

**Our Ref.:** 1366/GEO/24

**Your Ref.:** Erven 1785 & 1786, Tyolora

03 February 2025

The Municipal Manager  
George Municipality  
PO Box 19  
GEORGE  
6530

**ATTENTION: MS. ILANÉ HUYSER**

Dear Ms. Huyser,

**PROPOSED CONSOLIDATION, REZONING AND DEPARTURES: ERF 1366, TYOLORA, GEORGE MUNICIPALITY AND DIVISION, WESTERN CAPE PROVINCE**

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

Yours faithfully  
**DELPLAN Consulting**



**DELAREY VILJOEN Pr. Pln**

<https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2024/1366-GEO-24/Korrespondensie/Cover letter.doc>

**Cc: CNS Group**

**PROPOSED CONSOLIDATION, REZONING AND DEPARTURE ON ERVEN 1785 & 1786, TYOLORA, GEORGE MUNICIPALITY AND DIVISION**



**FOR: CNS GROUP**



URBAN & REGIONAL PLANNERS

DEVELOPMENT ENVIRONMENT LINK

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**PROPOSED CONSOLIDATION, REZONING AND DEPARTURE ON ERVEN 1785 & 1786, TYOLORA,  
GEORGE MUNICIPALITY AND DIVISION**

**1. INTRODUCTION**

The erven are currently vacant and undeveloped, thus making it underutilised. The respective erven will need to be consolidated, the owner hopes to rezone the property to GRZIV (General Residential Zone IV) as this will allow for the utilisation of Flats. Certain parameters will also be applied for. The owner appointed *DELPLAN Consulting* to prepare and submit the required land use application. A copy of the Power of Attorney to submit this land use application is attached as **Annexure 1**.

**1.1 Title Deed**

The subject property is registered in the name of CNS Group CC according to Title Deed T26717/2024. The properties measure 700m<sup>2</sup> & 704m<sup>2</sup> respectively. The title deed is attached as **Annexure 2** and accompanying SG diagram is attached as **Annexure 3**.

There are no title deed restrictions prohibiting the proposed application, this is confirmed with the conveyancer's certificate attached as **Annexure 4**.

**1.2 Land Use Application**

This land use application entails the following:

**1. Consolidation** in terms of Section 15(2) (e) of the George Municipality: Land Use Planning By-Law, 2023 of Erven 1785 (700m<sup>2</sup>) & 1786, Tyolora (704m<sup>2</sup>) into one erf.

**2. Rezoning** in terms of Section 15(2) (a) of the George Municipality: Land Use Planning By-Law, 2023 of Erven 1785 & 1786, Tyolora from *Industrial Zone I* (Light industry) to *General Residential Zone IV* (Flats).

**3. Departure** in terms of Section 15(2) (b) of the George Municipality: Land Use Planning By-Law, 2023 to:

- relax the southern street building line from 5m to 3.2m and western side common boundary building line from 5m to 2.9
- relax the parking requirement of 44 (PT1) parking bays to 25 parking bays

## 2. CONTEXTUAL INFORMATION

### 2.1 The Locality of the Subject Property

The subject properties are located at 1 & 3 Khosi Street, Thembaletu and is abutted by this street on the northern side, as well as Nkonjane Street to the east and Nelson Mandela Boulevard to the south. Figure 1 shows the subject property in relation to other surrounding properties, the rest of Thembaletu and the N2. For a more detailed view, please refer to figure 2 and the locality plan attached hereto as **Annexure 5**.



**Figure 1:** The location of the subject property in relation to surrounding land uses



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

## 2.2 Existing Land Uses and Character of the Area

The subject properties are currently vacant. The total size will measure 1404m<sup>2</sup> and is big enough to accommodate flats use for especially student housing. The need for student housing is of significant importance as the Geroge area is severely lacking with regards to student housing. Currently students are spread throughout the residential landscape utilising formal flat developments as great cost well as backyard developments and granny flats. The need for an affordable, controlled environment which is student orientated is of significant importance. The surrounding area holds no such features; thus, the addition of this typology would be ideal.

The area is predominantly characterised by dwelling houses containing several home occupations. The abutting property to the west is currently vacant. It is along this property where a building departure from 4.5m to 3m is required. Since the property is vacant and other developments on this side are located at relatively far distances, no impact on the neighbouring properties is foreseen. There are no other directly abutting erven close to the proposed development as the development is abutted by 3 streets on the northern, western and southern side. Uses to the north as well as the west include residential uses as well as several churches. The Thembalethu Magistrate’s Court and Police Station can be found to the east.

The area is thus not identified as a purely residential zone, but a mixed-use zone containing many different uses. The community services map under section 4.1 also indicates that there are a variety of community orientated services in the vicinity of the proposed development. The proposed use will therefore fit well within the area as community services are conveniently located nearby. As the area is also not purely residential, the higher density housing typology would not set a completely new precedent for the area.



**Figure 3:** A photograph of the property with surrounding buildings, taken down Nelson Mandela Boulevard



**Figure 4:** A photograph of the property with surrounding buildings, taken down Nkonjane Street, towards Khosi Street

The subject erven are currently vacant and can be seen in figures 3 and 4. The erven are currently used for illegal dumping, among other things, thus adding an official use to the site would be a benefit to the area socially and visually. The Land Use Plan for the property and surrounds is attached herewith as **Annexure 6**.

### 2.3 Zoning

As can be seen in figure 5, the current zoning of the subject property according to the George Integrated Zoning Scheme By-Law is *Industrial Zone 1* (Light industry). Zoning particulars of surrounding properties can also be seen in this regard. **Annexure 7** shows a more complete overview of the existing zoning, with the proposed zoning indicated as **Annexure 8**.



**Figure 5:** Zoning of the subject erven with surrounding uses



### 3. DEVELOPMENT PROPOSAL

#### 3.1 Proposed Development

The development proposal entails the consolidation of the two erven, whereafter it will be rezoned to General Residential Zone IV to allow flats for the purpose of student housing. Parameters for “boarding hostel” were utilised for the purposes of this application to accommodate student housing. Departures are required to relax the southern street building line from 5m to 3.2m as well as the western side common boundary building line from 5m to 2.9m. The maximum height is not being encroached.

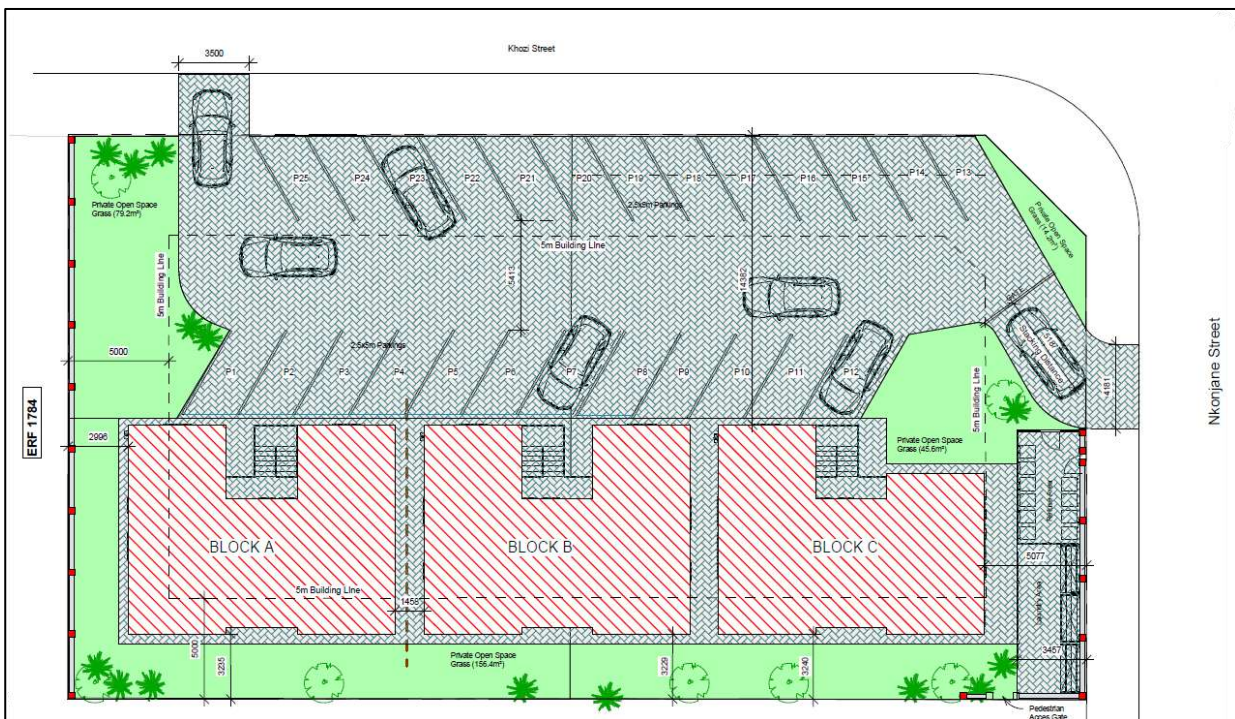


Figure 6: Site Plan Extract

A departure is also required to relax the parking requirement from 44 associated with student accommodation to 25. The parking reduction is motivated in three main points and is discussed in section 3.2. The first point being that there is a student shuttle stop close by, that travels to campus, which the students would use. The second point is the fact that the development is located along Nelson Mandela Boulevard where GoGeorge bus routes are located. The third point is based on the location and the fact that the development caters to students likely being in a lower income group. The individual car ownership would therefore be very low. Amenities such as a service yard and a refuse area are being provided as well as sufficient functional private open space thus the site is efficiently utilised. To further promote the use of surrounding amenities and community services towards Nelson Mandela Boulevard, a pedestrian gate access gate is also being added. This will ensure that the vehicle access gate be utilised only for its intended purpose, also increasing security.

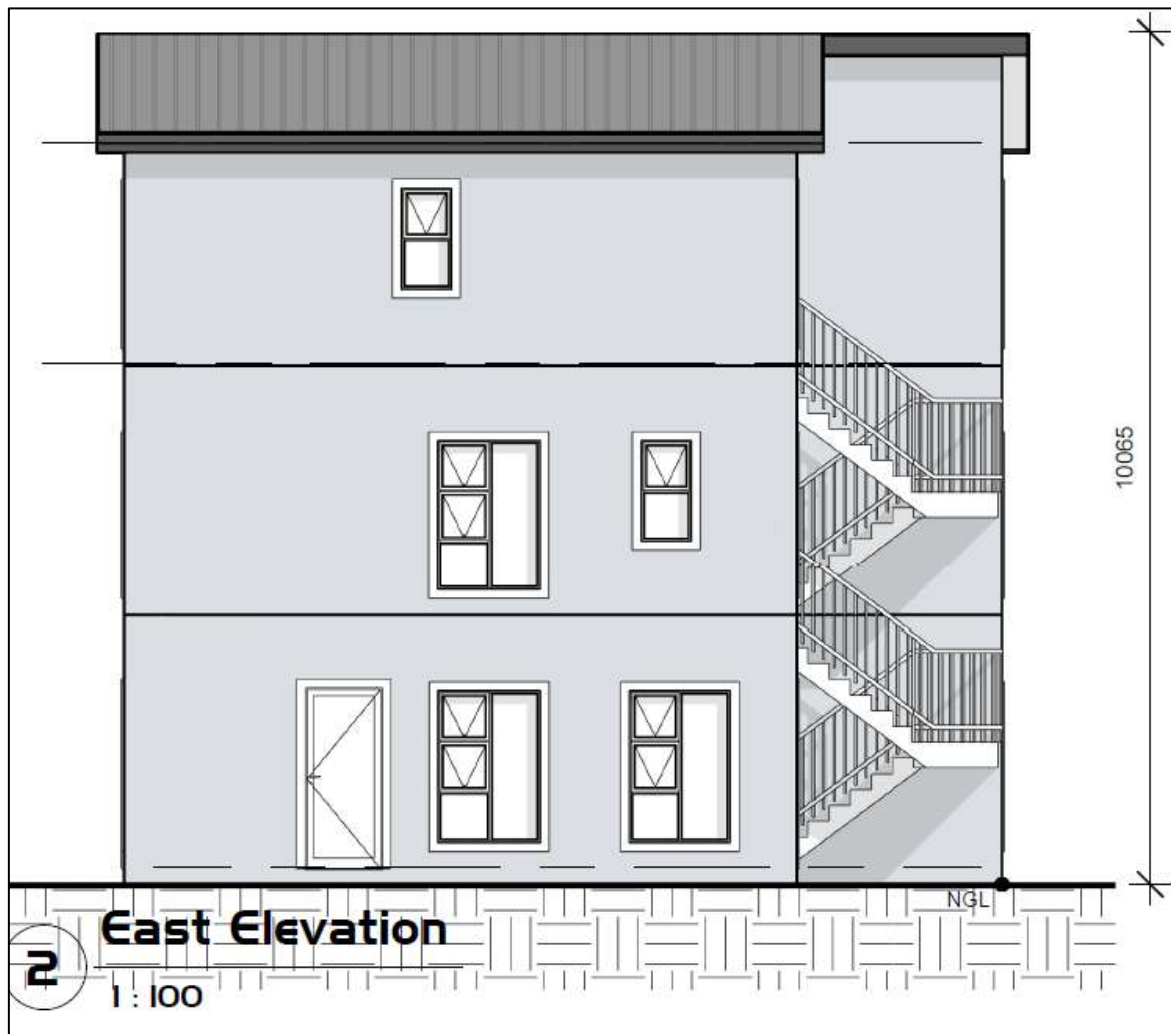


Figure 7: Elevation indicating the building line departure

Figures 6 and 7 serve as a visual aid regarding the development proposal, it can be seen that the 12m height restriction associated with student accommodation (place of instruction) is not being encroached. The Consolidation Plan is attached as **Annexure 9** with the Site Plan attached herewith as **Annexure 10**.

### 3.2 Accessibility and Parking

The development gains access off Nkonjane Street and exits onto Khosi Street. A setback line is proposed to ensure that vehicles do not obstruct the roadway. A total of 25 parking bays are proposed with 44 being required under “student accommodation”. The reduction in parking is motivated in three main points. The first point being that there is a student shuttle that travels to campus, which all students can use, thus they do not require their own transport for this purpose. The second point is the fact that the development is located along Nelson Mandela Boulevard where GoGeorge bus routes are located. The bus routes run throughout George at an affordable price, thus students can reach basically any destination in the George area by utilising this transport mode.

A Taxi service can also be utilised, should the need arise in addition to options such as Uber or Bolt where cost of rides can be shared. The third point is based on the fact that due to the development area and the fact that the development caters to students likely being in a lower income group, it is highly unlikely that more than 3 rooms in a unit containing 7 rooms in total, would have their own private transport. Noting that there are also two units containing 6 rooms each, and the fact that the caretaker requires two parking bays, the reduction in parking can therefore be sufficiently motivated on this site. The effect on the surrounding roadway is also minimal at best and is not considered significant. A pedestrian access is also being added off Nelson Mandela Boulevard to increase the walkability.

### 3.3 Engineering Services

The property is located in an already developed and serviced residential area. An electrical service report was compiled by De Villiers & Moore (attached as **Annexure 11**) and indicates the following:

The electrical report states that there is an existing 315kVA Muni substation in proximity to the site adjacent to the Thembaletu Courts and Police Station which will be utilised as the supply point. The report states that the development will not have a detrimental effect on the supply of existing consumers as the existing 11kV system has sufficient capacity. The development will have no negative effects on the electrical costs of the distribution authority as the necessary upgrades will be installed by the developer. No effects are foreseen on the environment as the services will be located within the road reserve to prevent the additional disturbances of vegetation. The Municipality already confirmed that the existing network does have sufficient capacity to accommodate the development and that the 315kVA supply point should be utilised.

### 3.4 Pre-Application

A Pre-application meeting was conducted on 20 March 2024 (**Annexure 12**), the following comments were made:

#### Town Planning comments

- The proposal is situated within an activity corridor and public transportation corridor. The MSDP identifies the location of the site as an intensification area.
- Mixed use development is prioritised for this specific area. The applicant is thus advised to consider a mixed-use development.

*Noted, the client wishes to densify but is not proposing a mixed-use ideology.*

- Note that there is no zoning description that allows for the uses/design as proposed.

- To consider a “Business Zone I” zoning with consent for ‘Boarding Hostel’. Need to revisit proposal to align with the land use description for ‘Boarding House”. Need to consider communal and recreational facilities.

*Noted, the proposal now includes flats.*

- Need to align with the Student Housing Policy. Please indicate where the ‘house manager/caretaker’ will reside.
- An active street frontage with business opportunities along Nelson Mandela Boulevard is encourage and applicant is advised to refer to the above-mentioned plans for the Ilisoletu NDP Node and engage with Municipality’s Spatial Planning Department.

*Noted, indicated as such.*

- Higher densities along Nelson Mandela Boulevard are a priority and are supported from a spatial planning point of view.

*Noted.*

#### **CES comments**

- Vehicle access will be restricted as per the GIZS 2023 to Nkonjane and Khozi Streets.
- All parking, including required movability, to be provided on the property in terms of the GIZS 2023. PT1 may be supported, subject to a land use application for parking relaxation.
- No parking will be allowed within the road reserve.

*Noted, included as such.*

- A TIA/TIS may be required.

*Noted. It was established that no study would currently be required.*

- An owner’s association/body corporate may be required for the maintenance of internal services, which shall include water, sewer and internal roads and associated stormwater.
- Water and sanitation are available subject to confirmation of capacity required.
- The developer will be required to install a bulk water meter.
- DC's will apply.
- Development to conform to the applicable Stormwater By-law

*All comments noted.*

#### **ETS comments**

- Electricity is available subject to confirmation of required capacity.
- Electrical Services Report will be required.
- DC's will apply.

*All comments noted.*

## 4. RELEVANT SPATIAL PLANNING POLICIES/OTHER POLICIES

This section briefly addresses the relevant spatial policy frameworks that provide guidance to development proposals in general and its applicability to this proposed development. These include:

### 4.1 George Municipal Spatial Development Framework (GMSDF) (2023)

This spatial document does not specifically address the subject property. The GMSDF does however, state that properties situated on public transport routes such as the GoGeorge bus system, should be densified. The subject property is located on the corner of Khosi Street and Nkonjane Street with Nelson Mandela Boulevard running past the property. As can be seen in figure 8, there are community services available in the area and the property is located within the densification zone. As can be seen in figure 9, the property is also located in next to the GoGeorge Bus route along Nelson Mandela Boulevard. The development falls within the urban edge and is not proposed within a discouraged growth area or ecologically sensitive area.

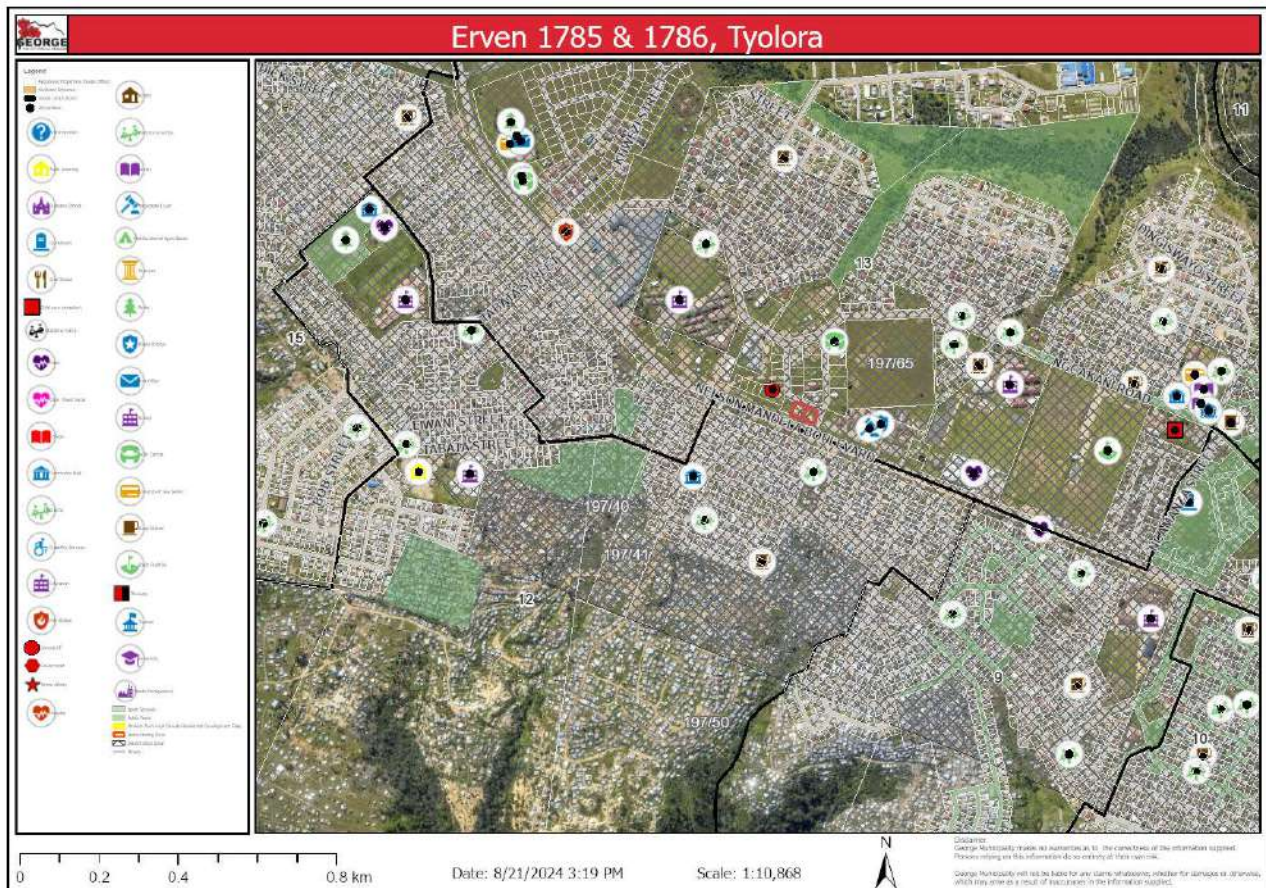


Figure 8: SDF spatial layer overlay with community services

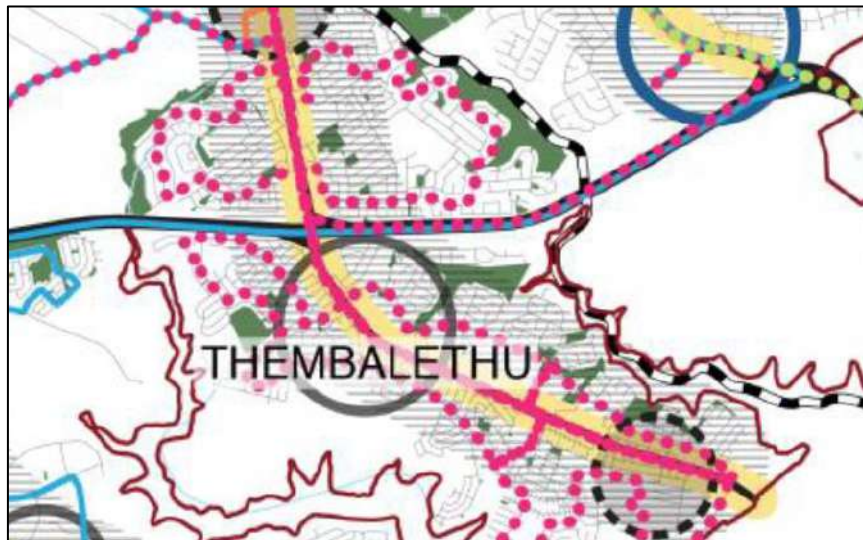


Figure 9: GoGeorge Bus Routes

The proposed rezoning is therefore in line with the densification policy for the area and the application adheres to parameters set forth by the GMSDF.

#### 4.2 Thembaletu Precinct Plan (2016)

The precinct plan identifies Nelson Mandela Boulevard as a major route. Densities of 40 du/ha are proposed by the Precinct Plan along Nelson Mandela Boulevard thus higher density developments are supported. Proposals should also include street frontage towards Nelson Mandela Boulevard. The Plan also places emphases on the development the area as an activity street through the promotion of mixed-use developments. Surrounding developments indicate differing uses than the land use proposal, thus the current proposal in that sense promotes mixed-use by providing housing opportunities in an area that would otherwise have maintained only business or industrial uses. Development proposal can be found in figure 10 with the subject properties indicated with a red arrow.

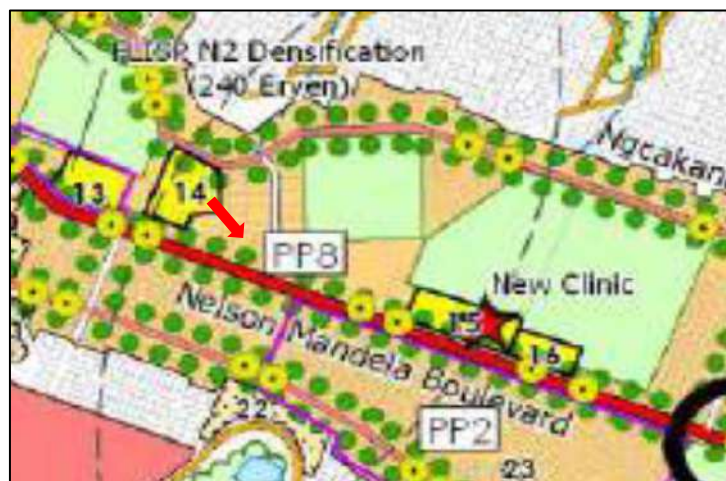


Figure 10: Precinct Plan extract indicating development proposals (yellow)

As can be seen in figure 10, the subject properties, though vacant, are not formally identified for development. As previously stated, there is a need for densified housing along major routes, moreover there is a significant shortage of student housing in George, which the development proposal aims to mitigate.

### **4.3 Urban Design Guidelines for High Density, Social and Affordable Housing (2023)**

The urban Design guidelines can be used to guide higher density developments to align with the spatial vision set forth by the Spatial Development Framework. The relevant factors are discussed below.

#### Location

- Within restructuring, densification and intensification zones and nodes noted in strategic Municipal documents
- Within appropriate locations which promote access to daily needs.
- In close proximity to public transport and employment opportunities

*The development proposal is located along Nelson Mandela Boulevard, therefore being in close proximity to shops, a clinic and transport opportunities as well as other community services.*

#### Maintenance and Management

*The Body Corporate will be responsible for this section, which will be established as part of the SDP application.*

#### Development blocks

- Promote maximum connectivity and flexibility through block layout that forms street grid
- Provide appropriately dimensioned development blocks, avoid oversized development blocks
- Ensure development blocks can accommodate a range of uses

*The development is already split into three blocks to “break” the visual impact and is only three storeys thus mitigating the effect it has on the surrounding environment.*

#### Height and massing

- Ensure context appropriate building heights and massing
- Enhance and protect views by appropriately located buildings and appropriate massing
- Buildings should be a minimum of 2 storeys
- Balance distribution of density across the site
- Located taller buildings at points of gateway

- 
- Define public space and structure routes with taller buildings
  - Vary heights of buildings to mitigate monotony
  - Maximise natural light through appropriate building heights

*The current height is far within the maximum allowed within densified areas, ground floor with two storeys on top, which are decently equal in their spatial distribution. Functional open space is also provided, and the development was created to convey a pleasant street frontage.*

#### Land use

- Align development land use and activities with Municipal Zoning By-law
- Encourage mix use, especially in primary and secondary nodal areas
- Promote safety and activity with ground floor commercial
- Create extroverted development blocks relating to streets and open spaces
- Cluster complementary uses

*The owners opted to maintain only a residential use on the property, but is located within the densification zone, thus higher density residential units are allowable and supported. The development will be fenced in, thus safety will not be a concern, also considering the fact that it is located opposite the Thembaletu Police Station.*

#### Building placement and coverage

- Promote a courtyard / perimeter block typology
- Define public realm by locating buildings to the street edge of the property
- Located parking to the rear of the plot
- Maximize coverage by minimising at-grade parking requirements where possible
- Layer privacy
- Orientated buildings north to maximise natural light opportunities
- Promote accessibility and integration by ensuring a single building is not over 70m long

*Parking is located to the rear (away from Nelson Mandela Boulevard) of the proposed development. The building is located as close as possible to the street edge without having an effect on the building lines. The unsightly design features (such as stairs) are located away from Nelson Mandela Boulevard. The stairs and parking area faces northwards. Three separate buildings are proposed, each being less than 15m long, thus no building will be close to the 70m length limit.*

#### Interface and street frontage

- Locate building facades fronting onto the public realm
- Create visual connections between inside and outside
- Locate buildings entrances along the street front



- Provide ground floor unit access with direct access
- Demarcate public and private realm
- Provide protection from the elements to pedestrians
- Incorporate balconies to provide passive surveillance
- Articulate facades of long, large buildings

*The front of the building is located as close as possible to the street edge without having an effect on the building lines. The unsightly design features (such as stairs) are located away from Nelson Mandela Boulevard. Ground level access is also provided. A private realm will be created by means of fencing with communal open space within the private realm also being provided. Proper landscaping will be done to soften the appearance of the buildings.*

#### Security

- No gated developments or complex
- Address security at an internal superblock or building level
- Link security cameras to CCTV
- Create multiple entrance points to increase connectivity.
- Minimise perimeter fences

*The development is gated with fencing for security purposes, this cannot be changed. As the vehicle entrance is so close to the main road, a pedestrian access is proposed from Nelson Mandela Boulevard. Relevant other security measures (cameras etc.) can also be added later.*

#### Development Aesthetics

- Use a consistent, muted colour scheme with a minimum of 2 colours and textures
- Vary and articulate building facade
- Comply with council adopted policies and by-laws
- Avoid visual dominance of solar panels
- Minimise impact of security features

*This factor will be addressed with the SDP submission and architectural guidelines.*

### **4.4 George Municipality Student Accommodation Policy (2023)**

#### LOCATION

- a) The following principles should be applied:
- i. Accessibility of the property.
  - ii. Locality in respect of a higher order road.

- iii. Locality in respect of public transport facilities.
- iv. Locality in respect of main development corridors in the area.
- v. Locality and distance from existing nodes and facilities.
- vi. Locality in respect of higher density developments.

*The proposed development is in located in close proximity to a higher order road such as Nelson Mandela Boulevard and in close proximity to a variety of community facilities as well as public transport. The development is also proposed within the densification zone where higher density housing would be supported.*

- b) Private student accommodation should ideally be located close to universities, colleges, and other educational institutions. This proximity reduces commuting time and makes it easier for students to attend classes, access libraries, and participate in campus activities.
- c) Accommodation should be easily accessible through public transportation networks, including buses, trains, and even within walking distance of the educational institution. This accessibility ensures that students can travel conveniently between their accommodation and campus.

*The development is in in close proximity to a GoGeorge bus route, taxi's also regularly drive along Nelson Mandela Boulevard and a student shuttle service is also operational.*

- d) Safety is paramount. The chosen area should have a reputation for low crime rates and be well-lit and well-patrolled. Consider neighbourhoods that have a strong community watch presence or are known for their safety measures.
- e) Look for areas with essential amenities nearby, such as grocery stores, pharmacies, medical facilities, and recreational spaces. Access to these services makes daily living more convenient for students.
- f) Ensure that the area has reliable infrastructure, including well-maintained roads, electricity, water supply, and internet connectivity. These factors contribute to the comfort and well-being of students.
- g) Areas with cultural attractions, restaurants, cafes, and recreational facilities can enhance students' overall experience and quality of life.

*Though the area doesn't have a great reputation, safety wise, the development is proposed along a major route as well as being located across from the Thembaletu Police Station. There are several community services in close proximity to the proposed development.*

- h) Consider areas where the cost of living is reasonable and aligns with students' budgets. Accommodation costs should not be excessive, ensuring that students from various economic backgrounds can afford to live in the area.
- i) Look for neighbourhoods that have a positive community atmosphere. This can contribute to a supportive living environment, especially for students who are away from home.

j) Choose areas that are known for their diversity and inclusivity. This can help create a welcoming environment for students from various cultural and social backgrounds.

*The proposal aims to cater to as many students as possible, whilst sharing amenities as well as being within its current location would likely mean lower rent rates making it more accessible to different income groups.*

k) Consider the environmental impact of the location, including factors like air quality, noise levels, and proximity to green spaces. A healthy environment contributes to students' well-being.

l) Areas with services tailored to students, such as study spaces, tutoring centres, and student-friendly businesses, can enhance the overall experience.

m) Research any upcoming developments or infrastructure projects in the area. These could affect the value of the property and the overall living conditions for students.

*Not all factors herein could be addressed, but it should be noted that the area is a mixed-use zone therefore not being purely residential. The area is not described as an area containing heavy industrial uses that could have an impact on factors such as air pollution. The proposal is set back from Nelson Mandela Boulevard thus not being located immediately adjacent to the adjacent road.*

## DESIGN

a) Residence designs must accommodate a maximum of two students per room and a maximum of 10 students per residence.

b) A minimum area of 8m<sup>2</sup> must be provided for a bedroom occupied by one student and a minimum area of 14m<sup>2</sup> must be provided for a bedroom occupied by two students, which area includes only sleeping and study quarters and shall not include other communal living quarters, ablution areas, food preparation areas, dining areas or outdoor living areas.

c) One toilet should be provided for every five students, and one shower should be provided for every seven students.

d) Shower and ablution facilities must be designed in such a way that individual privacy is provided, and sanitary bins should be provided in every bathroom.

e) The following minimum food preparation standards must be provided:

i. suitable food storage, preparation and kitchen space shall be provided.

ii. at least a four-plate stove (with oven) per 8 students.

iii. cold storage – a minimum of a 320-litre capacity fridge / freezer combination is the minimum requirement per 8 students.

iv. lockable cupboards – 1 per student.

v. countertop space must be sufficient for 25% of the capacity of the student residents for simultaneous usage.

f) It is preferable that all student rooms have access to the internet for study purposes. All communal spaces designed for study purposes in residences must have internet access.

*The current design meets all the above requirements, further details can be included in the formal SDP application for consideration, this land use application is more focused on the principal of the proposed development than specific design guidelines.*

- g) The municipal guidelines pertaining to high density development in the MSDF and applicable LSDF must be adhered to.
- h) The design of the establishment may be subjected to scrutiny by the Aesthetic and Heritage Committee.
- i) In addition to the above all building designs must comply with SANS 10400.
- j) A dedicated refuse area should be provided and indicated on the SDP.
- k) Adequate indoor and/or outdoor recreational space should be provided on the property and indicated on the SDP.

*The relevant points are motivated in this report such as the compliance to the SDF. The factors mentioned above are noted, the SDP layout and SDP application following the approval of the proposed land use rights will deal with factors not directly addressed in the motivational report.*

## 5. STATUTORY FRAMEWORKS

Following the most recent legislative and procedural changes that have become applicable to the management of land use planning in South Africa and consequently the Western Cape Province, it is considered necessary to summarise the implications of the current statutory framework within the context of this land-use planning application. Set out below are a set of principles and ethical conventions related to this application.

### 5.1 Spatial Planning and Land Use Management Act, 2013 (ACT 16 OF 2013) (SPLUMA)

The nature of this land use application only partially affects the five development principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA). Only the most relevant aspects are addressed below.

#### 5.1.1 Development Principles

##### 1) Spatial Justice

This principle refers to the need for improved access and use of land in order to readdress past spatial - and development imbalances as well as the need for SDF's and relevant planning policies, spatial planning mechanisms, land use management systems and land development procedures to address these imbalances.

- *No reference is made to the property in the SDF or relevant planning policies. This development principle is not applicable to this application. It will provide students with valuable and much needed housing opportunities.*

## 2) Spatial Sustainability

This principle refers to the need for spatial planning and land use management systems to promote land development that is viable and feasible within a South African context, to ensure the protection of agricultural land and to maintain environmental management mechanisms. It furthermore relates to the need to promote effective/equitable land markets, whilst considering the cost implications of future development on infrastructure and social services as well as the need to limit urban sprawl and ensure viable communities.

- *This land-use application does not affect prime - or unique agricultural land, nor does it influence any environmental management mechanisms. The property is situated in an already developed area and will not negatively affect the efficient and equitable functioning of land markets.*
- *The proposed flats will have a limited impact on the provision of infrastructure and will not require any additional social services.*
- *The subject property is situated within the urban edge and will utilise vacant and underutilised land, thus supporting densification and not urban sprawl. The approval of the application will allow for the optimal utilisation of the subject property.*

## 3) Spatial Efficiency

This principle relates to the need for optimal use of existing resources and infrastructure as well as decision-making that minimises negative financial, social, economic or environmental impacts and development application procedures that are efficient and streamlined.

- *As mentioned above, the proposed development is situated in an already serviced area. The proposed development will therefore utilise the existing resources and infrastructure available whilst promoting the optimal use of an underutilised site.*
- *Capital contributions will also be paid, and it is not anticipated that the proposed application will have negative financial, social, economic or environmental impacts.*

## 4) Spatial Resilience

This principle refers to the extent to which spatial plans, policies and land use management systems are flexible and accommodating to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

- *The development proposal does not undermine the aim of any relevant spatial plan. The addition of a more densified housing typology could speak to a higher degree of income inclusiveness in the area that are more flexible. There is a severe shortage of student housing in the Goerge area, where many students have to live in private accommodation thus making accessibility very low. The new addition will provide housing opportunities in close proximity to a variety of community services.*
- *Other aspects of spatial resilience are, however, not considered relevant to this application.*

5) Good Administration

This principle refers to the obligation of all spheres of government to ensure implementation of the above as efficiently, responsibly and transparently as possible.

- *The application as set forth, aligns with all relevant principles and frameworks. George Municipality should consider the application within the prescribed timeframes and follow due process in an efficient manner. Public participation must – and will be transparent regarding the relevant policies and legislation as procedures should be clear to inform and empower members of the public regarding new developments.*

### 5.1.2 Public Interest

As there are no significant public interests currently vested in this site, the proposed consolidation, rezoning and minor departures will have little impact on such interests. Neighbouring buildings are fenced-in behind high existing boundary walls, and the property is currently isolated from abutting developments as directly abutting land is currently vacant. As the proposal is still under the height restriction, no significant sun blockage will occur for surrounding developments. If normal flats were proposed the height restriction would be 15m, thus having a much more significant influence.

Proposed developments will adhere to all relevant frameworks and parameters to ensure that surrounding properties are minimally influenced, should development occur. The shortage of student accommodation is, however, of significant public interest as it is necessary to have certain restrictions on these development typologies as opposed to students being spread throughout the residential landscape in granny flats and backyard developments. The approval of the application will only increase the density of the area along a major road, on land that is currently underutilised, this will positively influence public interests. The approval of the application will therefore not have an additional impact on the surrounding property owners.

### 5.1.3 Environmental Legislation

As the site falls within the urban edge, an already serviced area that is not utilised for any agricultural purposes and no relevant vegetation such as existing trees or critical biodiversity exists, no listed activities as contemplated by the National Environmental Management Act, 1998 (as amended) (NEMA) are triggered by this application.

### 5.2 Land Use Planning Act (LUPA)

The development objectives entrenched in SPLUMA have been assimilated into the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) and sets out a basis for the adjudication of land use planning applications in the province. It requires that local municipalities have due regard to at least the following when doing so:

- Applicable spatial development frameworks:
- Applicable structure plans:
- Land use planning principles referred to in Chapter VI (Section 59):
- The desirability of the proposed land use; and
- Guidelines that may be issued by the Provincial Minister regarding the desirability of proposed land use.

The land-use planning principles of LUPA (Section 59) are, in essence, the expansion of the five development principles of SPLUMA listed above. Spatial resilience and - justice have very few associations with this application. The principles of sustainability, efficiency and good administration all have relative bearing with regards to this application and have been included in the framework analysis under subsection 5.1.1.

#### 5.2.1 Compliance/Consistency with Spatial Policy Directives

Section 19(1) and (2) of LUPA states that the following:

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

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

*development is regarded as being consistent with that spatial development framework or structured plan.”*

In view of the nature of this land use application and its location within George, this proposal is consistent with the GSDF.

### 5.2.2 Need and Desirability

The concept “*desirability*” in the land use planning context may be defined as the degree of acceptability of a proposed land use development. This section expresses the desirability of the proposed rezoning and carriageway departure, taken in conjunction with the development principles and criteria set out through the statutory planning framework listed above, as well as the degree to which this proposal may be considered within the context of broader public interest. It is our view that the initial investigation into the desirability of the proposal reveals no obvious negative impacts.

The current need for further development is structured around the densification of areas in close proximity to a variety of public transport modes. Utilising vacant and underused sites is an efficient way to encourage densification and halt urban sprawl. Adding an official use will deter any unauthorised use of the property that could negatively impact surrounding properties or the character of the area, thus making it a desired development.

Furthermore, the desirability of this development is rooted in the promotion of increased densities along a major road with sufficient public transport abilities. The character of the area promotes a mixed-use ideology as there are different land typologies located around the subject erven. The proposed application is not considered to be in contradiction with spatial policies and at no further risk or inconvenience to neighbouring properties.

## 6. CONCLUSION

We believe that the abovementioned principles, considerations and guidelines for this land use application for Erven 1785 & 1786, Tyolora satisfies the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



**DELAREY VILJOEN Pr. Pln**

**JANUARY 2025**



# **ANNEXURE 1**

# COMPANY RESOLUTION

## CNS Group

RESOLUTION PASSED ON 20/08/24

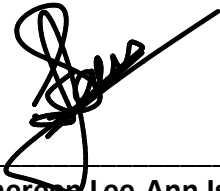
It was resolved that **Malcolm Willie Isaacs** be appointed as representative for the above entity and can sign documentation on behalf of the company.

This decision was approved by all parties concerned.



---

**Malcolm Willie Isaacs**



---

**Shereen Lee-Ann Isaacs**

I, **Malcolm Willie Isaacs**, hereby accept my appointment as representative of the above entity without any objections.



---

**MW Isaacs**

**POWER OF ATTORNEY**

I, **Malcolm Willie Isaacs**, the undersigned and authorised representative of **CNS Group**, the registered owner of Erven 1785 & 1786, Tyolora, George Municipality and Division hereby instruct Delarey Viljoen of *DELPLAN Consulting* to submit the land use application with the local authority.



\_\_\_\_\_  
**MW Isaacs**

23 August 2024  
Date: \_\_\_\_\_

Witnesses:

1. \_\_\_\_\_  


2. \_\_\_\_\_  


Certificate issued by the Commissioner of Companies & Intellectual Property Commission on Wednesday, April 24, 2024 at 16:00



Companies and Intellectual Property Commission  
a member of the dti group

Disclosure Certificate: Companies and Close Corporations

Registration Number: 2007 / 171525 / 23  
Enterprise Name: CNS GROUP

ENTERPRISE INFORMATION

Registration Number: 2007 / 171525 / 23  
Enterprise Name: CNS GROUP  
Registration Date: 03/09/2007  
Business Start Date: 03/09/2007  
Enterprise Type: Close Corporation  
Enterprise Status: In Business  
Compliance Notice Status: NONE  
Financial Year End: February  
TAX Number: 9491009164

Addresses: **POSTAL ADDRESS** POSTNET SUITE 52 PRIVATE BAG X 31 SAXONWOLD GAUTENG 2132  
**ADDRESS OF REGISTERED OFFICE** SHOP 11 WENDYWOOD SHOPPING CENTRE 1 DAPHNY STREET WENDYWOOD GAUTENG 2148

ACTIVE MEMBERS / DIRECTORS

Surname and First Names	Type	ID Number / Date of Birth	Contrib. (R)	Interest (%)	Appoint. Date	Address
ISAACS, MALCOM WILLIE	Member	7711265086087	49.00	49.00	26/10/2021	Postal: 64 CAVENDISH STREET, WENDYWOOD, JOHANNESBURG, GAUTENG, Residential: 64 CAVENDISH STREET, WENDYWOOD, JOHANNESBURG, GAUTENG,
ISAACS, SHEREEN LEE-ANN	Member	7602270332089	51.00	51.00	29/05/2022	Postal: 64 CAVENDISH STREET, WENDYWOOD, JOHANNESBURG, GAUTENG, Residential: 64 CAVENDISH STREET, WENDYWOOD, JOHANNESBURG, GAUTENG,

AUDITOR DETAILS

Auditor Name	Type	Status	Appointment Date	Resignation Date	Email Address
PRESTIGE ACCOUNTING SERVICES CC	ACC	Resign			
<b>Profession Number:</b> 18012					
FIG ACCOUNTING SERVICES	ACC	Current		ACTIVE	
<b>Profession Number:</b> 16729					



**Certificate issued by the Commissioner of Companies & Intellectual  
Property Commission on Wednesday, April 24, 2024 at 16:00**



Companies and Intellectual  
Property Commission  
a member of the dti group

Registration Number: 2007 / 171525 / 23  
Enterprise Name: CNS GROUP

**CHANGE SUMMARY**

10/10/2007 Member Change on 10/10/2007.  
Change Record  
Surname: = ISAACS  
First Names: = MALCOM WILLIE  
Status: = Active

30/11/2013 Status changed to Annual Return In De-registration on 30/11/2013.  
Annual Return Non Compliance - In Process of Deregistration Last Payment for AR Year/Month is 2010/9.

25/11/2015 Accounting Officer Change on 25/11/2015.  
Change Record  
Name : = PRESTIGE ACCOUNTING SERVICES CC  
Status : = Resign

18/02/2016 Member Change on 18/02/2016.  
Member SHEREEN LEE-ANN ISAACS details was Changed

14/07/2016 Annual Return completed on 14/07/2016.  
Company / Close Corporation AR Filing - Web Services : Ref No. : 539354784

04/09/2016 Email Notification that Annual Return is due was sent on 04/09/2016.  
E-Mail sent to MALCOM WILLIE ISAACS for 2016

12/10/2017 Annual Return completed on 12/10/2017.  
Company / Close Corporation AR Filing - Web Services : Ref No. : 587685100

18/09/2018 Email Notification that Annual Return is due was sent on 18/09/2018.  
E-Mail sent to MALCOM WILLIE ISAACS for 2018

17/01/2019 Annual Return completed on 17/01/2019.  
Company / Close Corporation AR Filing - Web Services : Ref No. : 5159201533

17/06/2021 Principle Business Change on 17/06/2021.  
88

18/10/2021 Annual Return completed on 18/10/2021.  
Company / Close Corporation AR Filing - Web Services : Ref No. : 5355051388

08/06/2022 Member Change on 08/06/2022.  
Member SHEREEN LEE-ANN ISAACS was added

06/09/2022 Email Notification that Annual Return is due was sent on 06/09/2022.  
E-Mail sent to MALCOM WILLIE ISAACS for 2022

07/09/2023 Email Notification that Annual Return is due was sent on 07/09/2023.  
E-Mail sent to SHEREEN LEE-ANN ISAACS for 2023

16/11/2009 Status changed to Annual Return In De-registration on 16/11/2009.  
Annual Return Non Compliance - Deregistration  
Registration Date: 03/09/2007  
AR Due Date: 01/09/2008  
AR Late Date: 01/11/2008  
Deregistration commence date: 01/05/2009  
Deregistration action date: 16/11/2009

16/07/2010 Status changed to Unknown.  
FINAL DEREGISTRATION FOR ANNUAL RETURN NON COMPLIANCE

20/11/2014 Status changed to Cancellation of Annual Return De-registration Process on 20/11/2014.  
Company / Close Corporation AR Filing - Web Services : Ref No. : 522908521

20/11/2014 Annual Return completed on 20/11/2014.  
Company / Close Corporation AR Filing - Web Services : Ref No. : 522908521

12/05/2015 Member Change on 12/05/2015.  
Member SHEREEN LEE-ANN ISAACS was added



**Certificate issued by the Commissioner of Companies & Intellectual  
Property Commission on Wednesday, April 24, 2024 at 16:00**



**Companies and Intellectual  
Property Commission**  
a member of **the dti** group

**Disclosure Certificate: Companies and Close Corporations**

Registration Number: **2007 / 171525 / 23**  
Enterprise Name: **CNS GROUP**

25/11/2015 Postal Address Change on 25/11/2015.  
POSTNET SUITE 52  
PRIVATE BAG X 31  
SAXONWOLD  
2132

25/11/2015 Accounting Officer Change on 25/11/2015.  
Add Record  
Name : = FIG ACCOUNTING SERVICES  
Status : = Current

08/01/2016 Member Change on 08/01/2016.  
Member MALCOM WILLIE ISAACS details was Changed

06/09/2017 Email Notification that Annual Return is due was sent on 06/09/2017.  
E-Mail sent to SHEREEN LEE-ANN ISAACS for 2017

02/09/2019 Email Notification that Annual Return is due was sent on 02/09/2019.  
E-Mail sent to SHEREEN LEE-ANN ISAACS for 2019

01/09/2020 Email Notification that Annual Return is due was sent on 01/09/2020.  
E-Mail sent to SHEREEN LEE-ANN ISAACS for 2020

30/03/2021 Status changed to Annual Return In De-registration on 30/03/2021.  
Annual Return Non Compliance - In Process of Deregistration Last Payment for AR Year/Month is 2018/9.

31/05/2021 Member Change on 31/05/2021.  
Member MALCOM WILLIE ISAACS - Change was made.  
- Director / member status changed from Active to Resigned.

31/05/2021 Member Change on 31/05/2021.  
Member SHEREEN LEE-ANN ISAACS - Change was made.

17/06/2021 Name Change on 17/06/2021.  
CHEI AND SHERYS PRODUCTIONS

17/06/2021 Member Change on 17/06/2021.  
Change Record  
Surname/Instit : = ISAACS  
First Names : = SHEREEN LEE-ANN  
Status : = Active

07/09/2021 Email Notification that Annual Return is due was sent on 07/09/2021.  
E-Mail sent to SHEREEN LEE-ANN ISAACS for 2021

03/11/2021 Member Change on 03/11/2021.  
Member SHEREEN LEE-ANN ISAACS - Change was made.  
- Director / member status changed from Active to Resigned.  
- Business address changed from to 64 CAVENDISH STREET.  
- Business address changed from to WENDYWOOD.  
- Business address changed from to JOHANNESBURG.  
- Business address changed from to GAUTENG.

08/06/2022 Member Change on 08/06/2022.  
Member MALCOM WILLIE ISAACS - Change was made.

06/09/2022 Email Notification that Annual Return is due was sent on 06/09/2022.  
E-Mail sent to SHEREEN LEE-ANN ISAACS for 2022

03/09/2007 Registration of CC/CO on 03/09/2007.

10/10/2007 Accounting Officer Change on 10/10/2007.  
Change Record  
Name: = PRESTIGE ACCOUNTING SERVICES CC  
Status: = Current

05/01/2011 Status changed to Unknown.  
Annual Return Non-Compliance Restoration



**Certificate issued by the Commissioner of Companies & Intellectual Property Commission on Wednesday, April 24, 2024 at 16:00**



Companies and Intellectual  
Property Commission  
a member of the dti group

**Disclosure Certificate: Companies and Close Corporations**

Registration Number: 2007 / 171525 / 23  
Enterprise Name: CNS GROUP

12/05/2015 Member Change on 12/05/2015.  
Member MALCOM WILLIE ISAACS details was Changed

25/11/2015 Registered Address Change on 25/11/2015.  
FIFTY 2 ENGELWOLD DRIVE  
POSTNETSUITE 52  
SAXONWOLD  
2132

08/01/2016 Member Change on 08/01/2016.  
Member SHEREEN LEE-ANN ISAACS details was Changed

18/02/2016 Member Change on 18/02/2016.  
Member MALCOM WILLIE ISAACS was added

04/09/2016 Email Notification that Annual Return is due was sent on 04/09/2016.  
E-Mail sent to SHEREEN LEE-ANN ISAACS for 2016

06/09/2017 Email Notification that Annual Return is due was sent on 06/09/2017.  
E-Mail sent to MALCOM WILLIE ISAACS for 2017

18/09/2018 Email Notification that Annual Return is due was sent on 18/09/2018.  
E-Mail sent to SHEREEN LEE-ANN ISAACS for 2018

02/09/2019 Email Notification that Annual Return is due was sent on 02/09/2019.  
E-Mail sent to MALCOM WILLIE ISAACS for 2019

01/09/2020 Email Notification that Annual Return is due was sent on 01/09/2020.  
E-Mail sent to MALCOM WILLIE ISAACS for 2020

23/04/2021 Status changed to Cancellation of Annual Return De-registration Process on 23/04/2021.  
Company / Close Corporation AR Filing - Web Services : Ref No. : 5345153220

15/06/2021 Registered Address Change on 15/06/2021.  
SHOP 11 WENDYWOOD SHOPPING CENTRE 1 DAPHNY STREET WENDYWOOD GAUTENG2148

03/11/2021 Member Change on 03/11/2021.  
Member MALCOM WILLIE ISAACS was added

07/09/2023 Email Notification that Annual Return is due was sent on 07/09/2023.  
E-Mail sent to MALCOM WILLIE ISAACS for 2023

**Physical Address**

the dti Campus - Block F  
77 Meintjies Street  
Sunnyside 0001

**Postal Address: Companies**

P O Box 429  
Pretoria  
0001

**Docex:** 256

**Web:** [www.cipc.co.za](http://www.cipc.co.za)

**Contact Centre:** 086 100 2472 (CIPC)

**Contact Centre (International):** +27 12 394 9573



# **ANNEXURE 2**





### SEARCH INFORMATION

#### Summary

Search Type	DEEDS OFFICE PROPERTY ERF
Search Description	TYOLORA 1785 (CAPE TOWN)
Reference	ELROY VAN ROOYEN
Date	13/05/2024

### ERF INFORMATION

#### Summary

Deeds Office	CAPE TOWN
Property Type	ERF
Township	TYOLORA
Erf Number	1785
Portion Number	0
Remainder	NO
Previous Description	-
Registration Division	NOT AVAILABLE
Municipality	K P A
Province	WESTERN CAPE
Diagram Deed	T26270/2011
Size	700.0000 SQM
LPI Code	C02700100000178500000
Street Address	-

### OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
C N S GROUP C C	200717152523	R400000.00	18/02/2024

### OWNER INFORMATION

#### Owner 1 of 1

Owner Name	C N S GROUP C C
ID / Reg. Number	200717152523
Owner Type	COMPANY
Title Deed	T26717/2024
Purchase Date	18/02/2024
Registration Date	06/05/2024
Purchase Price	R400000.00
Multiple Owners	NO
Multiple Properties	-
Share	-
Microfilm Reference No.	20240510 11:26:20


**ENDORSEMENT(S)**

Document Number	Microfilm Reference Number	Institution	Value
GENERAL PLAN FROM	-	TOWN TYOLORA ,ERF 1773 ,PRTN 0	R0,00

**HISTORY INFORMATION**

Document Number	Microfilm Reference Number	Owner	Value
VA4627/2015	20150623 09:39:52	-	R0,00
I-327/2022AT	20220330 08:09:37	-	R0,00
I-326/2022AT	20220330 08:08:38	-	R0,00
VA1859/2024	20240417 13:18:54	-	R0,00
T59889/2002	20221101 11:35:12	PROVINCE OF THE WESTERN CAPE	R0,00
T59889/2002	20221101 11:35:12	HOUSING DEVELOPMENT BOARD- WESTERN CAPE	R0,00
T59889/2002	20221101 11:35:12	MUN GEORGE	R0,00
T26270/2011	20160712 12:24:34	MTABATI EPHESIAN NYUSILE	R5 010,00
T26270/2011	20160712 12:24:34	MTABATI EPHESIAN NYUSILE	R5 010,00
T26270/2011	20160712 12:24:34	MTABATI NOZIPHO SYLVIA	R5 010,00
T20143/2016	20240510 11:26:31	MTABATI MZOLI CROSBY	R0,00
T20143/2016	20240510 11:26:31	MTABATI HAZEL LINDA	R0,00
T20143/2016	20240510 11:26:31	MTABATI MZOLI CROSBY	R451,00
T20143/2016	20240510 11:26:31	MTABATI PUMEZA PATRICIA	R0,00
T20143/2016	20240510 11:26:31	MTABATI SONWABO BAZIL	R0,00
T20143/2016	20240510 11:26:31	MTABATI ROSE MARIE MIRIAM	R0,00

**REPORT INFORMATION**

Date of Information	13/05/2024 09:47	
Print Date	22/05/2024 10:04	
Generated By	ELROY VAN ROOYEN	
Reference	ELROY VAN ROOYEN	
Report Type	DEEDS OFFICE PROPERTY ERF	

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### SEARCH INFORMATION

#### Summary

Search Type	DEEDS OFFICE PROPERTY ERF
Search Description	TYOLORA 1786 (CAPE TOWN)
Reference	ELROY VAN ROOYEN
Date	22/05/2024

### ERF INFORMATION

#### Summary

Deeds Office	CAPE TOWN
Property Type	ERF
Township	TYOLORA
Erf Number	1786
Portion Number	0
Remainder	NO
Previous Description	-
Registration Division	NOT AVAILABLE
Municipality	K P A
Province	WESTERN CAPE
Diagram Deed	T37504/2005
Size	704.0000 SQM
LPI Code	C02700100000178600000
Street Address	-

### OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
C N S GROUP C C	200717152523	R400000.00	18/02/2024

### OWNER INFORMATION

#### Owner 1 of 1

Owner Name	C N S GROUP C C
ID / Reg. Number	200717152523
Owner Type	COMPANY
Title Deed	T26717/2024
Purchase Date	18/02/2024
Registration Date	06/05/2024
Purchase Price	R400000.00
Multiple Owners	NO
Multiple Properties	-
Share	-
Microfilm Reference No.	20240510 11:26:20

**ENDORSEMENT(S)**

Document Number	Microfilm Reference Number	Institution	Value
GENERAL PLAN FROM	-	TOWN TYOLORA ,ERF 1773 ,PRTN 0	R0,00

**HISTORY INFORMATION**

Document Number	Microfilm Reference Number	Owner	Value
VA4628/2015	20150623 09:40:55	-	R0,00
VA1859/2024	20240417 13:18:54	-	R0,00
T59889/2002	20221101 11:35:12	PROVINCE OF THE WESTERN CAPE	R0,00
T59889/2002	20221101 11:35:12	HOUSING DEVELOPMENT BOARD- WESTERN CAPE	R0,00
T59889/2002	20221101 11:35:12	MUN GEORGE	R0,00
T37504/2005	20160712 12:24:08	MTABATI EPHESIAN NYUSILE	R5 010,00
T37504/2005	20160712 12:24:08	MTABATI NOZIPHO SYLVIA	R5 010,00
T37504/2005	20160712 12:24:08	MTABATI EPHESIAN NYUSILE	R5 010,00
T20143/2016	20240510 11:26:31	MTABATI MZOLI CROSBY	R0,00
T20143/2016	20240510 11:26:31	MTABATI HAZEL LINDA	R0,00
T20143/2016	20240510 11:26:31	MTABATI SONWABO BAZIL	R0,00
T20143/2016	20240510 11:26:31	MTABATI ROSE MARIE MIRIAM	R0,00
T20143/2016	20240510 11:26:31	MTABATI PUMEZA PATRICIA	R0,00
T20143/2016	20240510 11:26:31	MTABATI MZOLI CROSBY	R451,00

**REPORT INFORMATION**

Date of Information	22/05/2024 10:05	
Print Date	22/05/2024 10:06	
Generated By	ELROY VAN ROOYEN	
Reference	ELROY VAN ROOYEN	
Report Type	DEEDS OFFICE PROPERTY ERF	

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# Van Rooyen

PROKUREURS INC.

REG NO: 2016/186262/21

Mr Isaacs CNS Group CC George  Per email	Our Ref	EBVR/
	Your Ref	Erven 1785 & 1786 Tyolora
	Date	22 May 2024
	email	<a href="mailto:elroy@vanrooyenprokinc.co.za">elroy@vanrooyenprokinc.co.za</a>

Dear Sir

**RE CNS GROUP CC  
ERF 1785 TYOLORA  
ERF 1786 TYOLORA**

We refer to the above and confirm that the above properties were duly registered in the name of CNS Group CC on the 6<sup>th</sup> of May 2024..

We enclosed herewith copies of deeds office searches.

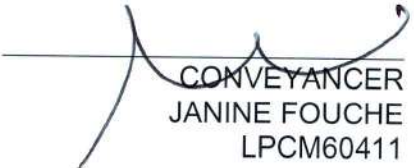
We trust that you find it in order.

Yours faithfully

**VAN ROOYEN PROKUREURS INC**  
**Per: EB VAN ROOYEN**

Van Rooyen Attorneys  
8 Third Street  
George  
6529

Prepared by me

  
CONVEYANCER  
JANINE FOUCHE  
LPCM60411

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 400 000,00	R. 850,00
Reason for exemption	Category Exemption.....	Exemption i to. Sec/Reg..... Act/Proc.....

DATA / CAPTURE  
08-05-2024  
YOLANDI OLIVIER

T 000026717 / 2024

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~RONELLE WILKINSON(97489)~~  
RONELLE WILKINSON(97489)

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

- PUMEZA PATRICIA MTABATI**  
Identity Number 710408 0470 084  
Unmarried
- MZOLI CROSBY MTABATI**  
Identity Number 691208 5375 087  
Unmarried
- SONWABO BAZIL MTABATI**  
Identity Number 800926 5643 083  
and  
**ROSE-MARIE MIRIAM MTABATI**  
Identity Number 680314 0082 083  
Married in community of property to each other

which said Power of Attorney was signed at GEORGE on 18 February 2024.

And the appearer declared that his/her said principal had, on 8 November 2023, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**CNS GROUP CC**  
**Registration Number 2007/171525/23**

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

1. ERF 1785 TYOLORA, IN THE MUNICIPALITY AND DIVISION OF GEORGE PROVINCE WESTERN CAPE

IN EXTENT 700 (SEVEN HUNDRED) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T26270/2011 with General Plan Number L 86/1989 relating thereto and Held by Deed of Transfer Number T20143/2016

- A. Subject to the following conditions created in Deed of Transfer Number T26270/2011 imposed by the George Municipality for its own benefit:
  1. The erf may only be utilized for business purposes and buildings must be erected within a period of two years from date of last signature of the Deed of Sale or within any further period allowed by the Town Council or cause to be erected.
  2. No Subdivision of the erf will be permitted.

2. ERF 1786 TYOLORA , IN THE MUNICIPALITY AND DIVISION OF GEORGE PROVINCE WESTERN CAPE

IN EXTENT 704 (SEVEN HUNDRED AND FOUR) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T37504/2005 with General Plan Number L 86/1989 relating thereto and Held by Deed of Transfer Number T20143/2016

- A. Subject to the conditions referred to in Deed of Transfer No. T20143/2016.

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

1. **PUMEZA PATRICIA MTABATI , Unmarried**
2. **MZOLI CROSBY MTABATI , Unmarried**
3. **SONWABO BAZIL MTABATI and ROSE-MARIE MIRIAM MTABATI ,  
Married as aforesaid**

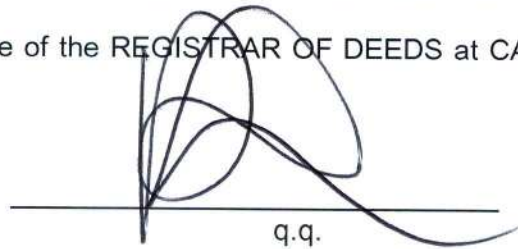
heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**CNS GROUP CC  
Registration Number 2007/171525/23**

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R400 000,00 (FOUR HUNDRED THOUSAND RAND) .

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 06 MAY 2024



q.q.

In my presence



REGISTRAR OF DEEDS



# **ANNEXURE 3**

C

( TYOLORA ALLOTMENT AREA )  
GENERAL PLAN No. L No. 86/1989  
OF PART OF THE TOWNSHIP  
TYOLORA

BEING SUBDIVISIONS OF ERF 1773, TYOLORA  
VIDE DGM. No. L No. 85/1989 D.T. 2002 -  
ADMINISTRATIVE DISTRICT : GEORGE  
PROVINCE : CAPE OF GOOD HOPE

SCALE 1 : 500



C.P.A. COMMUNITY SERVICES  
WESTERN CAPE  
S.G. No. L. No. 86/89  
APPROVED  
SURVEYOR-GENERAL  
DATED: 1989-09-15

BEACONS :  
B,C NOT BEACONED  
D 20mm IRON PEG  
OTHERS 12mm IRON PEG

REFERENCE MARKS :  
STANDARD TOWN SURVEY MARKS.

CO-ORDINATES METRES SYSTEM Lo. 23°  
CONSTANTS Y ± 0,00 X + 3 700 000,00

MAIN FIGURE		
	Y ALL PLUS	X
A	47 791,07	63 628,85
B	47 692,33	63 689,68
C	47 627,95	63 671,97
D	47 570,51	63 629,39
E	47 563,26	63 793,23
F	47 601,93	63 794,94
G	47 624,99	63 853,72
H	47 622,17	63 860,20
J	47 847,19	63 771,92

ENDORSEMENTS					
No.	AMENDMENT	ADDITION	AUTHORITY	INTD.	DATE
1	Closure of portion of road	Erf 11123 vide Dgm. 1844/2015	Provincial Consent Ref: 15/3/1/B/D2 /51/Erf 1773, Tyolora Date: 2015-04-08 See pg 85 to pg 87 of File Tyolora.602 v.6	P.P. Pullen	2015-08-28

SG OFFICE NOTES  
Erven 1796 to 1800 included in consol Vide dgm No. 8559/95, Erf 3228  
Erven 1792 to 1795 included in consol Vide dgm No. 8561/95, Erf 3230  
Erf 1816 included in consol Vide dgm No. 8564/95, Erf 3233

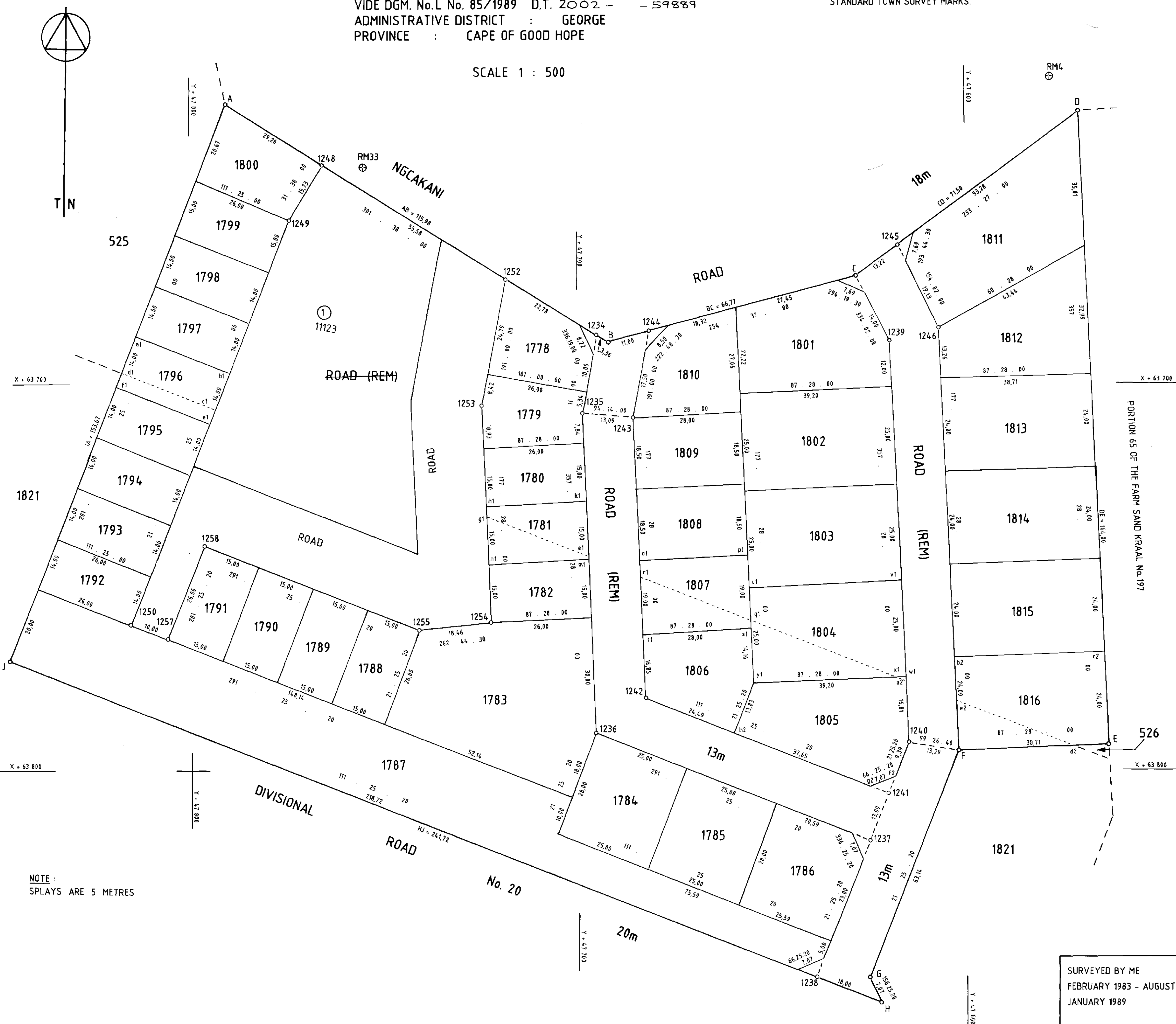
REFERENCE MARKS  
OFFICIAL vide  
OFFICIAL GAZETTE  
No 4637 dd 1990-04-12

BLOCK CORNERS		
1234	47 695,19	63 687,92
1235	47 699,07	63 707,88
1236	47 695,41	63 790,65
1237	47 625,04	63 818,25
1238	47 638,92	63 853,63
1239	47 619,63	63 689,05
1240	47 615,04	63 792,76
1241	47 620,30	63 806,15
1242	47 682,79	63 781,63
1243	47 686,01	63 708,85
1244	47 681,72	63 686,76
1245	47 617,32	63 664,09
1246	47 606,76	63 685,78
1248	47 766,17	63 644,20
1249	47 774,42	63 657,59
1250	47 815,68	63 762,79
1252	47 718,84	63 673,35
1253	47 725,18	63 705,95
1254	47 722,71	63 761,83
1255	47 741,02	63 764,16
1257	47 806,37	63 766,45
1258	47 796,88	63 742,24

REFERENCE MARKS		
RM4	47 578,28	63 620,47
RM33	47 754,95	63 643,90

TRIGONOMETRICAL BEACONS		
△ GEO 4	48 760,50	63 407,77
△ OUD 7	56 603,60	51 940,04

AREAS			
ERF No.	SQUARE METRES	ERF No.	SQUARE METRES
1778	506	1798	364
1779	423	1799	390
1780	390	1800	499
1781	390	1801	961
1782	390	1802	980
1783	1833	1803	980
1784	700	1804	980
1785	700	1805	919
1786	704	1806	603
1787	3706	1807	532
1788	390	1808	518
1789	390	1809	518
1790	390	1810	603
1791	390	1811	1356
1792	364	1812	895
1793	364	1813	929
1794	364	1814	929
1795	364	1815	929
1796	364	1816	929
1797	364	11123	3855



SURVEYED BY ME  
FEBRUARY 1983 - AUGUST 1985  
JANUARY 1989  
M.D. CLOUGH  
LAND SURVEYOR  
FILE No. TYOLORA 602  
S.R. No. E 938/1989  
COMP. AL-7BBB(6485)

L NO 86/1989

NOTE :  
SPLAYS ARE 5 METRES

# **ANNEXURE 4**

Van Rooyen Attorneys  
8 Third Street  
George  
6529  
044 871 0047

Prepared by Me



Elroy Bronnwin van Rooyen  
Conveyancer  
(LPCM86827)

## **CONVEYANCING CERTIFICATE**

I the undersigned ,

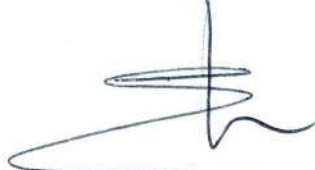
### **ELROY BRONNWIN VAN ROOYEN**

Conveyancer of Van Rooyen Attorneys, practicing at GEORGE, herewith certifies after a diligent search was made that

- A. Erf 1785 Tyolora, In the Municipality and Division of George,  
Western Cape Province
1. Is registered in the name of CNS GROUP CC, Registration Number  
2007/171525/23  
  
And Held By Deed of Transfer Number T26717/2024
  2. There are no registered conditions restricting a zoning and/or planning  
application for development over the property
- B. Erf 1786 Tyolora, In the Municipality and Division of George,  
Western Cape Province
1. Is registered in the name of CNS GROUP CC, Registration Number  
2007/171525/23  
  
And Held By Deed of Transfer Number T26717/2024
  2. There are no registered conditions restricting a zoning and/or planning  
application for development over the property

I undertake to advise the Municipality should any information contrary to the  
aforementioned come to my attention.

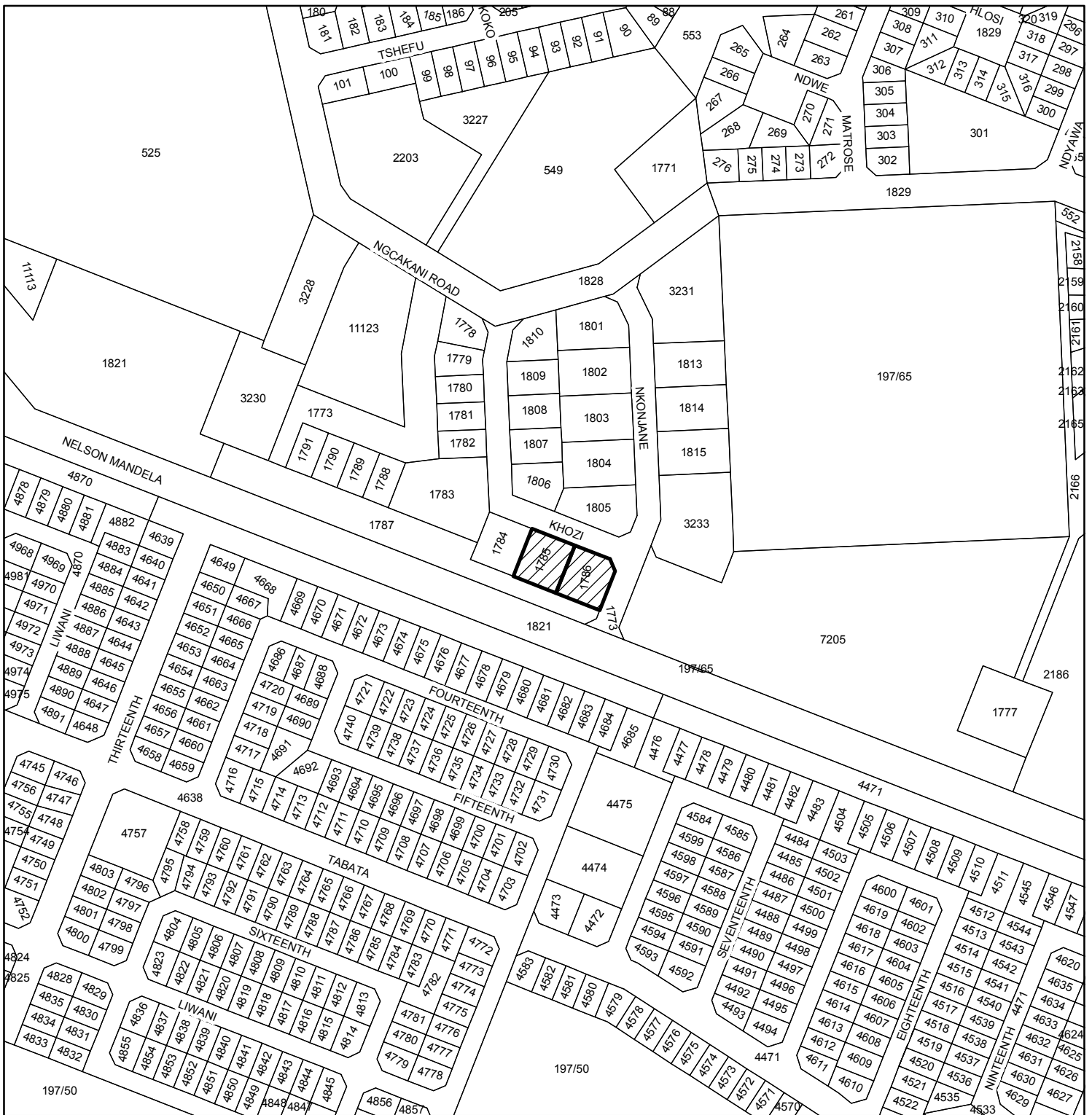
DATED at GEORGE on this the 13<sup>th</sup> day of MAY 2024

A handwritten signature in black ink, consisting of a vertical line with a horizontal loop at the top and a wavy tail at the bottom.

---

CONVEYANCER  
ELROY BRONNWIN VAN ROOYEN

# **ANNEXURE 5**



**LEGEND:**



A4 Scale:  
1:3,000

**PROJECT:**

Proposed consolidation & rezoning  
for CNS Group

**PROJEK:**

**DESCRIPTION:**

Erven 1785 & 1786, Khozi Street,  
Tyolora, George

**BESKRYWING:**

**TITLE:**

Locality plan

**TITEL:**

1366/GEO/24/GIS/Ligging

**DESIGNED:** SG  
**ONTWERP:**

**DRAWN:** MV  
**GETEKEN:**

**DATE:** AUGUST 2024  
**DATUM:**

**PLAN NO:** ANNEXURE  
**PLAN NR:**

Tel: 044 873 4566, Email: [planning@delplan.co.za](mailto:planning@delplan.co.za)  
[www.delplan.co.za](http://www.delplan.co.za)



**DELPLAN**  
CONSULTING

URBAN & REGIONAL PLANNERS

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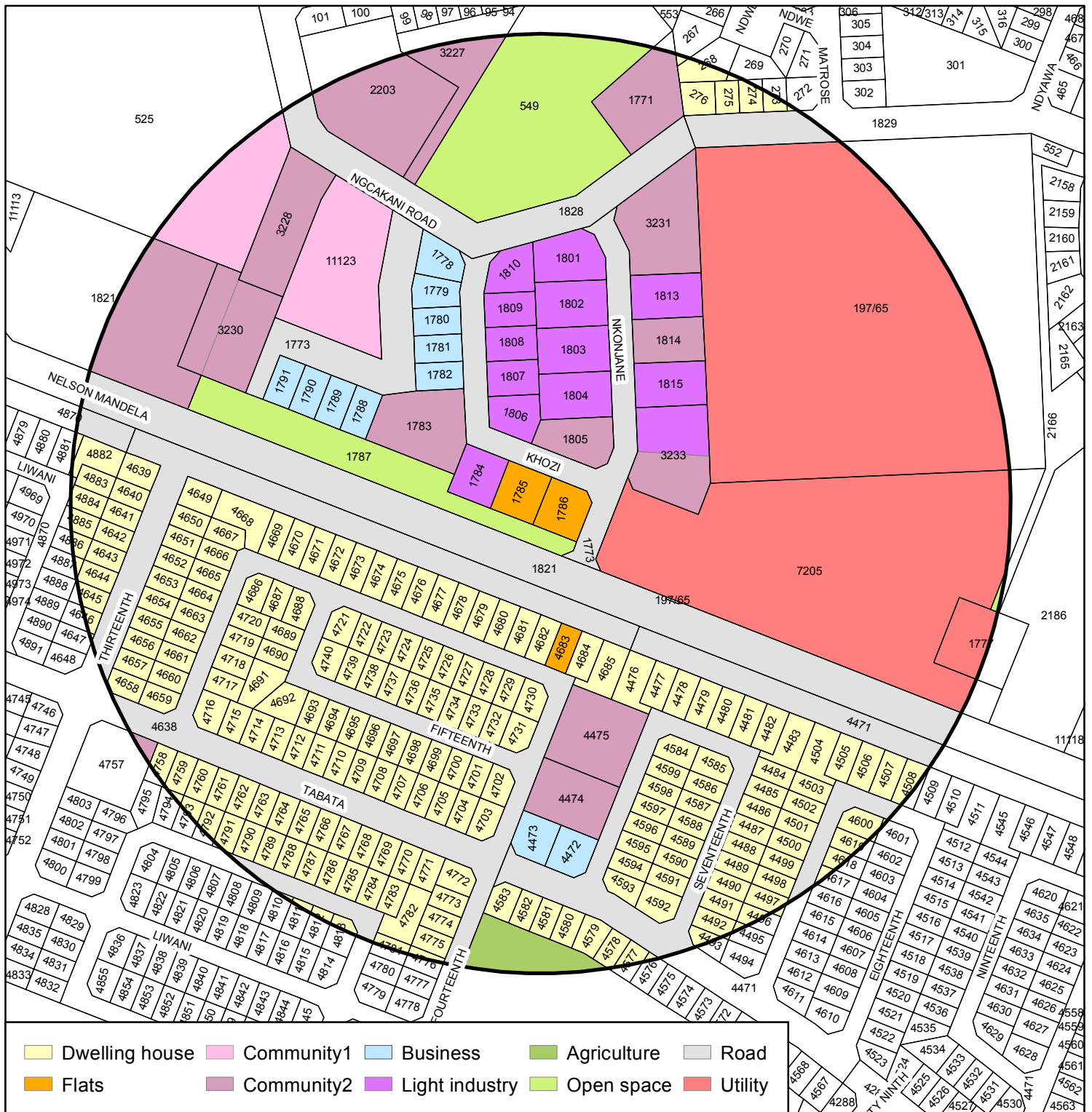
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**KOPIEREG:**

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

# **ANNEXURE 6**






**LEGEND:**

- Dwelling house
- Community1
- Business
- Agriculture
- Road
- Flats
- Community2
- Light industry
- Open space
- Utility

**LEGEND:**



A4 Scale:  
1:3,000

<b>PROJECT:</b>	<b>PROJEK:</b>
Proposed consolidation & rezoning for CNS Group	
<b>DESCRIPTION:</b>	<b>BESKRYWING:</b>
Erven 1785 & 1786, Khozi Street, Tyolora, George	
<b>TITLE:</b>	<b>TITEL:</b>
Land use plan	
1366/GEO/24/GIS/LandUse	
<b>DESIGNED:</b> SG	<b>DRAWN:</b> MV
<b>ONTWERP:</b>	<b>GETEKEN:</b>
<b>DATE:</b> AUGUST 2024	<b>PLAN NO:</b> ANNEXURE
<b>DATUM:</b>	<b>PLAN NR:</b>

Tel: 044 873 4566, Email: [planning@delplan.co.za](mailto:planning@delplan.co.za)  
[www.delplan.co.za](http://www.delplan.co.za)

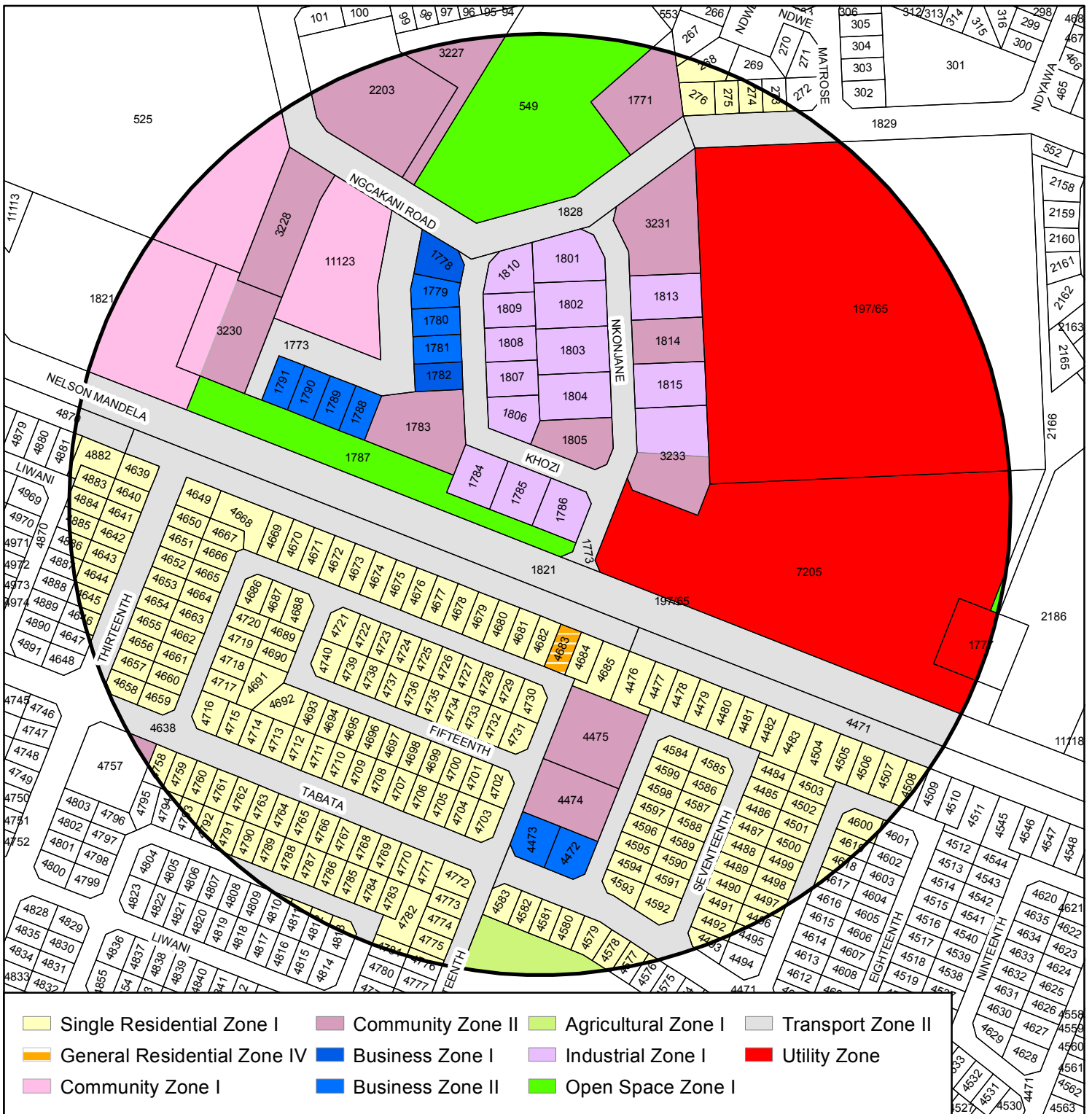


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# **ANNEXURE 7**



- Single Residential Zone I    Community Zone II    Agricultural Zone I    Transport Zone II
- General Residential Zone IV    Business Zone I    Industrial Zone I    Utility Zone
- Community Zone I    Business Zone II    Open Space Zone I

**LEGEND:**



A4 Scale:  
1:3,000

**PROJECT:**

Proposed consolidation & rezoning  
for CNS Group

**PROJEK:**

**DESCRIPTION:**

Erven 1785 & 1786, Khozi Street,  
Tyolora, George

**BESKRYWING:**

**TITLE:**

Current zoning plan

**TITEL:**

1366/GEO/24/GIS/ZoningCurrent

DESIGNED: SG  
ONTWERP:

DRAWN: MV  
GETEKEN:

DATE: AUGUST 2024  
DATUM:

PLAN NO: ANNEXURE  
PLAN NR:

Tel: 044 873 4566, Email: [planning@delplan.co.za](mailto:planning@delplan.co.za)  
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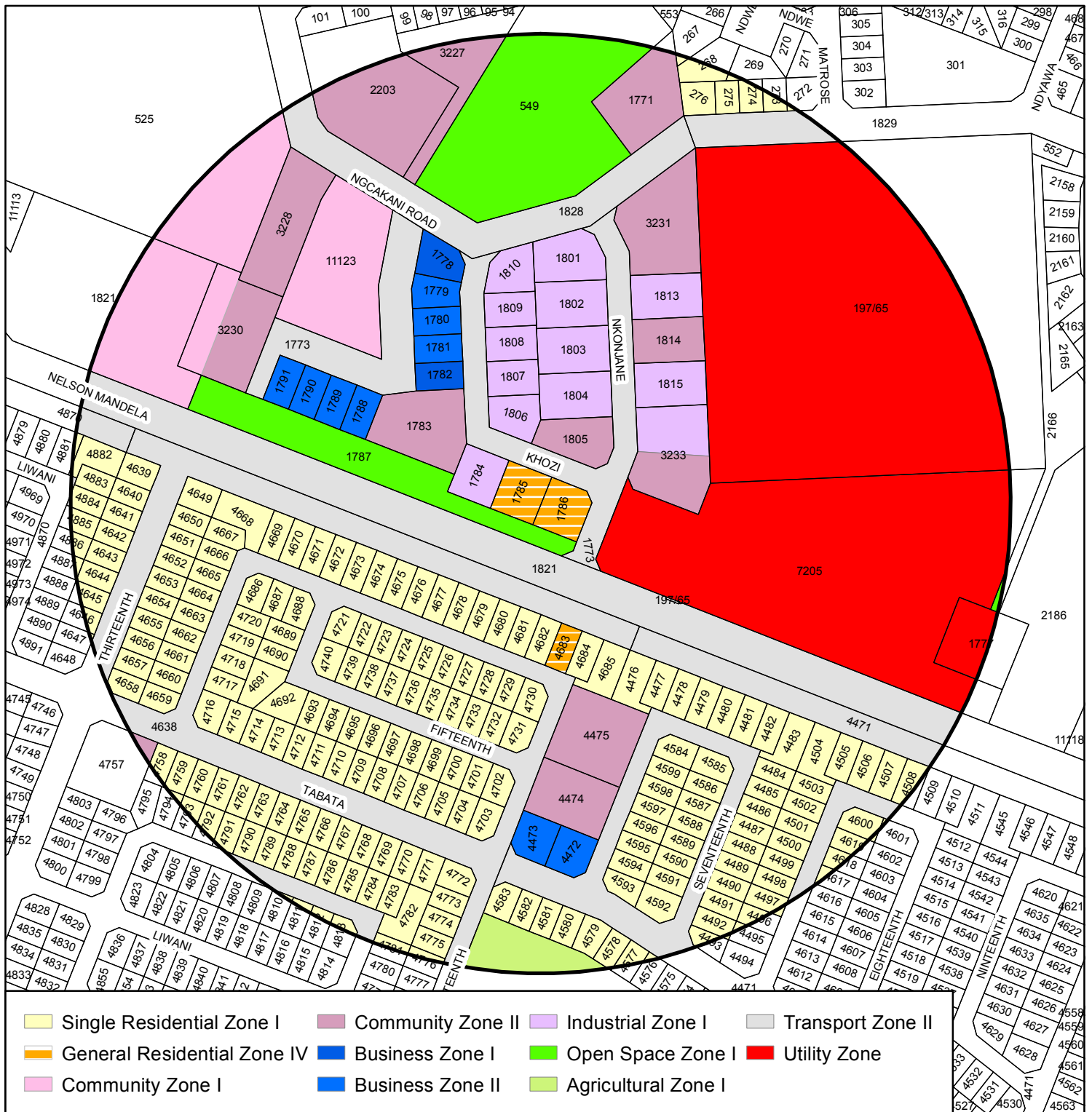
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**KOPIEREG:**

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# **ANNEXURE 8**



- Single Residential Zone I
- General Residential Zone IV
- Community Zone I
- Community Zone II
- Business Zone I
- Business Zone II
- Industrial Zone I
- Open Space Zone I
- Agricultural Zone I
- Transport Zone II
- Utility Zone

**LEGEND:**



A4 Scale:  
1:3,000

**PROJECT:**

Proposed consolidation & rezoning  
for CNS Group

**PROJEK:**

**DESCRIPTION:**

Erven 1785 & 1786, Khozi Street,  
Tyolora, George

**BESKRYWING:**

**TITLE:**

Proposed zoning plan

**TITEL:**

1366/GEO/24/GIS/ZoningProp

DESIGNED: SG  
ONTWERP:

DRAWN: MV  
GETEKEN:

DATE: AUGUST 2024  
DATUM:

PLAN NO: ANNEXURE  
PLAN NR:

Tel: 044 873 4566, Email: [planning@delplan.co.za](mailto:planning@delplan.co.za)  
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# **ANNEXURE 9**



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**PROJECT:** Proposed consolidation & rezoning for CNS Group

**PROJEK:**

**DESCRIPTION:** Erven 1785 & 17865, Tyolora, George

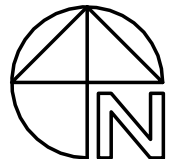
**BESKRYWING:**

**TITLE:** Consolidation plan

**TITEL:**

**NOTES:** Consolidation of Erven 1785 (698.81m²) and Erf 1786 (704.36m²) into:  
Portion A: 1403.17m²

**NOTAS:**

A3 Scale:  1:750

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[www.delplan.co.za](http://www.delplan.co.za)



**DELPLAN**  
CONSULTING  
URBAN & REGIONAL PLANNERS

**DESIGNED:** DV

**DRAWN:** MV

**FILE PATH:** 1366/GEO/24/Tek/SKF  
**PLAN NO:** CONSOL1

**DATE:** AUGUST 2022

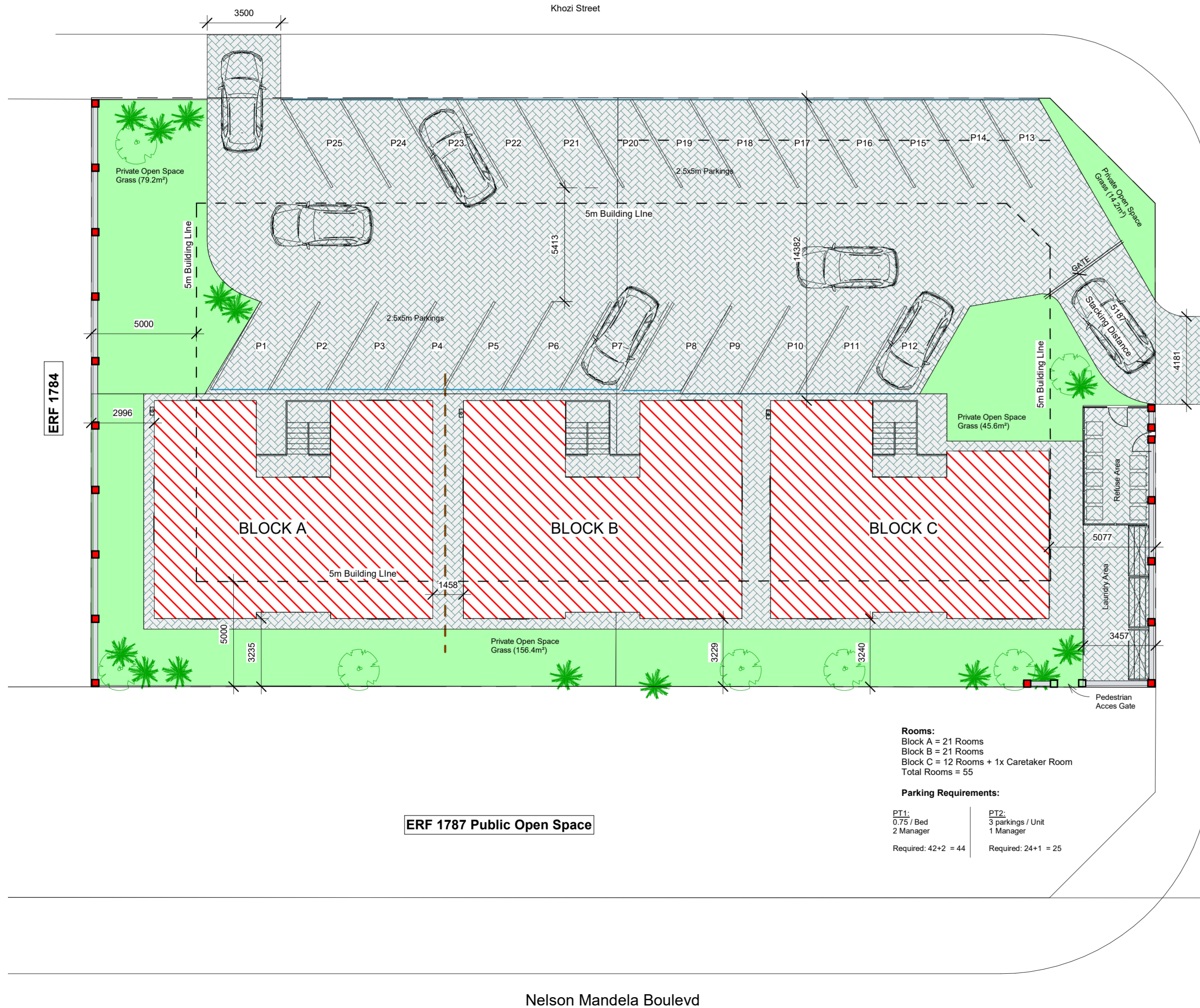
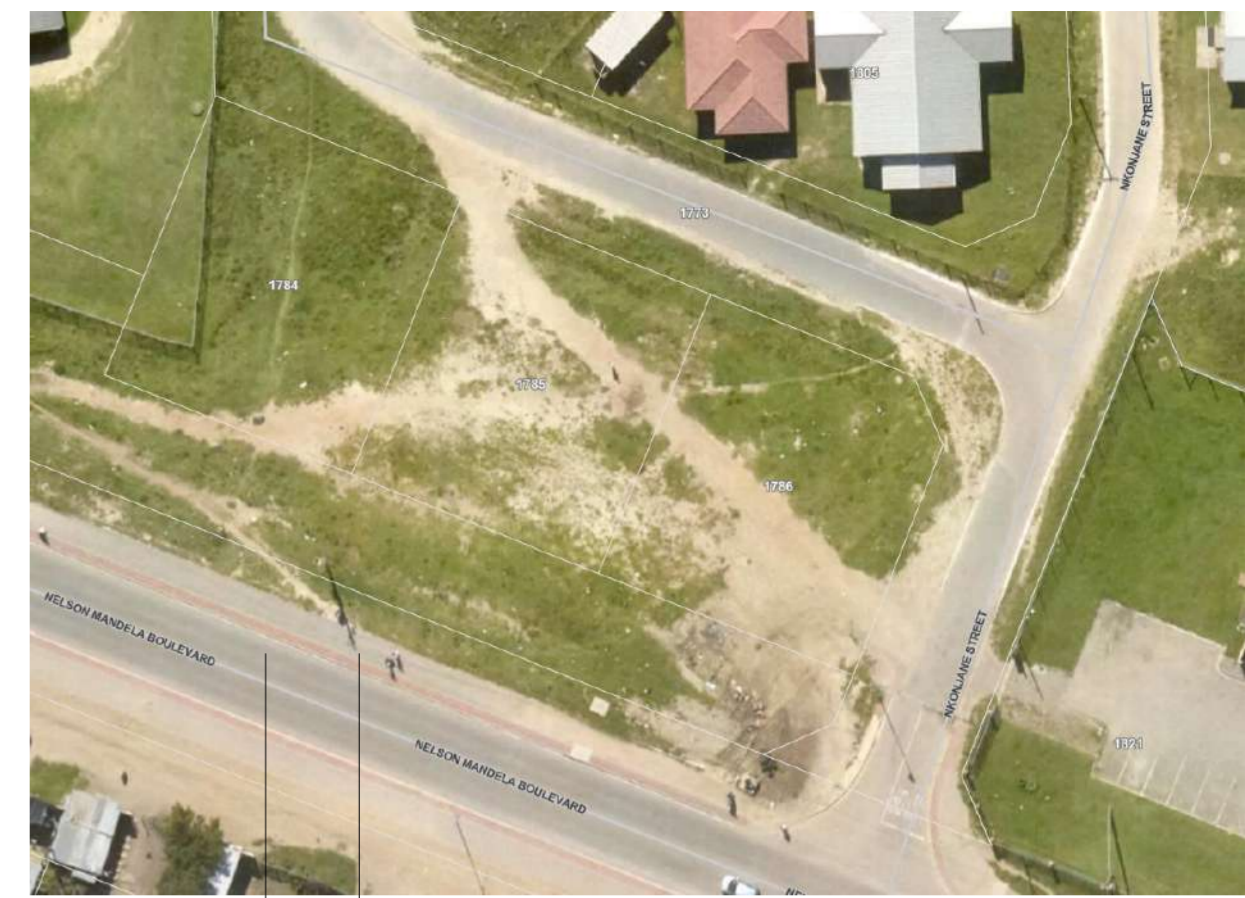
**DATUM:**

**PLAN NAME:** ANNEXURE

**PLAN NAAM:**

# **ANNEXURE 10**





Nkonjane Street

**Area Schedule**

Name	Area
A1	123.3 m²
B1	123.2 m²
C1	104.5 m²
C2	111.5 m²
B2	123.3 m²
A2	123.3 m²
C3	111.5 m²
B3	123.3 m²
A3	123.3 m²
Grand total	1067.0 m²
Footprint	358.12
Combined Site	1404 m²
Coverage	25.5%

**Remarks**  
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Revision		
No.	Description	Date

**Mr Isaacs**

**Proposed new Student housing on erf 1785 & 1786, Tyolora, George**



johan@jdsdesign.co.za  
 www.jdsdesign.co.za Cell: 084 400 5666

SDP	
Date	21/05/2024
Drawn:	SACAP REG NO JJP Jacobs D 0560

**Site Development Plan**

<b>1060-SDP-01</b>	<b>0</b> Revision
Sheet Size	A2

Owner signature



4 3D View 2



5 3D View 3

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Revision		
No.	Description	Date

**Mr Isaacs**

**Proposed new Student housing on erf 1785 & 1786, Tyolora, George**



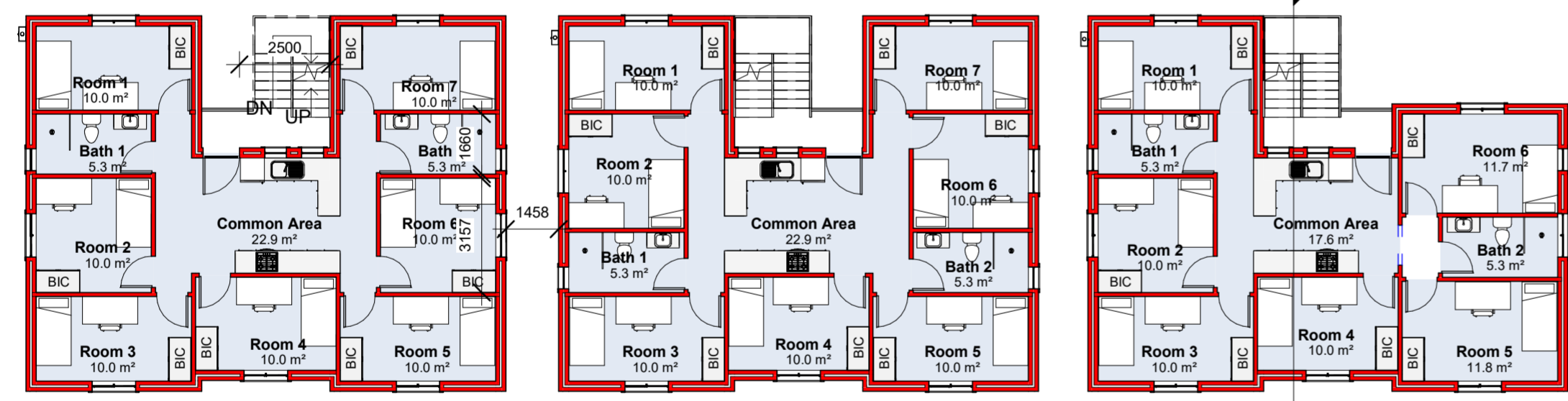
johan@jdsdesign.co.za  
 www.jdsdesign.co.za Cell: 084 400 5666

**For Pricing Purposes**  
 Date: 21/05/2024  
 Drawn: SACAP REG NO JJP Jacobs D 0560

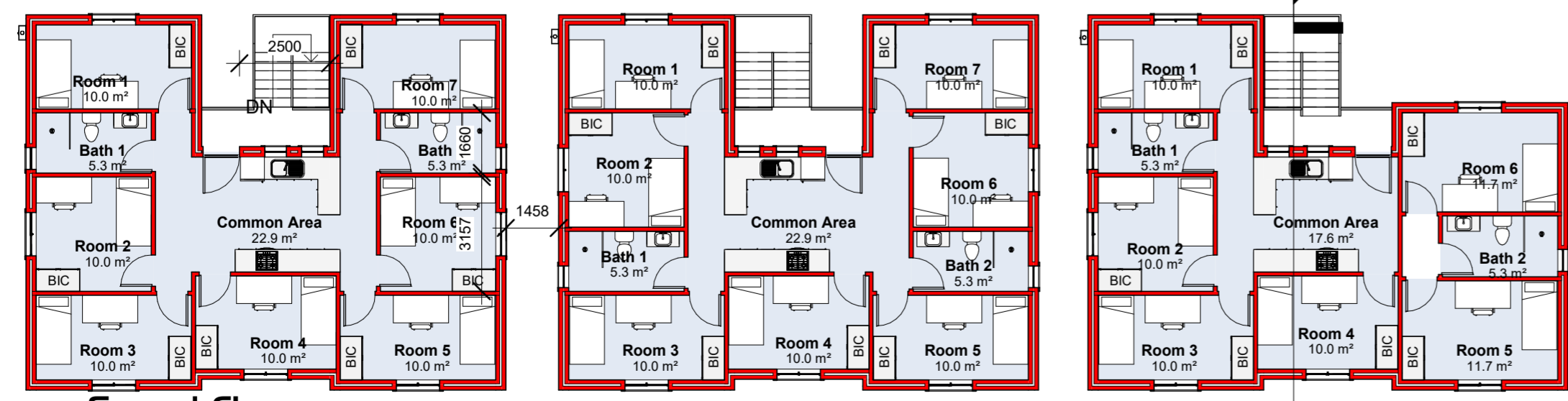
**Layout and Info**

1168-01	Revision
Sheet Size	A2

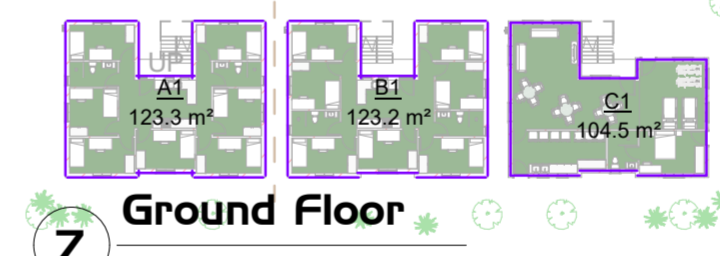
Owner signature



3 First Floor  
 1 : 150



2 Second Floor  
 1 : 150



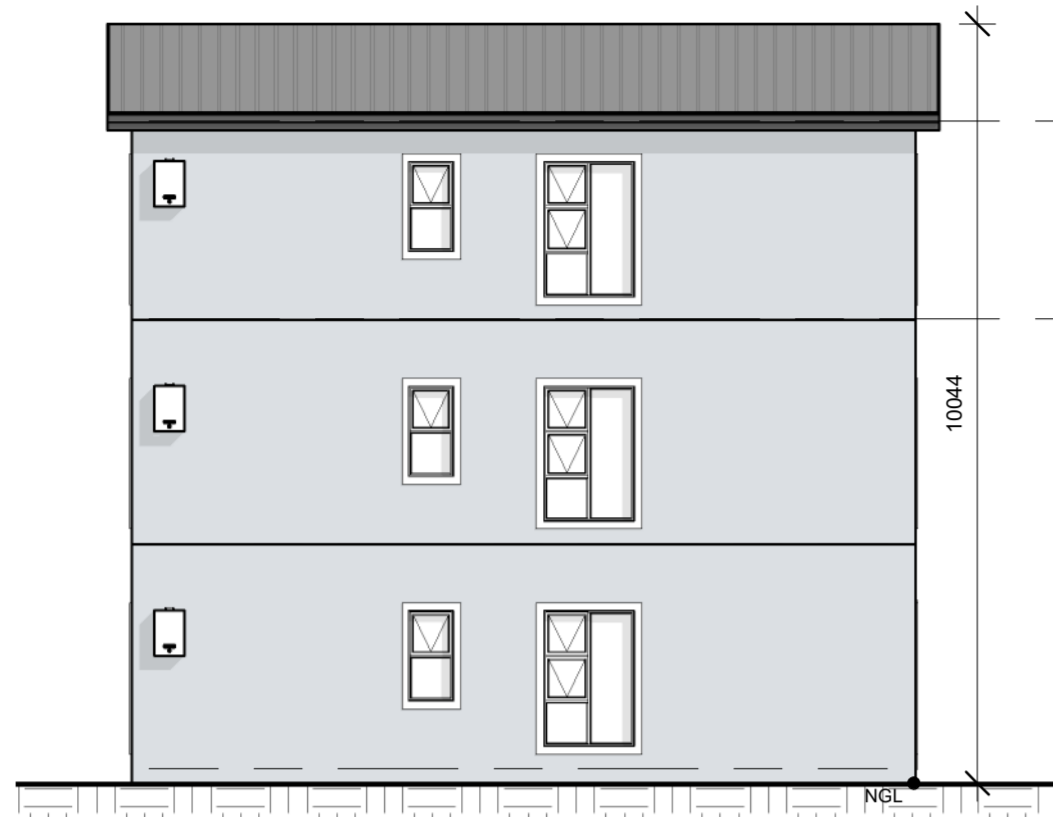
7 Ground Floor  
 1 : 500



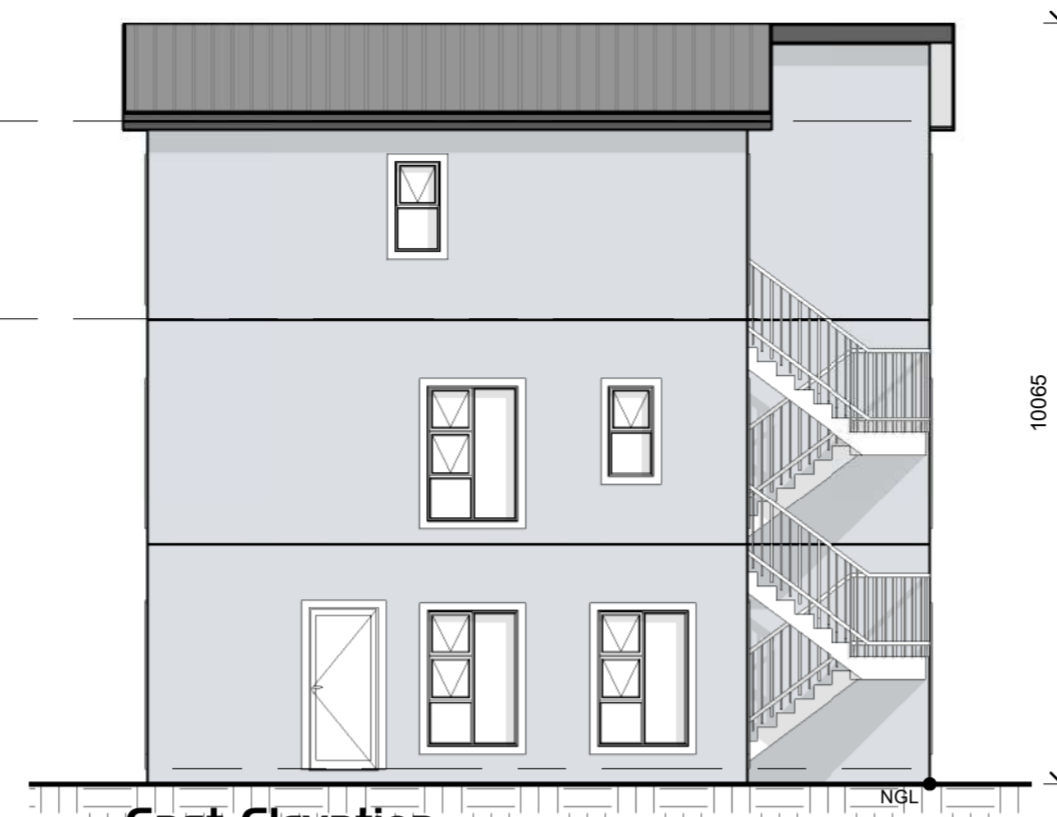
6 First Floor  
 1 : 500



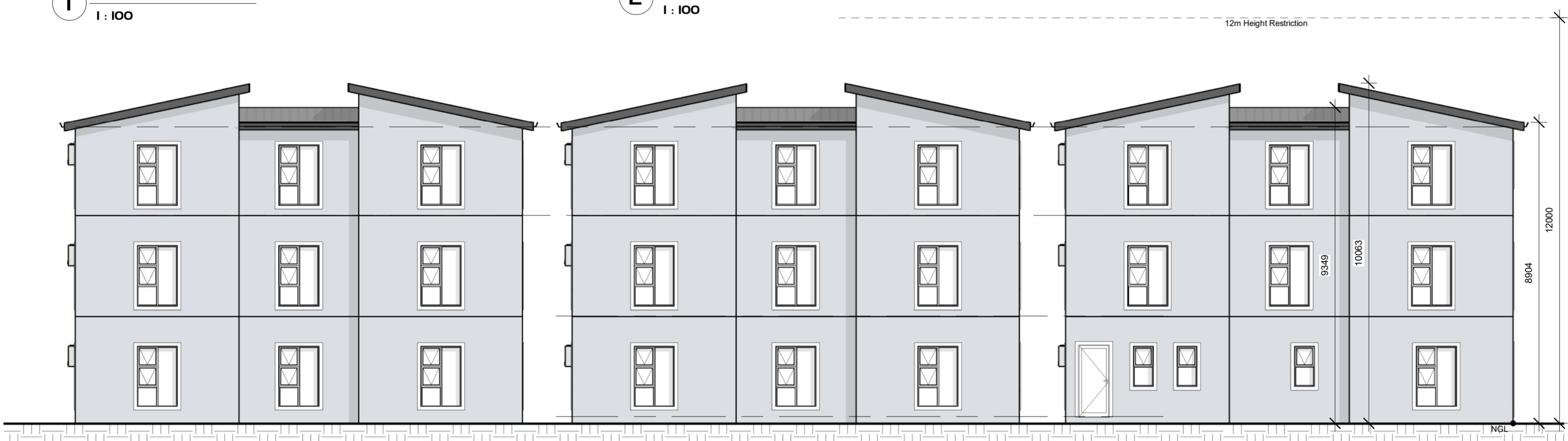
8 Second Floor  
 1 : 500



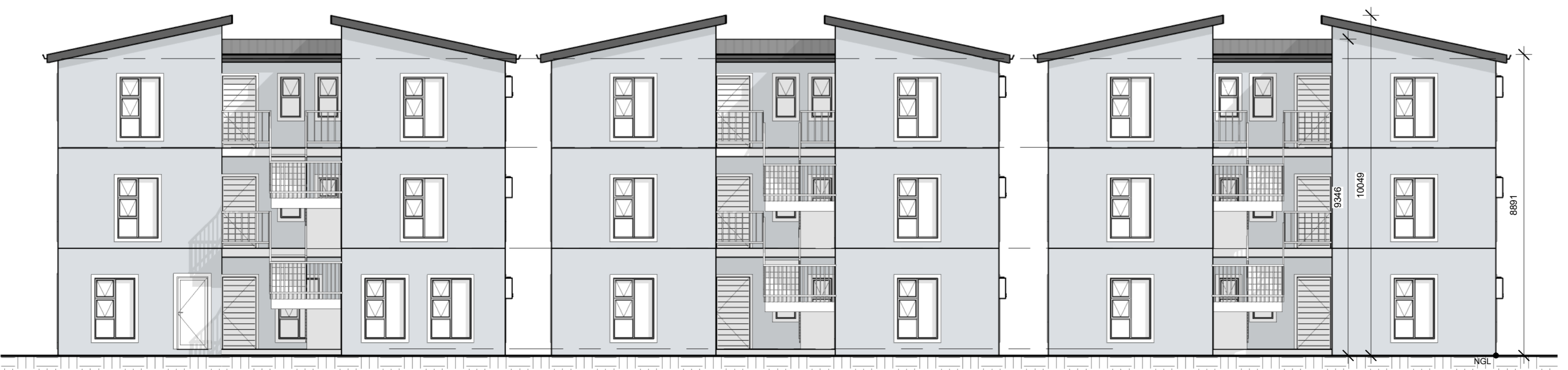
**1** West Elevation  
1 : 100



**2** East Elevation  
1 : 100



**4** South Elevation  
1 : 100



**3** North Elevation  
1 : 100

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Revision		
No.	Description	Date

**Mr Isaacs**

**Proposed new Student housing on erf 1785 & 1786, Tyolora, George**



johan@jdsdesign.co.za  
www.jdsdesign.co.za Cell: 084 400 5666

**For Pricing Purposes**  
Date: 21/05/2024  
Drawn: JJP Jacobs SACAP REG NO D 0560

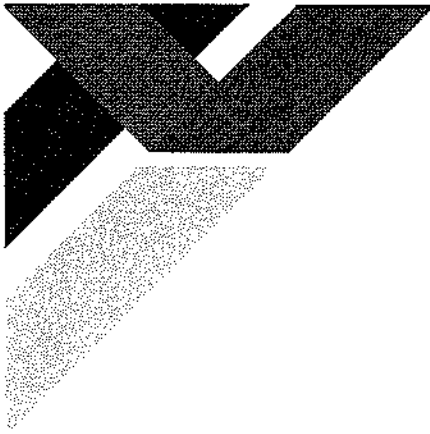
**Elevations**

**1168-02**  
Sheet Size: A2

Owner signature

20250129 13:45:05

# **ANNEXURE 11**



**de villiers & moore**  
CONSULTING ENGINEERS  
Electrical, Mechanical, Fire

Our Ref: E5297B/L004  
Date: 2024-10-17

Your Ref:

CNS Group

Attention: Mr M Isaacs

Sir

**GEORGE: THEMBALETHU: TYOLORHA: PROPOSED STUDENT HOUSING DEVELOPMENT**  
**ELECTRICAL RETICULATION BULK SERVICES REPORT: REV 000**

This report has been compiled by de Villiers & Moore Consulting Engineers, having been instructed our Client with purpose of informing the team of the extent of the electrical bulk services required to be put into place to provide the electrical supply to the Development.

**LOCATION**

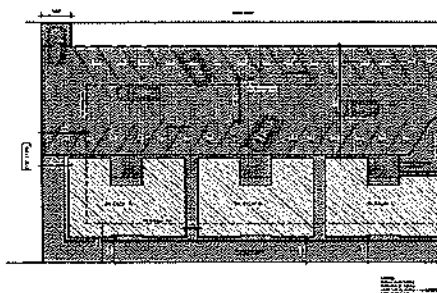
The Development is situated on erven 1785 and 1786 Tyolorha - Thembaletu in the administrative district of George Municipality.

**SUPPLY AUTHORITY**

The Development is situated in the electrical supply area of George Municipality.

**DRAWINGS**

Attached to the report is the Architects SDP, JDS Design Studio 1060-01 dated 2022-05-21, for reference.



Windsor Park, Suite 3E, Varing Lane, P O Box 1412, GEORGE, 6530  
Tel: (044) 874 4496  
Reg No. 1999/006893/07  
Branch Offices: Durbanville & Stellenbosch  
Email: rob@dvmgeo.co.za | Web Page: devmoore.co.za  
Certified BEE Level 2 Contributor  
**Registered Member: Consulting Engineers South Africa (Cesa)**



Directors: R.G HALL Pr Eng B.Sc Eng, C.H. KOCH Pr Eng B.Eng, T.K. HEYNS Pr Tech Eng, W.J. BADENHORST Pr Tech Eng  
Associate: G.F. ARENDSE Pr Tech Eng

## PHASING OF THE DEVELOPMENT

The Development will be done in one phase.

## EXISTING ELECTRICAL DISTRIBUTION NETWORK

The Municipality confirmed by way of a letter dated 2024-10-07 that there is capacity on the existing network to supply the load required – refer to attached letter.

The point of supply will be from an existing 315kVA mini-substation positioned within the boundaries of and adjacent to the main entrance of Thembaletu Courts and Police Station.

## DEMAND REQUIREMENTS

The demand calculated for the Development is as follows and this will be taken into account when calculating the Development Charges as well as the capacity on the existing network.

E5297B\_Load  
Calcs

### GEORGE

### TYOLORA: ERVEN 1785 AND 1786: STUDENT HOUSING

### ELECTRICAL MAIN SUPPLY LOAD SCHEDULE ESTIMATE

Type	Number	m <sup>2</sup>	ADMD	kW/m <sup>2</sup>	TOTAL	TOTAL
Block A	21	351	1,50	0,10	32	35
Block B	21	358	1,50	0,10	32	36
Block C	12	261	1,50	0,10	18	26
General	1		5,00	1,00	5	0
Commercial Space	1	98		0,10	10	10
<b>TOTAL ADMD</b>					<b>96</b>	<b>107</b>

**ESTIMATED LOAD REQUIRED = 100kVA = 150A**

## PROPOSED ELECTRICAL LV DISTRIBUTION NETWORK

### Point of Supply

The point of supply will be from an existing 315kVA mini-substation positioned within the boundaries of and adjacent to the main entrance of Thembaletu Courts and Police Station.

### Low Voltage Reticulation

A low voltage cable will be installed from this point of supply to a Low Voltage Bulk Metering Kiosk situated at the entrance to the Development.

Detailed design drawings will be submitted to the George Municipality prior to final approval for comment and subsequent approval.

The Development will be supplied by a 150A Low Voltage Bulk Metering Kiosk which will be situated on the boundary of the Development.

This kiosk will be supplied with a low voltage cable supplied from the above-mentioned mini-substation.



## METERING AND RESPONSIBILITY

On completion of the installation and after the one year guarantee period, the responsibilities will be as follows:

The George Municipality will be responsible for the maintenance of the low voltage network up to and including the Low Voltage Bulk Metering Kiosk.  
From the downstream side of the bulk meter, the responsibility of the low voltage network will be that of the Developer/HOA.

The Development will receive one electrical account from the George Municipality and the metering of the individual apartments will be the responsibility of the Developer/HOA.  
To this end there are private metering companies who can assist with setting up the infrastructure and accounting systems.

## ENERGY SAVING MEASURES

The use of the following equipment will be made mandatory  
Water and sewage pumps to be supplied with energy efficient motors and vsd motor control.  
Water heating to be done using gas or heat pumps.  
Lighting to make use of LED lamps only.  
Use of motion sensor lighting control.  
Photovoltaic Systems will be encouraged.

## COST ESTIMATE AND ELECTRICAL DEVELOPMENT CHARGES

The Developer will be responsible for all costs associated with the supply and installation of the electrical infrastructure required to service the Development.  
A detailed design of the proposed low voltage and earthing will be submitted to George Municipality for approval prior to construction commencing on site.  
**A detailed cost estimate will be submitted as part of a different reporting process.**

The Development will attract Development Charges as published in the Municipal Tariff Structure.  
It is noted that the amount is adjusted each year at the end of June.  
The Development Charges received from the George Municipality amount to R551 305-00 exclusive of VAT and are applicable until end June 2025.

## IMPACT

- 1) Impact on Existing Electricity Consumers  
The development will have no detrimental effect on the quality of supply to the existing consumers due to the fact that the development will be supplied from the existing 11kV system which has sufficient capacity.
- 2) Impact on Distribution Authority Operating Costs  
The development will have no negative effect on the electrical costs of the distribution authority, due to the fact that the complete electrical infrastructure required for the development will be supplied and installed by the Developer.
- 3) Impact on the Environment  
Services will be located within the road reserves to prevent additional disturbances of vegetation.  
The internal electrical infrastructure design will take into account energy saving technologies which may include load control, the use of energy efficient lighting, the use of alternative means of water heating and inverter type HVAC equipment

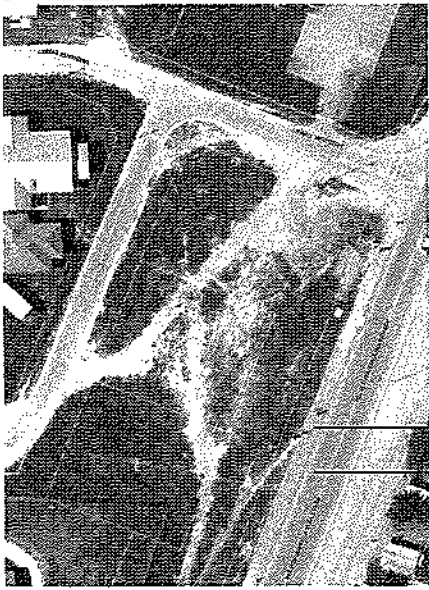
## CONCLUSION

We trust the information provided is of sufficient detail to allow the process of approval to continue. Please do not hesitate to contact the undersigned should additional information be required.

Yours faithfully



**R G HALL** Pr Eng



**Area Schedule**

Name	Area
A1	123.3 m <sup>2</sup>
B1	123.3 m <sup>2</sup>
C1	104.5 m <sup>2</sup>
C2	111.2 m <sup>2</sup>
B2	123.3 m <sup>2</sup>
A2	123.3 m <sup>2</sup>
C3	111.5 m <sup>2</sup>
B3	123.3 m <sup>2</sup>
A3	123.3 m <sup>2</sup>
Grand total	1087.0 m <sup>2</sup>
Footprint	356.12
Combined Site	1404 m <sup>2</sup>
Coverage	25.5%

**Remarks**  
 This drawing is copyrighted and belongs to JDS. It may not be copied, or used for purposes other than indicated on this drawing without written approval of JDS.

**Revision**

No.	Description	Date

**Mr Isaacs**

**Proposed new Student housing on erf 1785 & 1786, Tjolara, George**



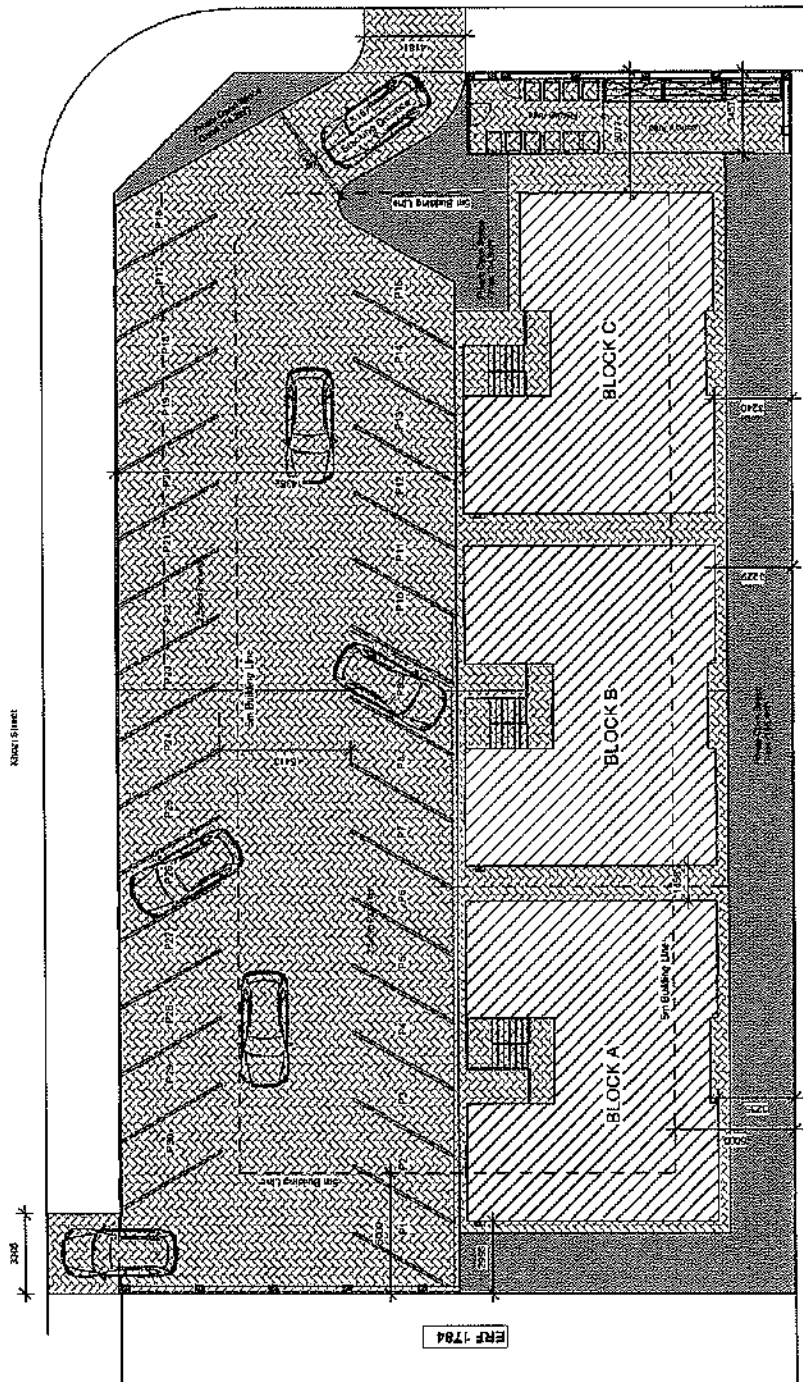
www.jdsdesignstudio.co.za  
 info@jdsdesignstudio.co.za  
 Cell: 084 400 5656

Date: 21/05/2024  
 Drawn: SACOP REG 103  
 JJC:JES:5

**Site Development Plan**

**1060-SDP-01**  
 Sheet 1 of 2

Order signature



Nkonjane Street





Electro-Technical Services - Planning & Design  
Brick Road, George Industrial, George, 6530  
E-mail: [mgatyeni@george.gov.za](mailto:mgatyeni@george.gov.za)  
Tel: +27 (0) 44 801 9220 Fax: +27 (0) 44 873 3776

Date: 7 October 2024

Enquiries: Mzwanele Gatyeni

De Villiers & Moore Consulting Engineers  
P O Box 1412  
George  
6530

By E-Mail

Attention: Mr. Rob Hall

ERF 1785 & 1786 TYOLORHA-THEMBALETHU: PROPOSED STUDENT ACCOMMODATION  
DEVELOPMENT: 100kVA BULK ELECTRICAL SUPPLY

Your application dated 18 July 2024 refers.

We hereby confirm the following:

1. Capacity Availability: The existing network has the capacity to accommodate the proposed development.
2. Supply point: It is recommended that the supply to the development be taken at Low Voltage from the existing 315kVA miniature substation positioned within the boundaries and adjacent to the main entrance of Thembaletu Magistrate Courts and Police Station.
3. Existing services: An extract of our GIS showing existing services in close proximity of the proposed development is attached. Existing services are to be confirmed on site and all work related to the project to be based surveyed information.
4. Meter requirements: A current-transformer (CT's) driven LV bulk supply meter will be required. The meter including the CT's, test-block, fuses, wiring, etc. is to be purchased from the Municipality. The estimated cost for same is R20 400-00 incl. VAT. A meter test report by a Metering Specialist will be required.
5. Development Charges (DC's): DC's are estimated at R634 000-00, incl. VAT.

Yours faithfully

Mzwanele Gatyeni Pr Tech Eng  
Manager Project Developments & Connections  
Electro-technical Services - Planning & Design  
Office: 044 803 9200  
Email: [mgatyeni@george.gov.za](mailto:mgatyeni@george.gov.za)

# **ANNEXURE 12**



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

## LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

### PLEASE NOTE:

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

### PART A: PARTICULARS

Reference number: **3120873**

Purpose of consultation: **To consult a Municipal town planner on their opinion on the said development.**

Brief proposal: **To consolidate and rezone the properties to Business Zone I to erect a shop and flats.**

Property(ies) description: **Erven 1785 & 1786, Tyolora.**

Date: **18 March 2024**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Municipality	044 801 9477	<a href="mailto:lhuyser@george.gov.za">lhuyser@george.gov.za</a>
Official	Fakazile Vava	George Municipality	044 801 9477	<a href="mailto:fvava@george.gov.za">fvava@george.gov.za</a>
Pre-applicant	Delarey Viljoen	DELPLAN Consulting	044 873 4566	<a href="mailto:planning@delplan.co.za">planning@delplan.co.za</a>

**Documentation provided for discussion:**

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

- 1. Locality plan in text.
- 2. Draft title deed.
- 3. SG diagrams
- 4. Conceptual plans.

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

YES	NO
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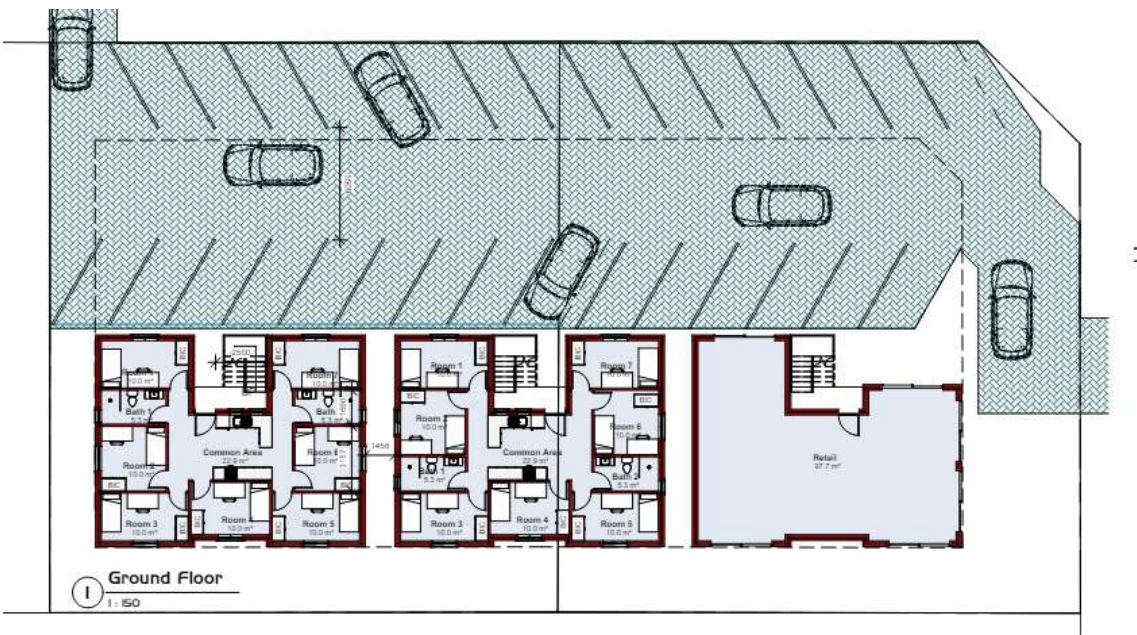
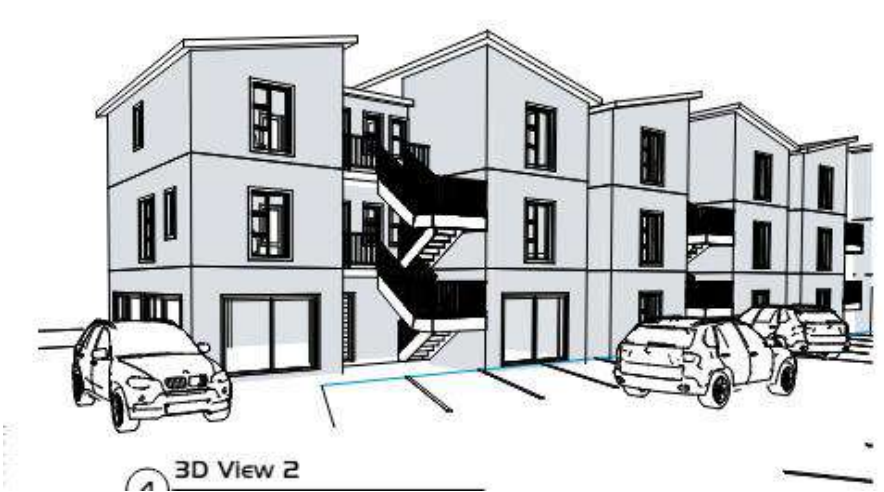
*(If so, please provide a copy of the minutes)*

**Comprehensive overview of proposal:**

The properties are located in Thembaletu between Nelson Mandela Boulevard, Nkonjane Street and Khozi Street.



The current zoning is Industrial Zone I – Light industry. The intention is to consolidate and rezone the properties to Business Zone I or II to erect a shop of ± 100m<sup>2</sup> and 54 student rooms in three blocks. There will be 7 rooms, two bathrooms and a common area/kitchen on every floor. Refer to the attached plans. Application will be made to reduce the number of parking bays to PT1 as it is on the bus route and most of the students does not have cars.



**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;	To be determined
✓	2(b)	a permanent departure from the development parameters of the zoning scheme;	To be determined
	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;	To be determined
	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
	2(o)	a consent use contemplated in the zoning scheme;	R
	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
<b>TOTAL APPLICATION FEE* (VAT excluded):</b>			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?	<b>X</b>			
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)]				
Any other Municipal by-law that may be relevant to application? (If yes, specify)				
<p><b>Zoning Scheme Regulation considerations:</b></p> <p>Which zoning scheme regulations apply to this site?</p> <p><b>GIZS, 2023</b></p> <p>What is the current zoning of the property?</p> <p><b>Industrial Zone I</b></p> <p>What is the proposed zoning of the property?</p> <p><b>Business Zone I or II</b></p> <p>Does the proposal fall within the provisions/parameters of the zoning scheme?</p> <p><b>Yes</b></p> <p>Are additional applications required to deviate from the zoning scheme? (if yes, specify)</p> <p><b>To be established</b></p>				
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?	<b>X</b>			
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?	<b>X</b>			

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

<b>QUESTIONS REGARDING CONSENT / COMMENT REQUIRED</b>	<b>YES</b>	<b>NO</b>	<b>TO BE DETERMINED</b>	<b>OBTAIN APPROVAL / CONSENT / COMMENT FROM:</b>
Is/was the property(ies) utilised for agricultural purposes?		<b>X</b>		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		<b>X</b>		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		<b>X</b>		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) <del>(strikethrough irrelevant)</del>		<b>X</b>		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)?		<b>X</b>		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)?		<b>X</b>		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		<b>X</b>		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)
Will the proposal trigger a listed activity in terms of		<b>X</b>		National Department



QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations				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? ( <del>strikethrough irrelevant</del> )		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 wastewater:	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.				

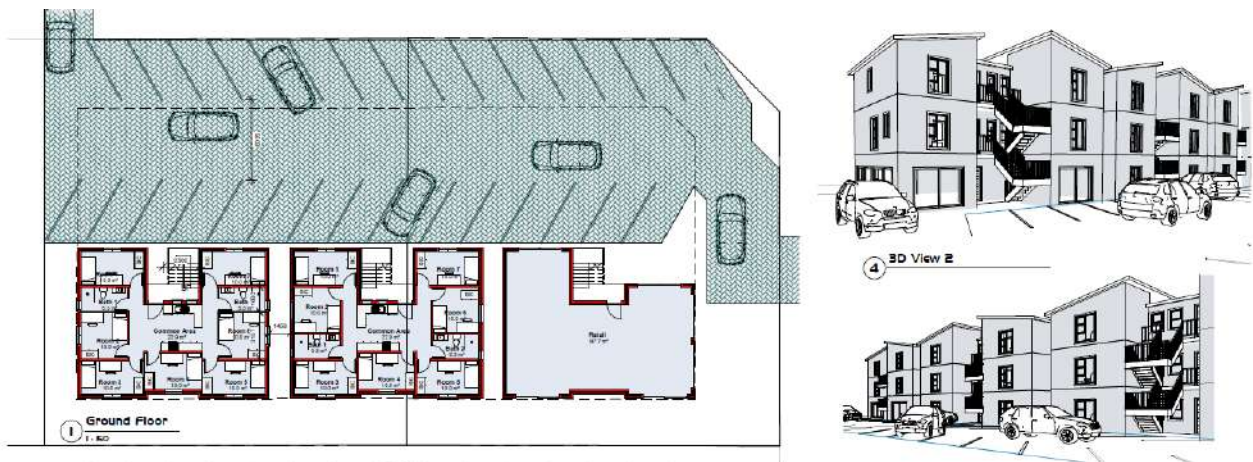
Development charges:				
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**PART D: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION**

COMPULSORY INFORMATION REQUIRED:					
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N	Bondholder's consent
MINIMUM AND ADDITIONAL REQUIREMENTS:					
Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y	N	Land Use Plan	Y	N	Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Homeowners' 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) <del>(strikethrough irrelevant)</del>	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 27 March 2024 for proposed consolidation, rezoning and departures on Erven 1758 and 1785 Tyolora. The applicant was present for the pre-app and provided the following layout plans.



### Town Planning comments

- The proposal is situated within an activity corridor and public transportation corridor. The MSDF identifies the location of the site as an intensification area.
- Mixed use development is prioritised for this specific area. The applicant is thus advised to consider a mixed-use development.
- Note that there is no zoning description that allows for the uses/design as proposed.
- To consider a “Business Zone I” zoning with consent for ‘Boarding Hostel’. Need to revisit proposal to align with the land use description for ‘Boarding House”. Need to consider communal and recreational facilities.
- Need to align with the Student Housing Policy. Please indicate where the ‘house manager/caretaker’ will reside.
- An active street frontage with business opportunities along Nelson Mandela Boulevard is encourage and applicant is advised to refer to the above-mentioned plans for the Iliso Lethu NDP Node and engage with Municipality’s Spatial Planning Department.
- Higher densities along Nelson Mandela Boulevard are a priority and are supported from a spatial planning point of view.

### CES comments

- Vehicle access will be restricted as per the GIZS 2023 to Nkonjane and Khozi Streets.
- All parking, including required movability, to be provided on the property in terms of the GIZS 2023. PT1 may be supported, subject to a land use application for parking relaxation.
- No parking will be allowed within the road reserve.
- A TIA/TIS may be required.
- An owner’s association/body corporate may be required for the maintenance of internal services, which shall include water, sewer and internal roads and associated stormwater.
- Water and sanitation are available subject to confirmation of capacity required.
- The developer will be required to install a bulk water meter.
- DC's will apply.
- Development to conform to the applicable Stormwater By-law

### ETS comments

- Electricity is available subject to confirmation of required capacity.
- Electrical Services Report will be required.
- DC's will apply.

**PART F: SUMMARY / WAY FORWARD**

See comments above. Applicant is advised to reconsider the proposal and submit a new pre-app.



OFFICIAL: \_\_\_\_\_

**Fakazile Vava (Town Planner)**

PRE-APPLICANT: **Delarey Viljoen**

(FULL NAME)



SIGNED: \_\_\_\_\_

**Ilané Huyser (Senior Town Planner)**



SIGNED: \_\_\_\_\_

DATE: 2024.04.15

DATE: **18 March 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 13**



## 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)	DELAREY				
Surname	VILJOEN				
SACPLAN Reg No. (if applicable)	A/1021/1998				
Company name (if applicable)	DELPLAN CONSULTING				
Postal Address	PO BOX 9956				
	GEORGE	Postal Code	6530		
Email	<a href="mailto:planning@delplan.co.za">planning@delplan.co.za</a>				
Tel	044 873 4566	Fax	044 873 4568	Cell	082 808 9624

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

Registered owner	CNS Group CC			
Address	SHOP 11 WENDYWOOD SHOPPING CENTRE 1 DAPHNY STREET WENDYWOOD GAUTENG 2148			
		Postal code	2148	

E-mail		malcolm@cnsgroup.co.za			
Tel		Fax		Cell	083 212 4830

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erven 1785 & 1786				
Physical Address	Nelson Mandela Boulevard				
GPS Coordinates	34°00'11.1"S 22°29'01.6"E		Town/City	Tyolora, George	
Current Zoning	Industrial Zone I	Extent	700m <sup>2</sup> & 704m <sup>2</sup>	Are there existing buildings?	N
Current Land Use	Vacant				
Title Deed number & date	T26717/2024				
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)?		
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.
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<i>Official's name</i>	<b>Ilané Huyser Fakazile Vava</b>	<i>Reference number</i>	<b>Collab No. 3120873</b>	<i>Date of consultation</i>	<b>20 March 2024</b>
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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:** *FIRZAJJ*  
**VAT Registration Nr:** *4630193664*  
**E-MAIL:** *msbrits@george.gov.za*  
**\*Payment reference:** *Erven 1785 & 1786, Tyolora*

**PART F: DETAILS OF PROPOSAL**

**Brief description of proposed development / intent of application:**

The application for Erf 1091, Blanco entails the following:

**1. Consolidation** in terms of Section 15(2) (e) of the George Municipality: Land Use Planning By-Law, 2023 of Erven 1785 (700m<sup>2</sup>) & 1786 (704m<sup>2</sup>) into one large erf.

**2. Rezoning** in terms of Section 15(2) (a) of the George Municipality: Land Use Planning By-Law, 2023 of Erven 1785 & 1786 from *Industrial Zone I* (Light industry) to *General Residential Zone IV* (Flats).

**3. Departure** in terms of Section 15(2) (b) of the George Municipality: Land Use Planning By-Law, 2023 to:

- relax the southern street building line from 5m to 3.2m and western side common boundary building lines from 5m to 2.9
- relax the parking requirement of 44 (PT1) parking bays to 25 parking bays

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



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

*Is the following compulsory information attached?*

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

*Minimum and additional requirements:*

Y	N	N/A	Conveyancer's Certificate	Y	N	N/A	Land Use Plan / Zoning plan
	N		Proposed Subdivision Plan (including street names and numbers)	Y	N	N/A	Phasing Plan
Y	N		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
	N		<del>Copy of Environmental Impact Assessment (EIA) /</del> <del>Heritage Impact Assessment (HIA) /</del> Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) <i>(strikethrough irrelevant)</i>	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N		Services Report or indication of all municipal services / registered servitudes	Y	N	N/A	Required number of documentation copies <b>2 copies</b>
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)
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Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),
Y		Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			National Water Act, 1998 (Act 36 of 1998) <del>(strikethrough irrelevant)</del>
Y		Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A	Other (specify)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A			
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?			

**SECTION I: DECLARATION**

*I hereby wish to confirm the following:*

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

Applicant's signature:



Date:

**26/11/2024**

Full name:

**DELAREY VILJOEN**

Professional capacity:

**PROFESSIONAL PLANNER**

SACPLAN Reg. Nr:

**A/1021/1998**