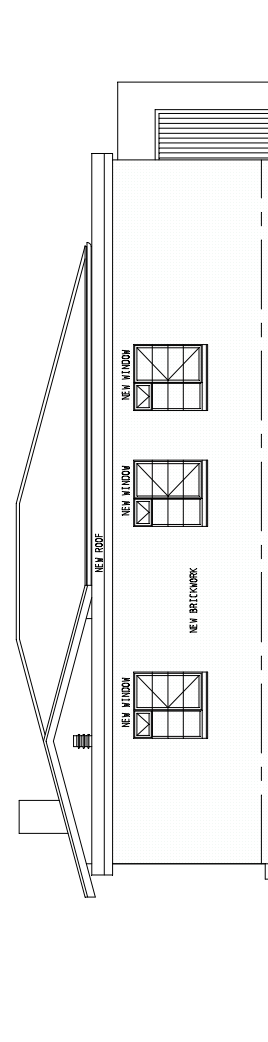
SOUTH-EAST ELEVATION



**ANNEXURE "B3" - PROPOSED SITE PLAN AND BUILDING PLAN FOR ERF 2599
GEORGE**

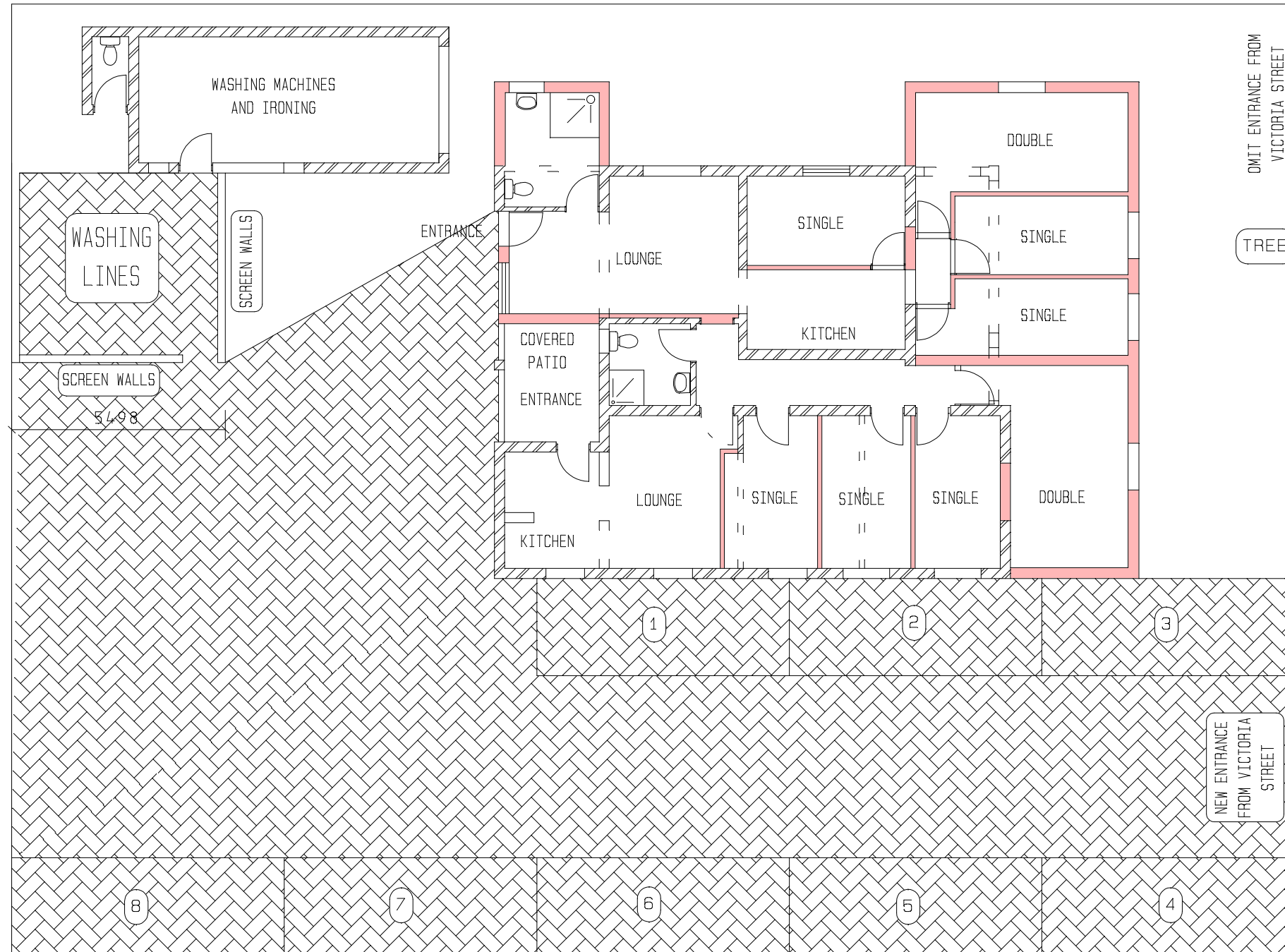


NORTH-WEST ELEVATION



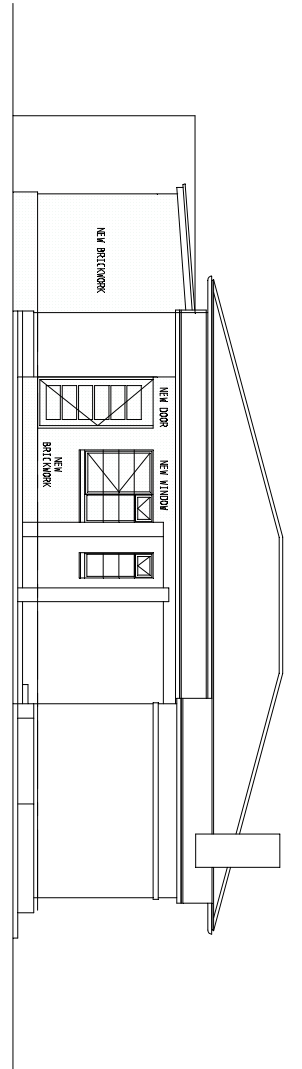
NORTH-EAST ELEVATION

4,878



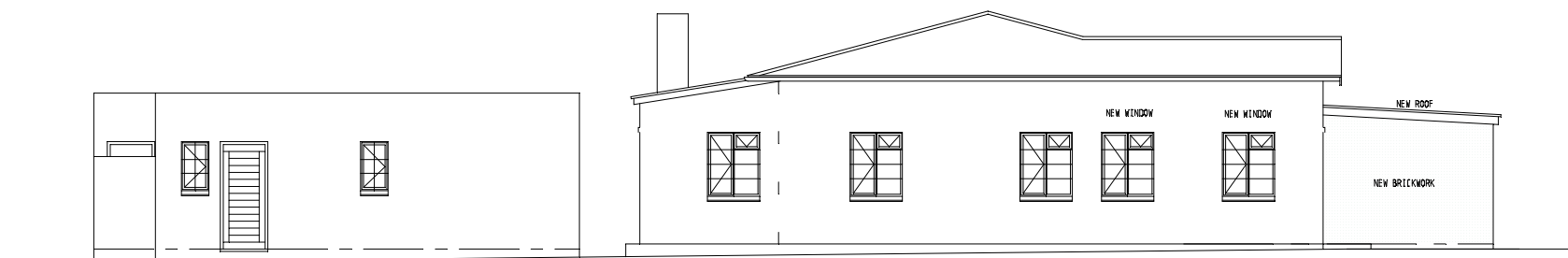
VICTORIA STREET

SOUTH-WEST ELEVATION



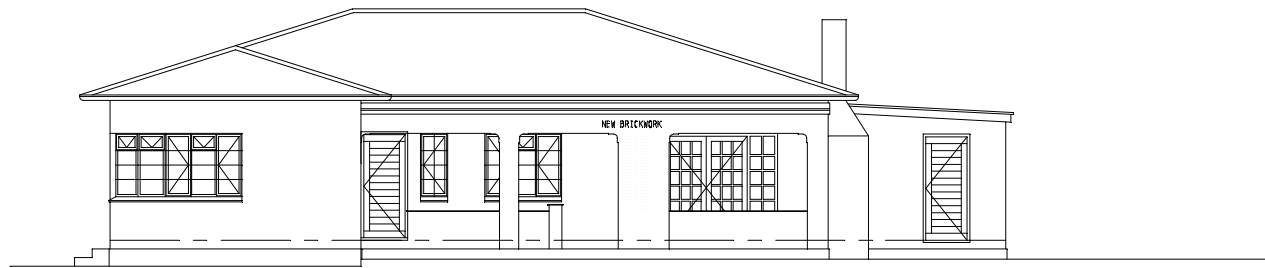
VICTORIA 3
ERF 2599
2 UNITS

8 BEDROOMS
8 PARKINGS

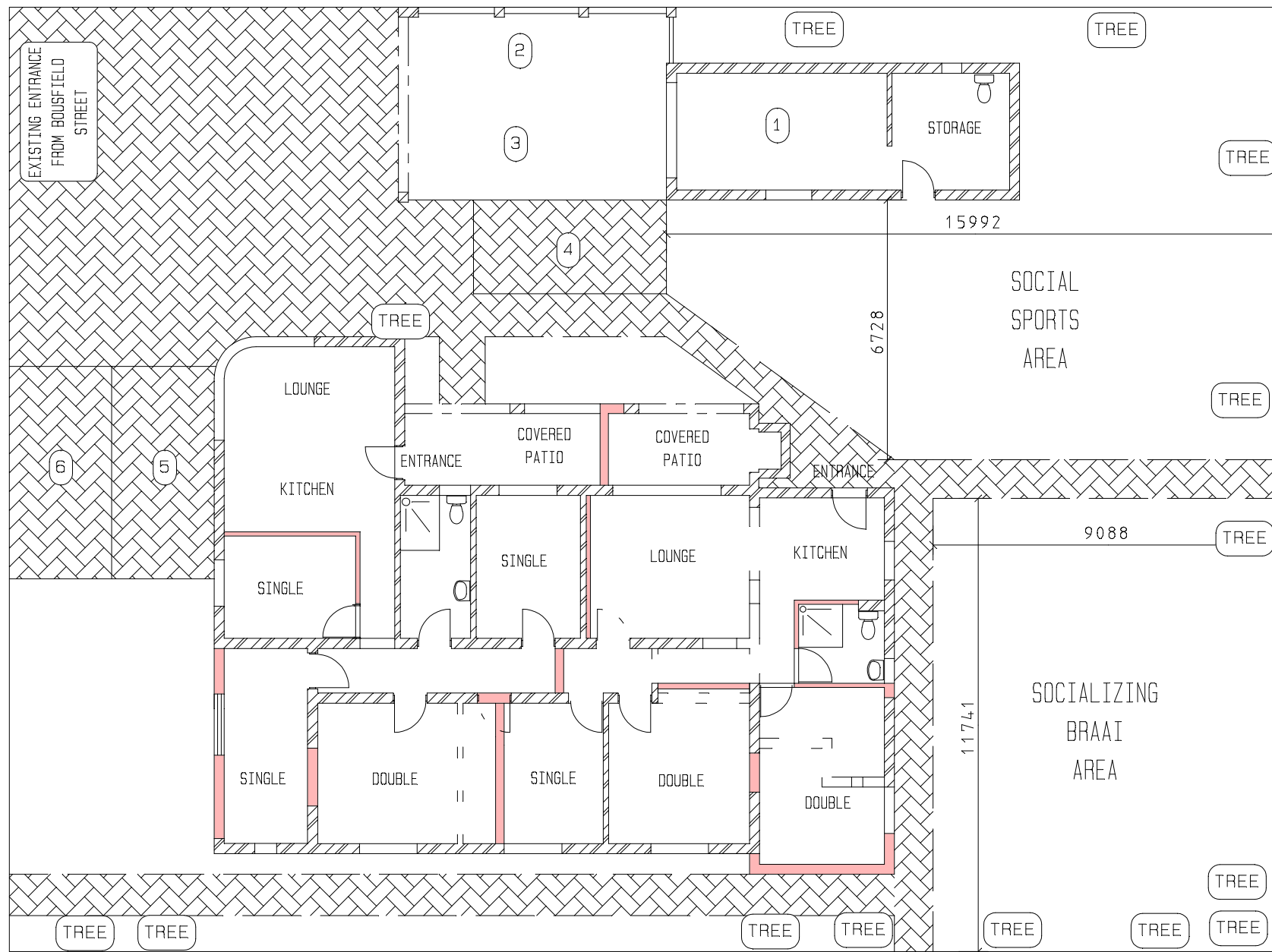


SOUTH-EAST ELEVATION

**ANNEXURE "B4" - PROPOSED SITE PLAN AND BUILDING PLAN FOR ERF 2610
GEORGE**



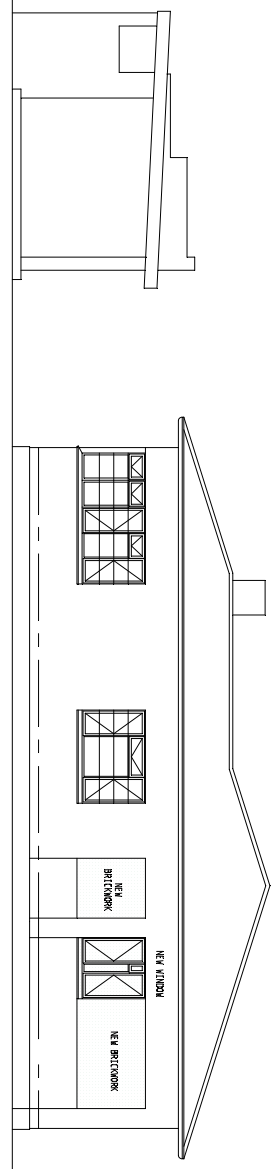
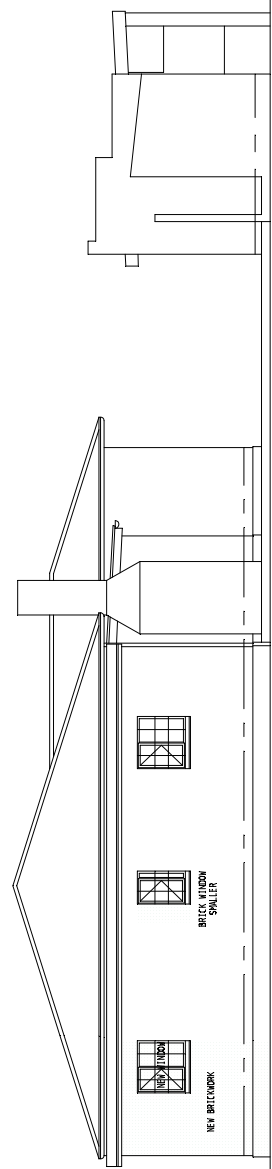
NORTH-WEST ELEVATION



NORTH-EAST ELEVATION
 BOUSFIELD STREET

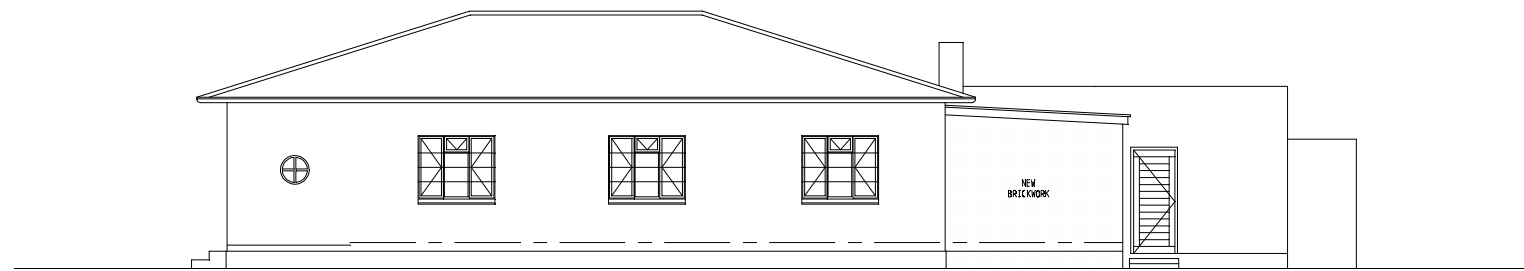
STUDENT
PICK UP
POINT

SOUTH-WEST ELEVATION
 ERF 2610



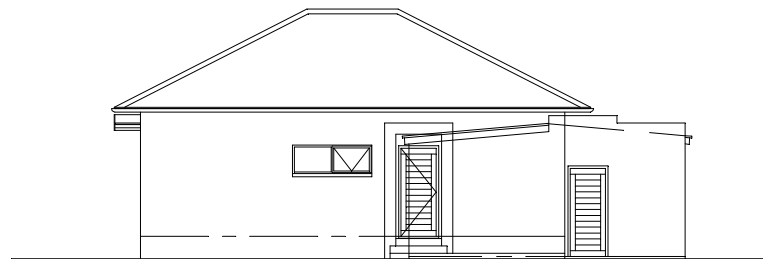
BOUSFIELD 1
ERF 2610
2 UNITS

7 BEDROOMS
7 PARKINGS



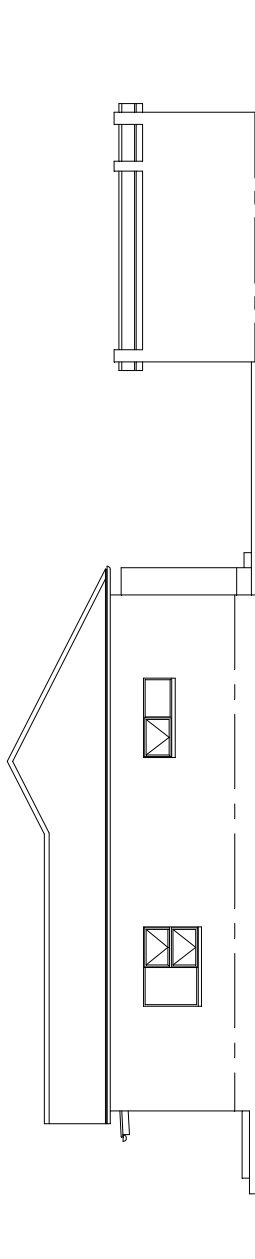
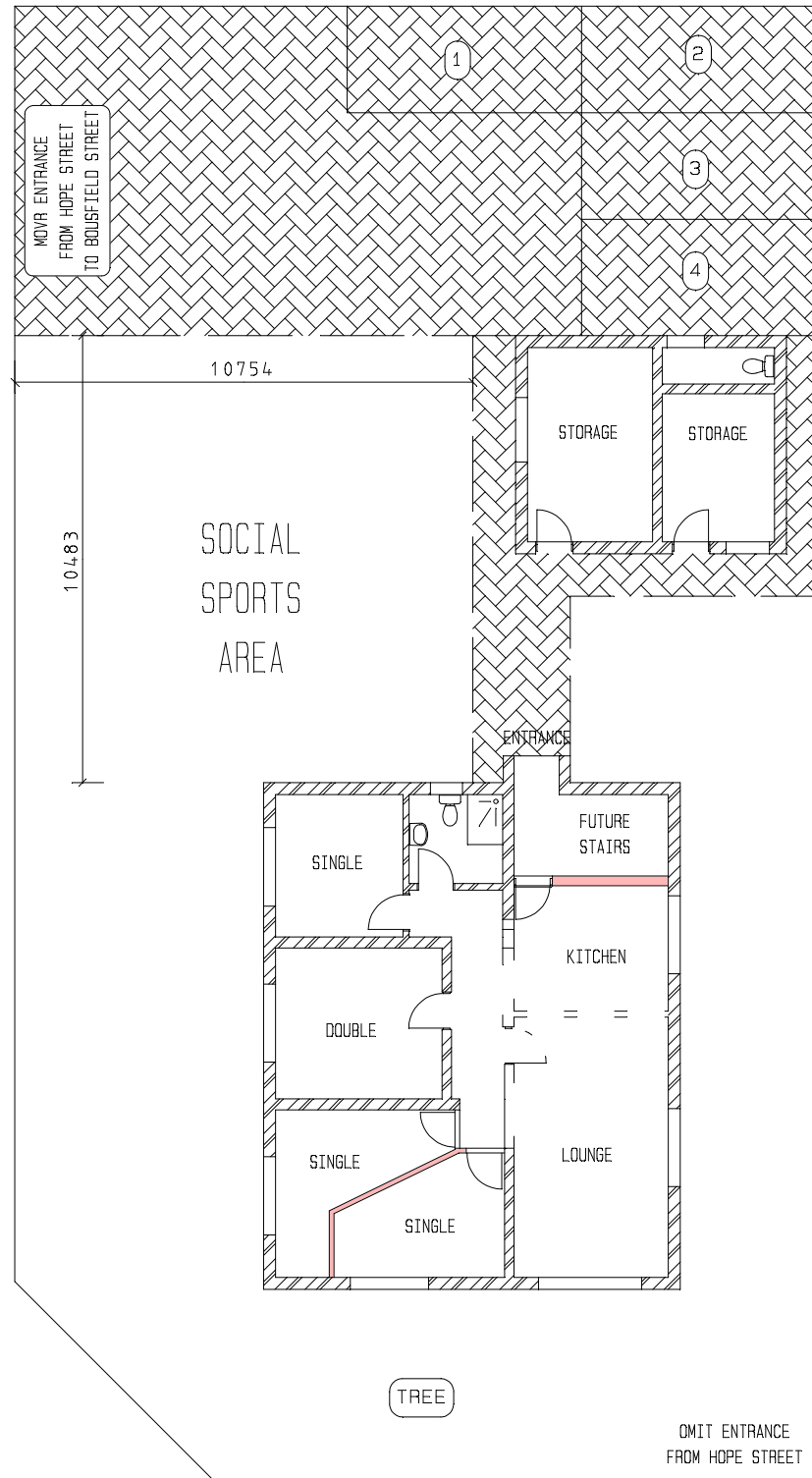
SOUTH-EAST ELEVATION

**ANNEXURE "B5" - PROPOSED SITE PLAN AND BUILDING PLAN FOR ERF 2611
GEORGE**



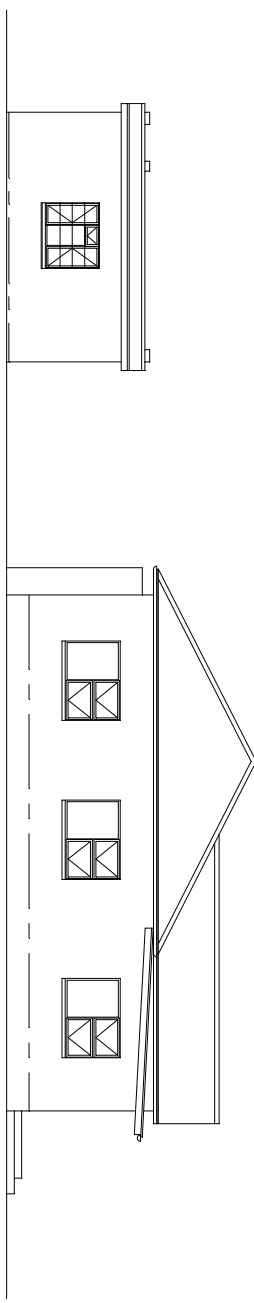
NORTH-WEST ELEVATION

STUDENT
PICK UP
POINT



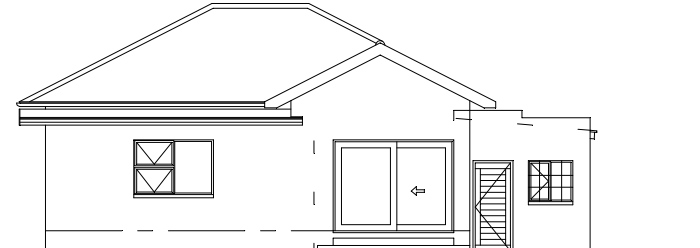
NORTH-EAST ELEVATION

BOUSFIELD STREET



SOUTH-WEST ELEVATION

HOPE STREET



SOUTH-EAST ELEVATION

HOPE 85
ERF 2611

4 BEDROOMS
4 PARKINGS

ERF 2611

ANNEXURE "C" - PRE-APPLICATION CONSULTATION FORM

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

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

PART A: PARTICULARS

Reference number: **3417099**

Purpose of consultation: **‘n Aansoek om vergunningsgebruik (studente akkommodasie).**

Brief proposal: **Die doel van die aansoek is om die toestemming van die George Munisipaliteit te verkry om die bestaande woonhuise met hul voorgestelde aanbouings op Erwe 2595, 2596, 2599, 2610 en 2611 George vir studente akkommodasie aan te wend.**

Property(ies) description: **Erwe 2595, 2596, 2599, 2610 en 2611 George**

Date: **4 September 2024**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Muni.	044 801 9477	ihuyser@george.gov.za
Official	Fakazile Vava	George Muni.	044 801 9477	fvava@george.gov.za
Pre-applicant	Jan Vrolijk	JV Town Planner	044 873 3011	janvrolijk@jvtownplanner.co.za

Documentation provided for discussion:

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

- **Titelakte van elke erf.**
- **Lugfoto liggingsplan wat die vyf erwe aantoon**
- **L G Diagramme en Algemene Plan van die vyf erwe**
- **Gekombineerde terreinplan wat die posisie van die 5 woonhuise en die buitegeboue op elke erf aantoon asook die vloerplanne van elke woonhuis met hul voorgestelde uitbreidings**
- **Individuele erf uitlegplanne en vloerplanne van die bestaande woonhuis op elke erf met die voorgestelde veranderings wat aan elke woonhuis voorgestel word.**
- **Gekombineerde terreinplan wat die parkering op elke erf aantoon.**

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

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

YES	NO
-----	----

ONTWIKKELINGSVOORSTEL

Dit is die voorneme van die eienaar om die vyf woonhuise wat op die vyf erwe voorkom vir studente akkommodasie aan te wend.

Individuele erf uitlegplanne en vloerplan van die bestaande woonhuis op elke erf met die voorgestelde veranderings wat aan elke woonhuis voorgestel word is hierby aangeheg. 'n Gekombineerde terreinplan wat die posisie van die 5 woonhuise en hul buitegeboue op elke erf asook die vloerplanne van elke woonhuis met hul voorgestelde uitbreidings aantoon is ook hierby aangeheg. 'n Gekombineerde parkeeruitleplan is ook hierby aangeheg. Alle planne sal verder verfyn word om alle boulyne, toegange, afstande en mates, ens in te sluit sodat die planne wat as deel van die aansoek ingedien word aan alle vereistes voldoen.

Dit is die voorneme van die eienaar om die erwe op hierdie stadium as individuele erwe te ontwikkel en te gebruik. Geen konsolidasie van die erwe word op hierdie stadium in die vooruitsig gestel nie.

Erf 2595 George – Die woonhuis met sy uitbreidings sal uit 3 dubbel slaapkamers en 4 enkel slaapkamers bestaan met 10 studente wat in die woonhuis met sy uitbreidings geakkommodeer sal word. Die buitegebou sal in 'n akkommodasie eenheid vir 'n opsigter omskep word wat verantwoordelik sal wees vir die beheer en toesig oor die studente wat op al 5 erwe gehuisves staan te word.

Erf 2596 George – Die woonhuis met sy uitbreidings sal uit 2 dubbel slaapkamers en 6 enkel slaapkamers bestaan met 10 studente wat in die woonhuis met sy uitbreidings geakkommodeer sal word. Die buitegebou word nie deur die voorstel geaffekteer nie en sal in sy huidige formaat by voort bestaan.

Erf 2599 George – Die woonhuis met sy uitbreidings sal uit 2 dubbel slaapkamers en 6 enkel slaapkamers bestaan met 10 studente wat in die woonhuis met sy uitbreidings geakkommodeer sal word. Die buitegebou word nie deur die voorstel geaffekteer nie en sal in sy huidige formaat by voort bestaan.

Erf 2610 George – Die woonhuis met sy uitbreidings sal uit 3 dubbel slaapkamers en 4 enkel slaapkamers bestaan met 10 studente wat in die woonhuis met sy uitbreidings geakkommodeer sal word. Die buitegebou word nie deur die voorstel geaffekteer nie en sal in sy huidige formaat by voort bestaan.

Erf 2611 George – Die woonhuis met sy uitbreidings sal uit 1 dubbel slaapkamer en 3 enkel slaapkamers bestaan met 5 studente wat in die woonhuis met sy uitbreidings geakkommodeer sal word. Die buitegebou word nie deur die voorstel geaffekteer nie en sal in sy huidige formaat by voort bestaan.

Elke woonhuis sal oor sy eie kombuis en leef en leefkamer beskik. Genoegsame ruimte is op elke erf beskikbaar om aan die parkeervereistes van 1 parkeerplek per slaapkamer en een parkeerplek vir besoekers op elk van die individuele erwe te voorsien. Die parkeeruitlegplan sal verder verfyn word om aan alle veresites te voldoen.

Geen afwyking van enige aard word verder versoek nie.

AANSOEK

Aansoek sal in terme van Artikel 15(2)(o) van die Verordening op Grondgebruikbeplanning vir George Munisipaliteit, 2015 gedoen moet word vir die vergunning van die George Munisipaliteit om die woonhuise met hul voorgestelde aanbouings op Erf 2595, 2596, 2599, 2610 en 2611 George vir studente akkommodasie soos uiteengesit hierbo aan te wend.

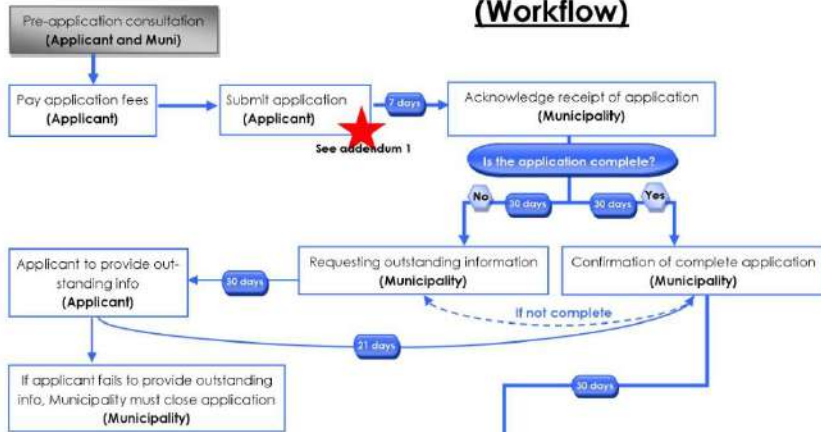
PART B: APPLICATION PROCESS

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

Draft By-Law on Municipal Land Use Planning

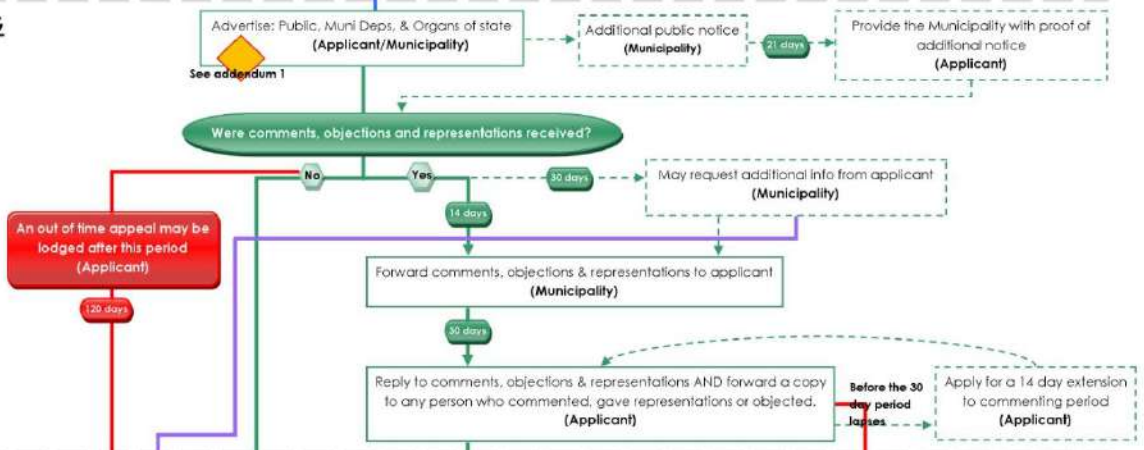
(Workflow)

SUBMISSION



- Types of applications that can be submitted in terms of Section 15 (2)**
- (a) Rezoning of land
 - (b) Permanent departure
 - (c) Temporary departure
 - (d) Subdivision of land
 - (e) Consolidation of land
 - (f) Amendment, suspension or removal of restrictive conditions
 - (g) Permission required in terms of the zoning scheme
 - (h) Amendment, deletion or imposition of condition in respect of an approval
 - (i) Extension of validity period of an approval
 - (j) Approval of an overlay zone
 - (k) Phasing, amendment or cancellation of a subdivision plan or part thereof
 - (l) Permission required in terms of condition of approval
 - (m) Determination of zoning
 - (n) Closure of public place or part thereof
 - (o) Consent use
 - (p) Occasional use

ADVERTISING

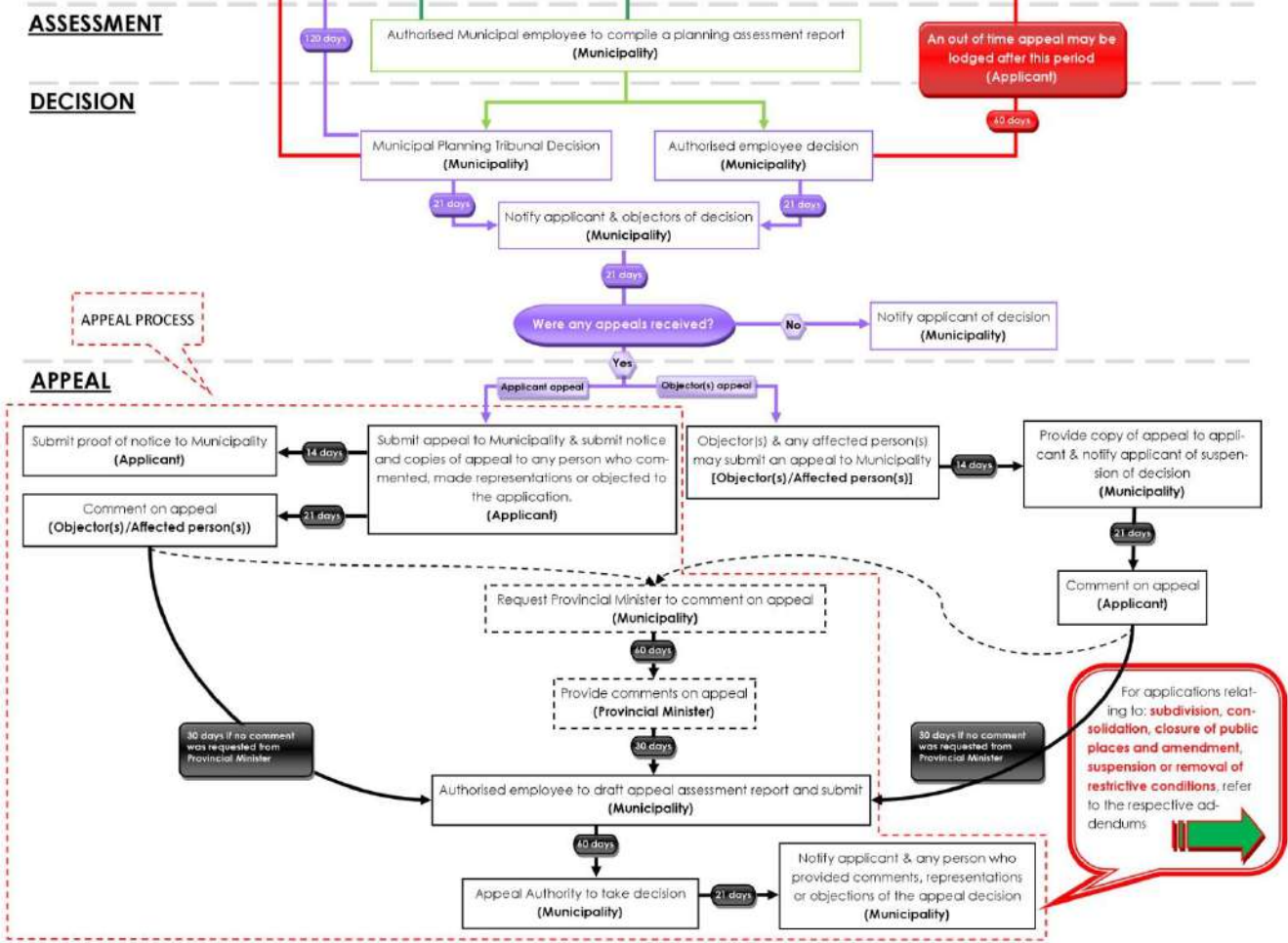


ASSESSMENT

DECISION

APPEAL PROCESS

APPEAL



PART C: QUESTIONNAIRES

SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant		What land use planning applications are required?	Application fees payable
	2(a)	a rezoning of land;	R
	2(b)	a permanent departure from the development parameters of the zoning scheme;	R
	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	2(g)	a permission required in terms of the zoning scheme;	R
	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i)	an extension of the validity period of an approval;	R
	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l)	a permission required in terms of a condition of approval;	R
	2(m)	A determination of a zoning;	R
	2(n)	A closure of a public place or part thereof;	R
x	2(o)	a consent use contemplated in the zoning scheme;	To be determined
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a homeowner's association;	R
	2(r)	to rectify a failure by a homeowner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant		What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N	Serving of notices (i.e. registered letters etc.)	R
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):			To be determined

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

SECTION B:

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

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	X		George Ruimtelike Ontwikkelingsraamwerk 2023 en Sentrale Sakegebied Plaaslike Ontwikkelingsraamwerke	Sal bepaal word
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			X	Conveyance Attorney to confirm
Any other Municipal by-law that may be relevant to application? (If yes, specify)	X			Student Accommodations policy
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? Die George Geïntegreerde Soneringskema Verordening, 2023 What is the current zoning of the property? Enkel Residensiële Sone I What is the proposed zoning of the property? Enkel Residensiële Sone I Does the proposal fall within the provisions/parameters of the zoning scheme? Ja Are additional applications required to deviate from the zoning scheme? (if yes, specify) Nee				

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

**SECTION C:
CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE**

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

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		X		SANParks / CapeNature
Will the proposal require comments from DEFF?		X		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (strikethrough irrelevant)		X		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

**SECTION D:
SERVICE REQUIREMENTS**

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

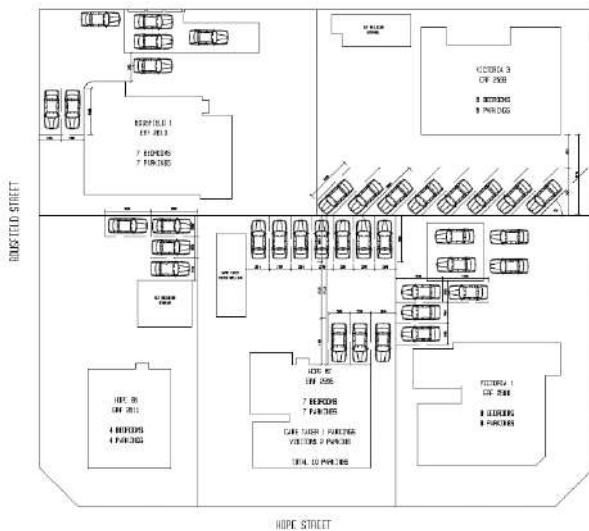
Other services required? Please specify.			N.v.t.	
Development charges:	X			

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

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

PART E: DISCUSSION

Pre-application as discussed on 4 September 2024 for Consent Use in order to allow for a student accommodation on Erven 2595, 2596, 2599, 2610 and 2611, George. Applicant provided the following site layout plan for the pre-app meeting:



Town Planning comments

- A single land use application may be submitted over the respective properties (consents on the respective erven).
- On submission, it is advisable that the applicant submits a detailed site layout plan for each of the individual properties, showing the units and rooms, parking and sufficient manoeuvring space, existing trees as well. Consider a pickup point/drop and go facility on site.
- With regards to the parking, the applicant may register a notarial-tie as or access servitudes in order to minimise individual access over the road reserves/streets. The centre, where Erf 2610, 2599 and 2595 George meet can make up usable and more feasible parking space for the respective portions/erven.
- The current layout does not show access onto the street. Access servitudes or linkage between the site may be considered in this regard. Applicant is advised to minimise access onto Hope Street and rather consider access via Bousfield Street or Victoria Street.
- Applicant is advised to consult the George Municipality's student accommodation policy as well as the zoning scheme requirements applicable to student accommodation and ensure compliance, especially with regards to sizes of the rooms, number of learners per room etc.
- Compliance in terms of parking requirements must be met on all the properties. Parking relaxation may be required, PT1 may be considered.
- A heritage permit must be applied for and approved by HWC before any additions are made to the buildings. It is important to note that the permit must address the proposal at hand (additions to existing buildings).
- The manager's accommodation unit must be easily accessible and/or be link with all the units as intended, to ensure that calm and normal residential noise levels are maintained.

CES and ETS comment

- Access is restricted to Bousfield or Victoria Street and must conform to the GIZS 2023.
- All parking to be provided on site in terms of the GIZS 2023 parking tables.
- No parking allowed within the road reserve. Developer will be required install/take measure to ensure compliance in this regards. All cost will be for the developer's account.
- Subject to the proposed development, a TIA/TIS may be required, to address site access, parking, NMT and UA requirements.
- Subject to parking relaxation application, PT 1 as per the GIZS 2023 clause 42 may be supported.
- Any required servitudes may be registered across the properties concerned.
- Applicant to note that DC's will be applicable to properties with more than 1 dwelling house, specifically the outbuilding to be converted into the manager's/caretaker's unit.
- Water & sewer are available, subject to capacity confirmation by the developer.

- Developer to adhere to the applicable Stormwater By-law.

PART F: SUMMARY / WAY FORWARD



OFFICIAL: _____

Fakazile Vava (Town Planner)

PRE-APPLICANT: **Johannes George Vrolijk**

(FULL NAME)



SIGNED: _____

Ilané Huyser (Senior Town Planner)



SIGNED:

DATE: 2024.09.12

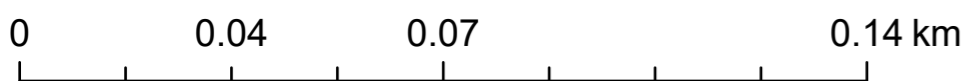
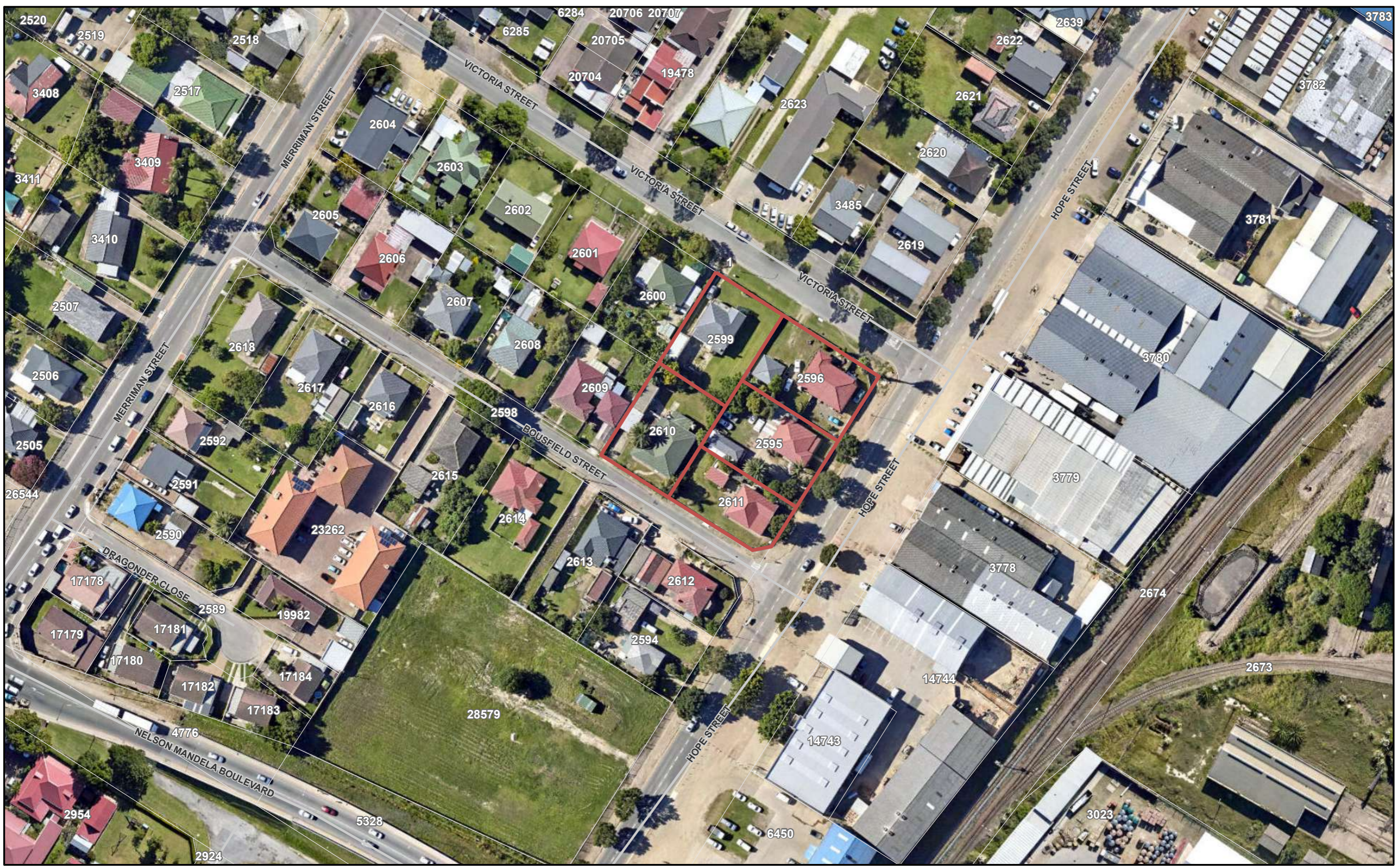
DATE: **30 Augustus 2024**

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

ANNEXURE "D" - LOCALITY PLAN



Erven 2595, 2596, 2599, 2610 en 2611 George - Locality plan



Date: 9/2/2024 8:52 AM

Scale: 1:1,250



Disclaimer
 George Municipality makes no warranties as to the correctness of the information supplied. Persons relying on this information do so entirely at their own risk.

George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise, which may arise as a result of inaccuracies in the information supplied.

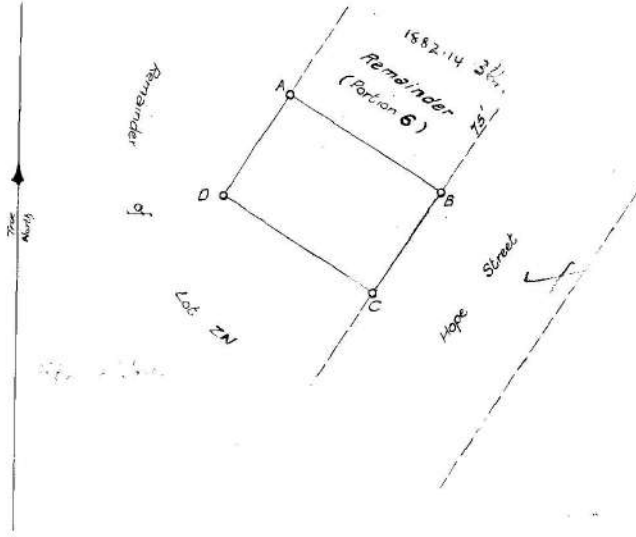
ANNEXURE "E" – SURVEYOR GENERAL DIAGRAM FOR ERF 2595 GEORGE

SIDES Cape Feet		ANGLES	
AB	110	A	90° 0' 0"
BC	75	B	90° 0' 0"
CD	110	C	90° 0' 0"
DA	75	D	90° 0' 0"

S. G. No. 366/1940

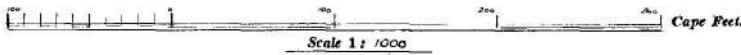
Approved

J. P. J. J. J.
Surveyor-General.



ABC & D are round iron pegs 1 1/2" long & 5/8" diameter.

Now Erf 2595
GEORGE



The figure ABCD
represents 8250 Sq. Feet of land being
Partion 7 of Lod. ZN
situate in the Municipality of George
Division of George Province of Cape of Good Hope.
Surveyed in Sept. 1929 by me

J. P. J. J. J. **S**
Land Surveyor.

This diagram is annexed to
Transfer Deed No 2088
dated 8.3.1940 in
favour of Johannes
J. Koen
Registrar of Deeds

The original diagram is
No. 656, 1882 annexed to
D/T. N^o 1882, 14, 368

S.G. File No.
S.R. No. E. 121/1940
George Sh. 2

NTU. B/C/D/D
3/4/42

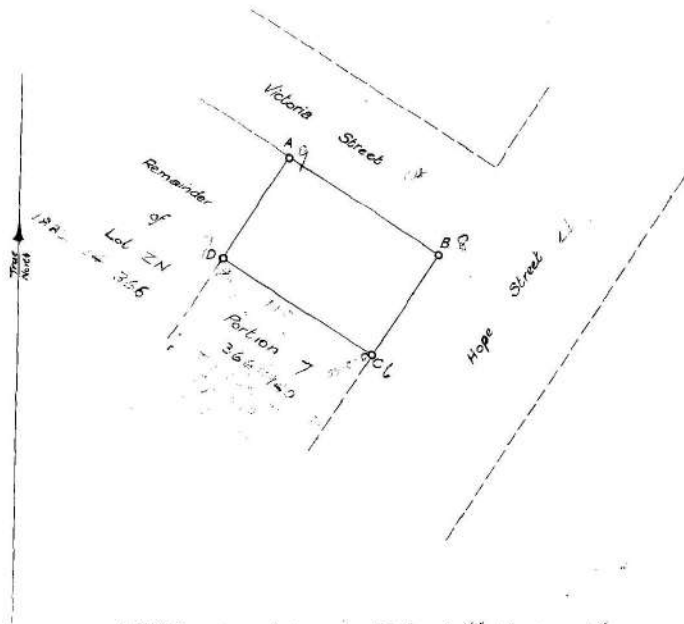
ANNEXURE "F" - SURVEYOR GENERAL DIAGRAM FOR ERF 2596 GEORGE

SIDES Cape Feet		ANGLES	
AB	110 ✓	A	90° 0' 0"
BC	75 ✓	B	90° 0' 0"
CD	110 ✓	C	90° 0' 0"
DA	75 ✓	D	90° 0' 0"

S. G. No. 1388/1940
to 1

Approved

J. J. Gillies
Surveyor-General.



A, B, C, D are round iron pegs 18" long & 1/2" diameter. ✓

X Now Erf 2596
GEORGE

Scale 1:1000 Cape Feet.

The figure ABCD _____

represents 8250 Sq. Feet of land being

Portion 6 of Lot ZN
situate in the Municipality of George _____

Division of George _____ Province of Cape of Good Hope.

Surveyed in Sept. 1959 by me

D. Basual

Land Surveyor **S**

This diagram is annexed to
Transfer Deed No 6988
dated 15.7.1940 in
favour of Robert J.
Barnard

Registrar of Deeds

The original diagram is
No. 626, 1882 annexed to
Transfer Deed No 366 dated 16.3.1882
i.o. Arthur Brown.

1882. 14. 366.

S.G. File No.
S.R. No. E. 12/1940.
George Shee **C**
NTU. BL-7DD
X 42

B. & P.C.T.

ANNEXURE "G" – GENERAL PLAN 558^{LD} FOR ERVEN 2599, 2610 AND 2611 GEORGE



T.P
GENERAL PLAN 558^{L.D}

S.G. No 6490/44

Approved

J. Bouma
 Surveyor-General
 1-7-1945

WISTARIA SUBDIVIDED ESTATE

In extent 2 2098 Morgen comprising 20 Erven numbered 1 to 20 and a Street being Remainder of Lot ZN

situate in the Municipality and Division of George, Province Cape of Good Hope.

Vide dgm. No 6489/1944 annexed to 1939-108-5318 Erf 2598

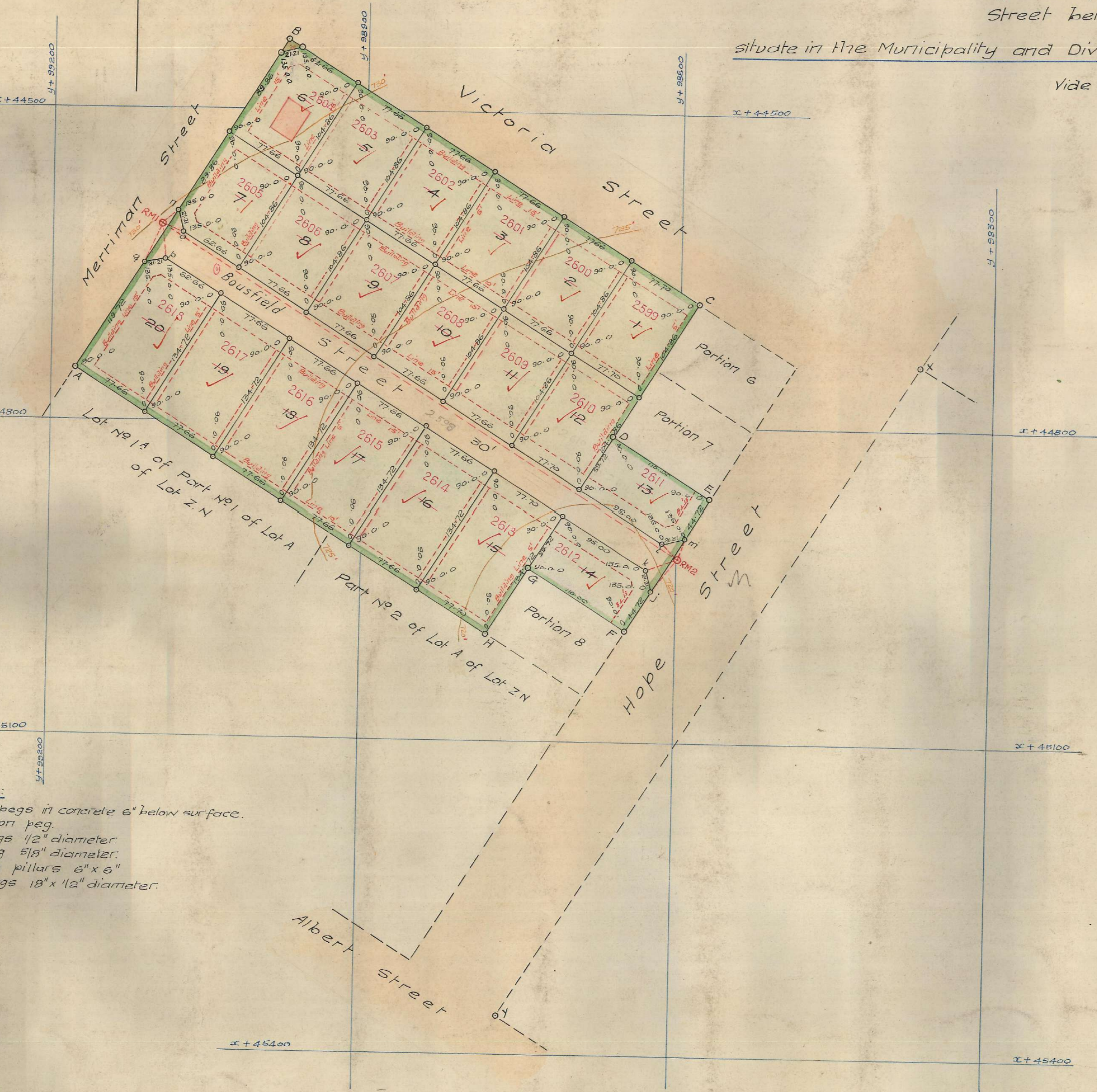
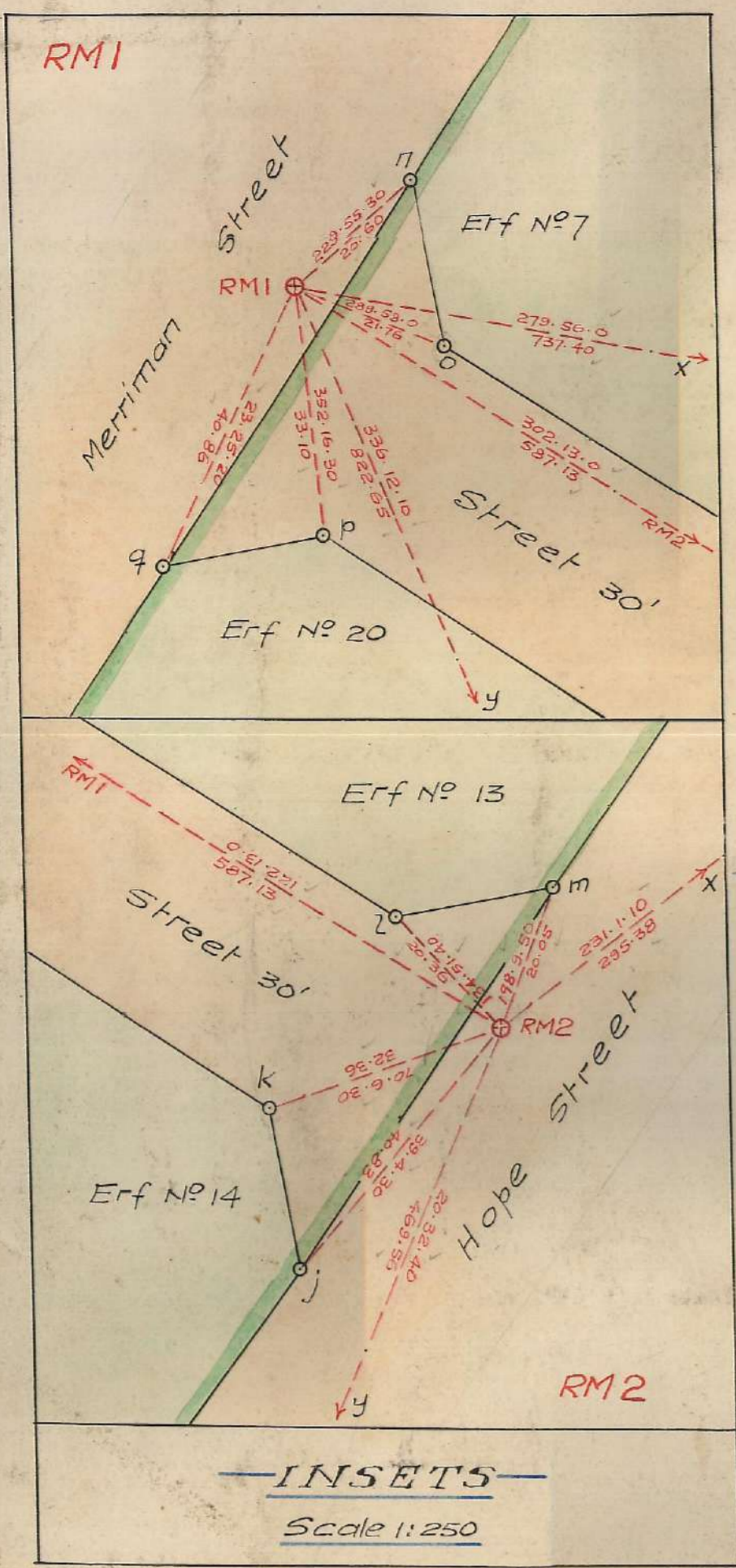
The beacons of each Erf represented on this plan are in accordance with regulation, and have been placed under my supervision. Surveyed in July 1944 by me

R.D. Dumbella
 Land Surveyor.

Approved under the provisions of Ordinance No. 83 of 1934. No. 8775/44

In terms of Section 10 of Ordinance No. 83 of 1934, the Administrator has granted the application to establish this Township. Geo. Prov. No. 2146/44, dated 26.6.1945. T.P. File 29/22

Notified as an Approved Township in terms of Section 23 (5) of Ord. No. 83 of 1934. See Ordinance No. 331, dated 23.9.45. Prov. Gaz. No. 2188, dated 21.9.1945



Data of Main Figure

Sides Cape Feet	Angles of Deflection	Co-ordinates x	Co-ordinates y
AB 374.44	212.14	O	A + 99175.73 + 44749.82
BC 466.00	302.14	O	B + 98976.02 + 44432.09
CD 150.00	32.14	O	C + 98591.84 + 44681.64
DE 110.00	302.14	O	D + 98661.85 + 44808.52
EF 149.44	32.14	O	E + 98568.80 + 44867.19
FG 110.00	122.14	O	F + 98648.50 + 44993.60
GH 75.00	32.14	O	G + 98741.55 + 44934.93
HA 466.00	122.14	O	H + 98791.55 + 44998.37
		X	+ 98969.29 + 44738.26
		Y	+ 98763.69 + 45362.77

Co-ordinates of Block Corners

Point	x	y
J	+ 98624.65 + 44955.71	11 + 99079.88 + 44597.80
K	+ 98629.34 + 44938.88	2 + 98975.19 + 44618.49
Z	+ 98613.34 + 44909.71	P + 99091.19 + 44643.86
M	+ 98592.65 + 44905.02	9 + 99111.88 + 44648.55

Co-ordinates of Reference Marks

Point	x	y
RM1	+ 98095.64 + 44611.06	RM2 + 98598.91 + 44924.07

Areas of Erven

Erf No	Sq Feet	Diagram No	Deed reference
2599	814.8	4820/1945	1945-305/15224
2600	814.3	4821/1945	1945-305/15224
2601	814.3	4822/1945	1945-305/15224
2602	814.3	4823/1945	1945-305/15224
2603	814.3	4824/1945	1947-340/15972
2604	803.1	4825/1945	1958-6042
2605	803.1	4826/1945	1945-305/15229
2606	814.3	4827/1945	1945-356/17766
2607	814.3	4828/1945	1945-356/17767
2608	814.3	4829/1945	1945-356/17768
2609	814.3	4830/1945	1946-34-1634
2610	814.3	4831/1945	1945-356/17769
2611	814.3	4832/1945	1945-305/15230
2612	814.3	4833/1945	1945-356/17770
2613	1046.2	4834/1945	1945-356/17771
2614	1046.2	4835/1945	1945-356/17772
2615	1046.2	4836/1945	1945-356/17773
2616	1046.2	4837/1945	1945-356/17774
2617	1046.2	4838/1945	1945-356/17774
2618	1035.0	4839/1945	1945-325/16239

LIST OF DEDUCTIONS.

ENDORSEMENTS AND ENCUMBRANCES.

No.	DESCRIPTION	DATE	BY
1	Street name added	1975/74 p. 223	W.G.

Description of Beacons:
 RMI, RM2 = 1/2" iron pegs in concrete 6" below surface.
 A = Tyre iron peg.
 C, D, E, F, G = Iron pegs 1/2" diameter.
 H = Iron peg 5/8" diameter.
 X, Y = concrete pillars 6" x 6".
 All other beacons = iron pegs 1/2" x 1/2" diameter.

FOR TRANSFER REFERENCES
 VIDE D.O. REGISTER
 Scale 1:750

Original diagram No 6489/1944
 Survey Records No E1772/1944
 File No S 8775/75
 Plan George Township Sh. 2

Allotment Area file: S 8775/74
 Main file: S 8775
 Noting Plan BL-7DD: X-42
 Degree Sheet: BL-7DD
 George Erf Schedule

GEORGE ALLOTMENT AREA.

Numbered under the Provisions of the Deeds Registries Act No 47/1937. Noting Plan BL-7DD: X-42. Alteration to numbers shown in Reg. *R.D. Dumbella* For Surveyor-General 29.7.1945

BL-7DD: X-42
 NOTED ON George Township Sh. 2.
 DATE 18.7.45 *W.G.*

558



ANNEXURE "H" - TITLE DEED FOR ERF 2595 GEORGE

Prepared by me

CONVEYANCER
DE WAAL ESTERHUYSE
(78531)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 1 750 000-00	R. 1 544-00
Reason for Exemption	Category Exemption	Exemption i to. Sec/Reg. Act/Proc.

VERBIND MORTGAGED	
VIA FOR R 1 750 000-00	
B 000031936 / 2024	
2024 -10- 31	REGISTRATEUR/REGISTRAR

DATA / VERIFY
02 NOV 2024
Sinazo Xhiphu

T 000069042 / 2024

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

Celeste Lizanne Kurucz 89833

appeared before me, the Registrar of Deeds at Cape Town, the said appearer, being duly authorised thereto by a power of attorney granted to him by

K2020197232 (SOUTH AFRICA) PROPRIETARY LIMITED
REGISTRATION NUMBER 2020/197232/07

signed at GEORGE on 10 SEPTEMBER 2024

WENDY FANTI
1-11-2024
DATA / CAPTURE

And the appearer declared that:

Whereas the Transferor had truly and legally sold the undermentioned property on 4 March 2024 by Private Treaty

Now therefore the Appearer on behalf of the Transferor, did by these presents, cede and transfer to and on behalf of

The Trustees of JVR GROUP PROPERTY TRUST
Registration Number IT000003/2022(B)

its successors in office or assigns, in full and free property

ERF 2595 GEORGE,
IN THE MUNICIPALITY AND DIVISION OF GEORGE,
PROVINCE OF THE WESTERN CAPE

IN EXTENT 818 (EIGHT HUNDRED AND EIGHTEEN) SQUARE METRES

FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER T2088/1940 WITH
DIAGRAM NUMBER 366/1940 RELATING THERETO AND HELD BY DEED OF
TRANSFER NUMBER T38456/2022

SUBJECT to the terms and conditions referred to in Deed of Transfer Number T886/1922.

WHEREFORE the appearer, renouncing all the rights and title the said

K2020197232 (SOUTH AFRICA) PROPRIETARY LIMITED
Registration Number 2020/197232/07

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

The Trustees of JVR GROUP PROPERTY TRUST
Registration Number IT000003/2022(B)

its successors in office or assigns, now is and henceforth shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally acknowledging that the purchase price is the amount of R1 750 000,00 (One Million Seven Hundred and Fifty 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 at Cape Town on
31 October 2024

Signature of appearer q.q.

In my presence


Registrar of Deeds

ANNEXURE "I" - TITLE DEED FOR ERF 2596 GEORGE

Prepared by me

CONVEYANCER
DE WAAL ESTERHUYSE
(78531)

Deeds Office Registration fees as per Act 47 of 1937.		
	Amount	Office Fee
Purchase Price	R. 1 750 000-00	R. 1 544-00
Reason for Exemption	Category Exemption	Exemption i to. Sec/Reg. Act/Proc.

VERBIND MORTGAGED	
VIA FOR R. 1 750 000-00	
B 0000319377/2024	
2024-10-31	
REGISTRATEUR/REGISTRAR	

DATA / VERIFY
02 NOV 2024
Sinazo Xhiphu

T 000069043 / 2024

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

Celeste Lizanne Kurucz 89833

appeared before me, the Registrar of Deeds at Cape Town, the said appearing, being duly authorised thereto by a power of attorney granted to him by

K2020197232 (SOUTH AFRICA) PROPRIETARY LIMITED
REGISTRATION NUMBER 2020/197232/07

signed at GEORGE on 10 SEPTEMBER 2024

DATA / CAPTURE
-11- 2024
WENNY FANTU

And the appearer declared that:

Whereas the Transferor had truly and legally sold the undermentioned property on 4 March 2024 by Private Treaty

Now therefore the Appearer on behalf of the Transferor, did by these presents, cede and transfer to and on behalf of

**The Trustees of JVR GROUP PROPERTY TRUST
Registration Number IT000003/2022(B)**

its successors in office or assigns, in full and free property

**ERF 2596 GEORGE,
IN THE MUNICIPALITY AND DIVISION OF GEORGE,
PROVINCE OF THE WESTERN CAPE**

IN EXTENT 818 (EIGHT HUNDRED AND EIGHTEEN) SQUARE METRES

FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER T6988/1940 WITH
DIAGRAM SG NUMBER 1388/1940 RELATING THERETO AND HELD BY DEED OF
TRANSFER NUMBER T38455/2022

SUBJECT to the benefits referred to in Deed of Transfer Number T6988/1940.

WHEREFORE the appearer, renouncing all the rights and title the said

K2020197232 (SOUTH AFRICA) PROPRIETARY LIMITED
Registration Number 2020/197232/07

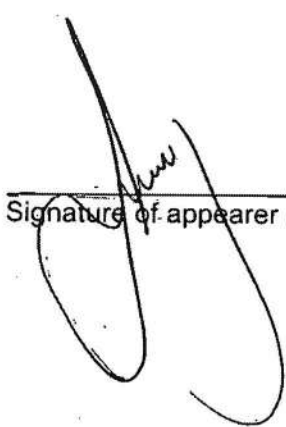
heretofore had to the premises, did, in consequence also acknowledge them to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said

The Trustees of JVR GROUP PROPERTY TRUST
Registration Number IT000003/2022(B)

its successors in office or assigns, now is and henceforth shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally acknowledging that the purchase price is the amount of R1 750 000,00 (One Million Seven Hundred and Fifty Thousand Rand).

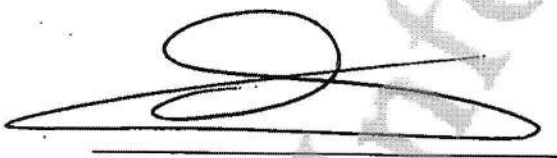
IN WITNESS WHEREOF I, the said Registrar, together with the appearer, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds at Cape Town on
31 October 2024



Signature of appearer q.q.

In my presence




Registrar of Deeds

ANNEXURE "J" - TITLE DEED FOR ERF 2599 GEORGE

Prepared by me

CONVEYANCER
DE WAAL ESTERHUYSE
(78531)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 1 820 000.00	R. 1 544.00
Reason for Exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

VERBIND MORTGAGED	
VIR FOR R. 1 820 000.00	
B 000031938 / 2024	
2024 -10- 31	REGISTRATEUR/REGISTRAR

DATA / VERIFY
02 NOV 2024
Sinazo Xhiphu

T 000009044 / 2024

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

Celeste Lizanne Kurucz 89833

appeared before me, the Registrar of Deeds at Cape Town, the said appearer, being duly authorised thereto by a power of attorney granted to him by

K2020197232 (SOUTH AFRICA) PROPRIETARY LIMITED
REGISTRATION NUMBER 2020/197232/07

signed at GEORGE on 10 SEPTEMBER 2024

DATA / CAPTURE
1 -11- 2024
WENDY FANTJ

And the appearer declared that:

Whereas the Transferor had truly and legally sold the undermentioned property on 4 March 2024 by Private Treaty

Now therefore the Appearer on behalf of the Transferor, did by these presents, cede and transfer to and on behalf of

**The Trustees of JVR GROUP PROPERTY TRUST
Registration Number IT000003/2022(B)**

its successors in office or assigns, in full and free property

**ERF 2599 GEORGE,
IN THE MUNICIPALITY AND DIVISION OF GEORGE,
PROVINCE OF THE WESTERN CAPE**

IN EXTENT 808 (EIGHT HUNDRED AND EIGHT) SQUARE METRES

FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER T15224/1945 WITH DIAGRAM NUMBER 4820/1945 RELATING THERETO AND HELD BY DEED OF TRANSFER NUMBER T38458/2022

- A. SUBJECT to the terms and conditions referred to in Deed of Transfer Number T5318/1939.

WHEREFORE the appearer, renouncing all the rights and title the said

K2020197232 (SOUTH AFRICA) PROPRIETARY LIMITED
Registration Number 2020/197232/07

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

The Trustees of JVR GROUP PROPERTY TRUST
Registration Number IT000003/2022(B)

its successors in office or assigns, now is and henceforth shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally acknowledging that the purchase price is the amount of R1 820 000,00 (One Million Eight Hundred and Twenty 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 at Cape Town on
31 October 2024

Signature of appearer q.q.

In my presence

Registrar of Deeds

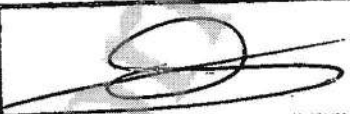
ANNEXURE "K" - TITLE DEED FOR ERF 2610 GEORGE

Prepared by me

CONVEYANCER
DE WAAL ESTERHUYSE
(78531)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 1 860 000.00	R. 1 544.00
Reason for Exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

DATA / VERIFY
02 NOV 2024
Sinazo Xhiphu

VERBIND MORTGAGED	
VIA FOR R. 1 860 000.00	
B 000031939 / 2024	
R. 2024 -10- 31	REGISTRATEUR/REGISTRAR

T 000069045 / 2024

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

Celeste Lizanne Kurucz 89833

appeared before me, the Registrar of Deeds at Cape Town, the said appearer, being duly authorised thereto by a power of attorney granted to him by

K2020197232 (SOUTH AFRICA) PROPRIETARY LIMITED
REGISTRATION NUMBER 2020/197232/07

signed at GEORGE on 10 SEPTEMBER 2024

DATA / CAPTURE
1 -11- 2024
WENDY FAINTZ

And the appearer declared that:

Whereas the Transferor had truly and legally sold the undermentioned property on 4 March 2024 by Private Treaty

Now therefore the Appearer on behalf of the Transferor, did by these presents, cede and transfer to and on behalf of

The Trustees of JVR GROUP PROPERTY TRUST
Registration Number IT000003/2022(B)

its successors in office or assigns, in full and free property

ERF 2610 GEORGE,
IN THE MUNICIPALITY AND DIVISION OF GEORGE,
PROVINCE OF THE WESTERN CAPE

IN EXTENT 808 (EIGHT HUNDRED AND EIGHT) SQUARE METRES

FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER T17769/1945 WITH DIAGRAM NUMBER 4831/1945 RELATING THERETO AND HELD BY DEED OF TRANSFER NUMBER T38453/2022

- A. SUBJECT to the conditions referred to in Deed of Transfer Number T5318/1939;
- B. SUBJECT FURTHER to the following conditions mentioned in the said Deed of Transfer Number T17769/1945, imposed by the Administrator of the Cape Province, under the provisions of Ordinance 33 of 1934 at the time of approval of Wistaria Onverdeelde Landgoed:

(a) – (d)

AS BEING IN FAVOUR OF THE ADMINISTRATOR:

- (e) "That this erf be not subdivided except with the consent in writing of the Administrator."

AS BEING IN FAVOUR OF THE GEORGE MUNICIPALITY:

- (f) "That the owner of this erf shall be obliged to allow drainage and/or sewage of any other erf or erven to be conveyed across this erf, if deemed necessary by the Council of the Municipality of George, and in such manner and in such position as may from time to time be reasonably required by the said Municipal Council. This right may be exercised by the Council, without payment of compensation and shall include the right of access to the property at any reasonable time by the Council's officials and workmen in order to construct, alter, maintain, remove or inspect sewers, manholes, channels, conduits or other works pertaining to the sewerage or drainage systems."

WHEREFORE the appearer, renouncing all the rights and title the said

K2020197232 (SOUTH AFRICA) PROPRIETARY LIMITED
Registration Number 2020/197232/07

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

The Trustees of JVR GROUP PROPERTY TRUST
Registration Number IT000003/2022(B)


its successors in office or assigns, now is and henceforth shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally acknowledging that the purchase price is the amount of R1 860 000,00 (One Million Eight Hundred and Sixty 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 at Cape Town on

31 October 2024

In my presence


Registrar of Deeds



Signature of appearer q.q.

ANNEXURE "L" - TITLE DEED FOR ERF 2611 GEORGE

Prepared by me

CONVEYANCER
DE WAAL ESTERHUYSE
(78531)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 1 820 000-00	R. 1544-00
Reason for Exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

VERBIND		MORTGAGED	
VIR FOR R. 1 820 000-00			
B	000031940 / 2024		
2024 -10- 31		REGISTRATEUR/REGISTRAR	

DATA / VERIFY
02 NOV 2024
Sinazo Xhiphu

T 000069046 / 2024

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

Celeste Lizanne Kurucz 89833

appeared before me, the Registrar of Deeds at Cape Town, the said appearer, being duly authorised thereto by a power of attorney granted to him by

K2020197232 (SOUTH AFRICA) PROPRIETARY LIMITED
REGISTRATION NUMBER 2020/197232/07

signed at GEORGE on 10 SEPTEMBER 2024

DATA / CAPTURE
10-11-2024
WENDY

And the appearer declared that:

Whereas the Transferor had truly and legally sold the undermentioned property on 4 March 2024 by Private Treaty

Now therefore the Appearer on behalf of the Transferor, did by these presents, cedé and transfer to and on behalf of

The Trustees of JVR GROUP PROPERTY TRUST
Registration Number IT000003/2022(B)

its successors in office or assigns, in full and free property

ERF 2611 GEORGE,
IN THE MUNICIPALITY AND DIVISION OF GEORGE,
PROVINCE OF THE WESTERN CAPE

IN EXTENT 640 (SIX HUNDRED AND FORTY) SQUARE METRES

FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER T15230/1945 WITH
DIAGRAM NUMBER 4832/1945 RELATING THERETO AND HELD BY DEED OF
TRANSFER NUMBER T38454/2022

A. SUBJECT to the conditions referred to in Deed of Transfer Number T5318/1939.

WHEREFORE the appearer, renouncing all the rights and title the said

K2020197232 (SOUTH AFRICA) PROPRIETARY LIMITED
Registration Number 2020/197232/07

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

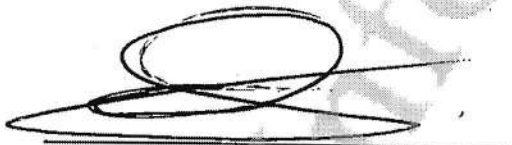
The Trustees of JVR GROUP PROPERTY TRUST
Registration Number IT000003/2022(B)

its successors in office or assigns, now is and henceforth shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally acknowledging that the purchase price is the amount of R1 820 000,00 (One Million Eight Hundred and Twenty Thousand Rand).

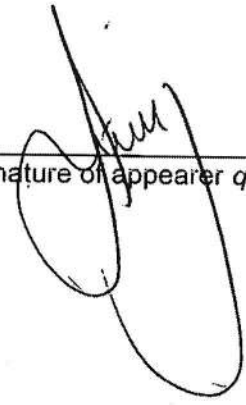
IN WITNESS WHEREOF I, the said Registrar, together with the appearer, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds at Cape Town on
31 October 2021

In my presence



Registrar of Deeds



Signature of appearer q.q.

③

ANNEXURE "M" – TRUST LETTER OF AUTHORITY



the **doj & cd**

Department:
Justice and Constitutional Development
REPUBLIC OF SOUTH AFRICA

MASTER OF THE HIGH COURT: BLOEMFONTEIN

Private Bag X20584, Southern Life Building, Bloemfontein, 9300
Bloemfontein, 9300

Ref : IT000003/2022(B)

Masters Office(MO) Box:

Enq:

E-mail: MasterBloemfontein@justice.gov.za

Your Ref :

TOTAL BUSINESS SOLUTIONS

TO BE COLLECTED

Meneer/ Menere/Mevrou/Mejuffrou
Mr/Sirs/Madam

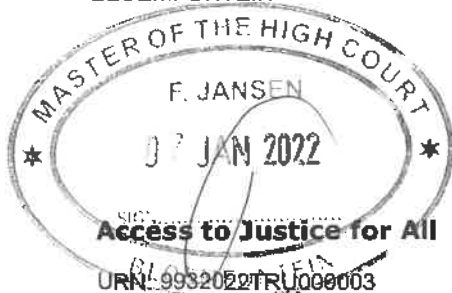
RE: JVR GROUP PROPERTY TRUST

Items gemerk "X" is aangeheg.
Items marked "X" are attached.

- Letters of Authority
- Amended Letters of Authority

Die uwe/Yours faithfully

**MEESTER VAN DIE HOOGGEREGSHOF
MASTER OF THE HIGH COURT
BLOEMFONTEIN**





REPUBLIC OF SOUTH AFRICA

MAGTIGINGSBRIEF LETTERS OF AUTHORITY

Ingevolge Artikel 6(1) van die Wet op Beheer oor Trustgoed, 1988 (Wet 57 van 1988)
In terms of Section 6(1) of the Trust Property Control Act, 1988 (Act 57 of 1988)

No: IT000003/2022(B)

Hiermee word gesertifiseer dat /
This is to certify that

- 1) **MARLO JANSE VAN RENSBURG - 8009165032080 (ID)**
- 2) **ANNA DEBORA JANSE VAN RENSBURG - 8302030138087 (ID)**
- 3) **JOHANNES HENDRIK MALAN MULLER - 8702045210088 (ID), Representing: TBS INDEPENDENT CONSULTANTS (PTY) LTD - 2015/239524/07**

gemagtig word om op te tree as trustee(s) van die /
is/are hereby authorized to act as trustee(s) of the

JVR GROUP PROPERTY TRUST

GEGEE onder my hand te _____ op hede die _____ dag van _____
GIVEN under my hand at BLOEMFONTEIN this 6th day of JANUARY year 2022

Signature

**ASSISTENT MEESTER
ASSISTANT MASTER**



DEPARTMENT OF JUSTICE AND CONSTITUTIONAL DEVELOPMENT

Captured by: DOJCD\FRJANSEN

URN: 9932022TRU000003

Approved by: DOJCD\EMPLOKENG

ANNEXURE "N" – TRUST RESOLUTION

RESOLUTION PASSED AT A MEETING OF THE TRUSTEES OF JVR GROUP PROPERTY TRUST IT 3/2022(b) ON 18 NOVEMBER 2024

RESOLVED THAT :

Marlo Janse van Rensburg in his capacity as a Trustee of JVR Group Property Trust IT 3/2022(B) be authorised to appoint Jan Vrolijk Town Planner/Stadsbeplanner to prepare, sign and submit the following application to the George Municipality:

1. An application in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 for a consent use for "Student Accommodation" on Erven 2595, 2596, 2599, 2610 and 2611 George.
2. To sign all documents which may be necessary for the mentioned application.


MEMBERS

SIGNATURE


Marlo Janse van Rensburg



Anna Debora Janse van Rensburg



Johannes Hendrik Malan Muller (N.O)



ANNEXURE "O" - POWER OF ATTORNEY

POWER OF ATTORNEY

I, the undersigned

Marlo Janse van Rensburg

in my capacity as the authorised Trustee of the

JVR Group Property Trust IT 3/2022(B)

the registered owner of

Erven 2595, 2596, 2599, 2610 and 2611 George

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

An application in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 for a consent use for "Student Accommodation" on Erven 2595, 2596, 2599, 2610 and 2611 George.

Signed at George on 18 November 2024



Marlo Janse van Rensburg

ANNEXURE "P" - BONDHOLDER'S CONSENT



9 December 2024

George Municipality
Town Planning

Attention: Mr Jan Vrolik

Regarding JVR Group Property Trust:

This letter serves as confirmation that the JVR Group Property Trust recently acquired the following properties. These properties will form part of their business model in providing student accommodation to the bursary students of NMU George Campus.

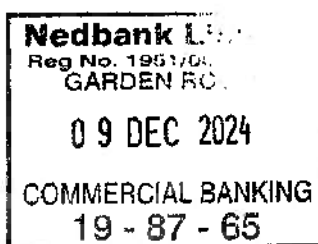
The properties as follow:

- ERF 2595 George
- ERF 2596 George
- ERF 2599 George
- ERF 2610 George
- ERF 2611 George

JVR Group Property Trust is client of good standing with Nedbank and I trust you will find the above in order, if not, please do not hesitate to contact me in this regard.

Kind regards,


Fanie Van Staden
Business Manager
Nedbank Commercial Banking
Garden Route
082 463 4737



Commercial Banking | Garden Route | George

108 York Street 1st floor George 6530
T 044 805.1000 F 044 805 1295

Directors: AD Mminele (Chairperson) JP Quinn (Chief Executive) HR Brody (Lead Independent Director) BA Dames MH Davis (Chief Financial Officer) NP Dongwana Dr MA Hermanus
EM Kruger P Langeni RAG Leith L Makalima MC Nkuhlu (Chief Operating Officer) Dr TM Nombembe S Subramoney
Company Secretary: J Katzin 15.07.2024.

nedbank.co.za

NEDBANK

ANNEXURE "Q" - CONVEYANCER CERTIFICATE

19-11-24

CONVEYANCER'S CERTIFICATE

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

ERVEN 2595, 2596, 2599, 2610 AND 2611 GEORGE

APPLICATION DETAILS

An application in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 for a consent use for "Student Accommodation" on Erven 2595, 2596, 2599, 2610 and 2611 George.

APPLICATION DATE

November 2024

I, the undersigned

ANDALEEN CHIMES a duly qualified and admitted Conveyancer, practicing at A Chimes & Van Wyk Attorneys, Cathedral Street, George

do hereby certify as follows:

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

T69042/2024

(current Title Deed)

in respect of:

ERF 2595 GEORGE

IN THE MUNICIPALITY AND DIVISION OF GEORGE

WESTERN CAPE PROVINCE

IN EXTENT: 818 (EIGHT ONE EIGHT) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T69042/2024

REGISTERED in the name of

THE TRUSTEES OF JVR GROUP PROPERTY TRUST IT 000003/2022(B)

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

T69043/2024

(current Title Deed)

in respect of:

**ERF 2596 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

IN EXTENT: 818 (EIGHT ONE EIGHT) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T69043/2024

REGISTERED in the name of

THE TRUSTEES OF JVR GROUP PROPERTY TRUST IT 000003/2022(B)

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

T69044/2024

(current Title Deed)

in respect of:

**ERF 2599 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE**

WESTERN CAPE PROVINCE

IN EXTENT: 808 (EIGHT ZERO EIGHT) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T69044/2024

REGISTERED in the name of

THE TRUSTEES OF JVR GROUP PROPERTY TRUST IT 000003/2022(B)

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

T69045/2024

(current Title Deed)

in respect of:

ERF 2610 GEORGE

IN THE MUNICIPALITY AND DIVISION OF GEORGE

WESTERN CAPE PROVINCE

IN EXTENT: 808 (EIGHT ZERO EIGHT) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T69045/2024

REGISTERED in the name of

THE TRUSTEES OF JVR GROUP PROPERTY TRUST IT 000003/2022(B)

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

T69046/2024

(current Title Deed)

in respect of:

**ERF 2611 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

IN EXTENT: 640 (SIX FOUR ZERO) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T69046/2024

REGISTERED in the name of

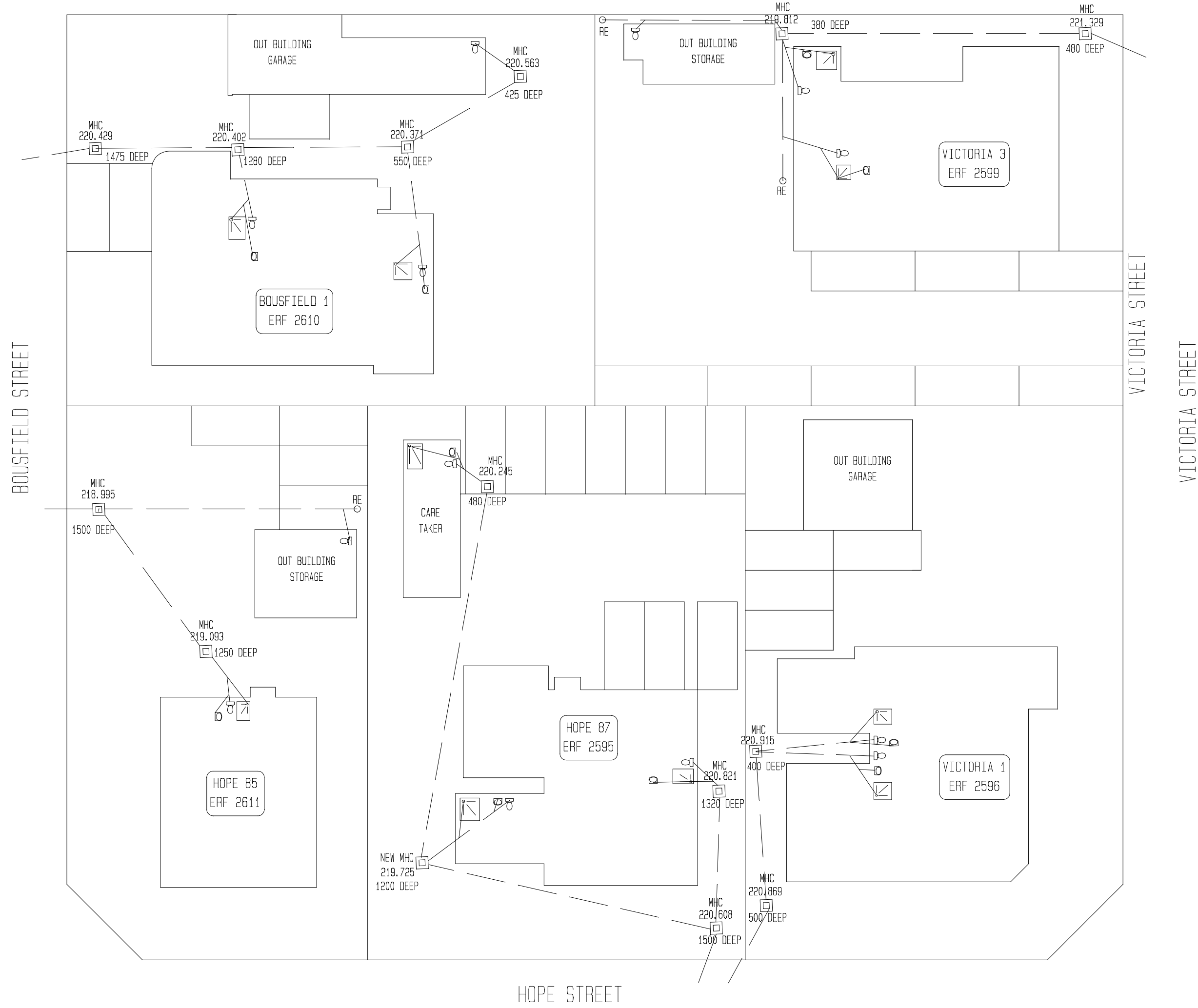
THE TRUSTEES OF JVR GROUP PROPERTY TRUST IT 000003/2022(B)

6. I have appraised myself with the details of the abovementioned Land Development Application.
7. The abovementioned Title Deeds contain no conditions restricting the contemplated Land Use in terms of the abovementioned Land Development Application.
8. There are bonds registered over each property.

SIGNED at George on 18 November 2024


CONVEYANCER

ANNEXURE "R" – EXISTING SERVICES LAYOUT PLAN



SERVICES LAYOUT