

**PROPOSED APPLICATION FOR CONSENT USE ON  
ERF 19699, AKASIA STREET, GEORGE MUNICIPALITY AND DIVISION**



**FOR: GRIFFIN ACADEMY**



**DELPLAN**  
CONSULTING

URBAN & REGIONAL PLANNERS

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

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## PROPOSED CONSENT USE APPLICATION FOR ERF 19699, GEORGE MUNICIPALITY AND DIVISION, WESTERN CAPE PROVINCE

### 1. INTRODUCTION

*DELplan Consulting* was appointed by Griffin Academy who is currently leasing a portion of the building on Erf 19699, George to apply for a consent use to allow for a place of instruction on the property. Erf 19699, George, hereafter referred to the “*subject property*”, is registered to Amrichprop 19 Properties (Proprietary) Limited. A copy of the power of attorney from the registered owner of the property is attached to this land use application as **Annexure 1**.

The school consists of two lecture areas, ablution and a large indoor sport and recreational area.

Erf 19699, George is currently zoned as “*Business Zone I*” according to the Integrated Zoning Scheme: By-Law of George Municipality. Business Zone I allow for a Place of Instruction as a consent use. This will be further elaborated in **Section 5** of this report.

A pre-application was submitted to be discussed and the Town Planning Department indicated that a formal land use application may be submitted for consideration. Section 9.3.1 of this report will discuss the outcome of the pre-application.

### 2. APPLICATION

This land-use application consists of the following;

- **Consent Use** on Erf 19699, George in terms of Section 15(2) (o) of the George Municipality: Land-use Planning By-Law, 2015 to allow for a place of instruction on a portion of the property.

The land use application is further elaborated on and clarified in Section 5.

### 3. TITLE DEED

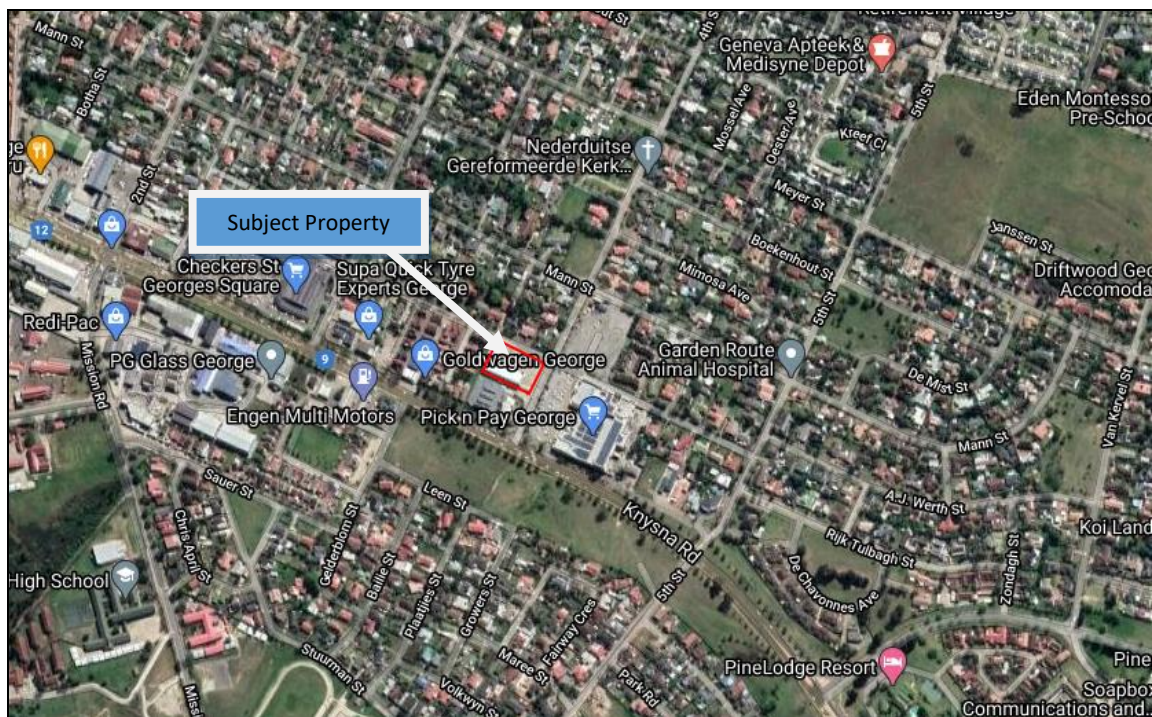
Erf 19699, George is registered in the name of ***Amrichprop 19 Properties (Proprietary) Limited*** with the title deed number being T21846/2005. The size of the property, according to the title deed as well as the Surveyor-General Diagram, is 3715m<sup>2</sup>.

The Title Deed of the subject property and the SG Diagram are attached as **Annexure 2**. The property is subject to a bond, the bondholder’s consent is attached as **Annexure 3**.

Lastly, a conveyancer has scrutinized the title deed and has not found any restrictive conditions prohibiting the school. The conveyancer’s certificate is attached as **Annexure 4**.

#### 4. LOCALITY

The subject property is situated east of George CBD. The property is situated north of Knysna Road, on the corner of 4<sup>th</sup> Street and Akasia Street. This property is ideally located, given that it has easy access to the main roads. The subject property is bordered by residential uses towards the north and mixed-use properties on the western, eastern and southern side. **Figure 1** below is an illustration of the subject property (marked in red) in relation to the larger George.



**Figure 1:** An aerial map illustration of the subject property and the surrounding area (Source; Cape Farm Mapper, 2020)



**Figure 2:** An extract of satellite imagery (Source: Cape Farm Mapper, 2020) of the subject property (indicated in red) together with the immediately surrounding land uses.

**Figure 2** above shows the subject property (marked in red) in relation to the surrounding part of George. This image shows the adjacent land uses found in close proximity to the subject property. The locality plan is attached to this report as **Annexure 5**.

## 5. PHYSICAL CHARACTER OF THE PROPERTY

The subject property is currently developed with different small line shops and a large parking area. The property constitutes 9 shops developed in an L-shape along the western and southern boundary of the property. The school currently lease shop 4 and 5 which is situated in the south-western corner of the property. The extract below indicates the location of Griffin Academy.



**Figure 3:** An image indicating the subject property as well as the portion of the property that is utilised by Griffin Academy.



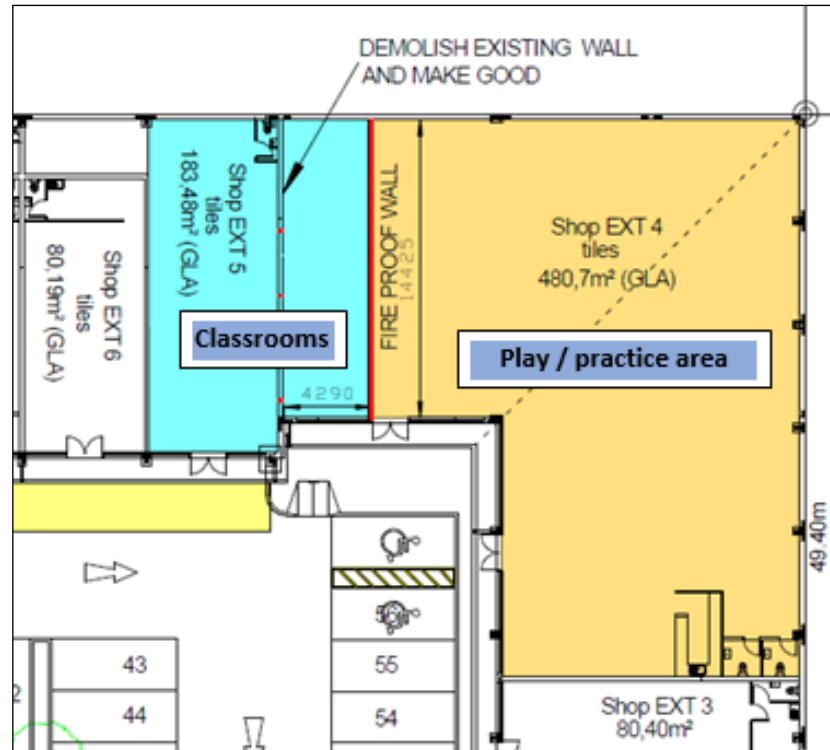
**Figure 4:** A photograph of Griffin Academy, taken from the parking area.

## 6. PROPOSED LAND USE

Griffin Academy is currently leasing shop 4 and 5 from the property owner. Due to the demand of schools, especially private schools, Griffin Academy took the opportunity to open a school on the subject property. The location of the property allows the residents of George easy access to the school.

The school currently have 20 learners from Stage K to Stage 7. The British Curriculum is followed and they make use of an online platform namely, CambriLearn. The school employ 5 teachers and a group of coaches and other trained staff. The total staff team constitute 17 people being part of the Griffin Sport and Griffin Academy. School hours are from 08:00 to 13:00, Monday to Friday and include gymnastics training, rock climbing, VR reality and technology as well as outdoor education. Children do not have to exit the building during school hours and can learn and play in a safe environment.

Griffin Academy utilises approximately 664m<sup>2</sup> of the floor space on the property. The school constitute classrooms and a large play area. The classrooms measure 183.48m<sup>2</sup> and the play area measure 480.7m<sup>2</sup>. The extract below illustrates the different uses.

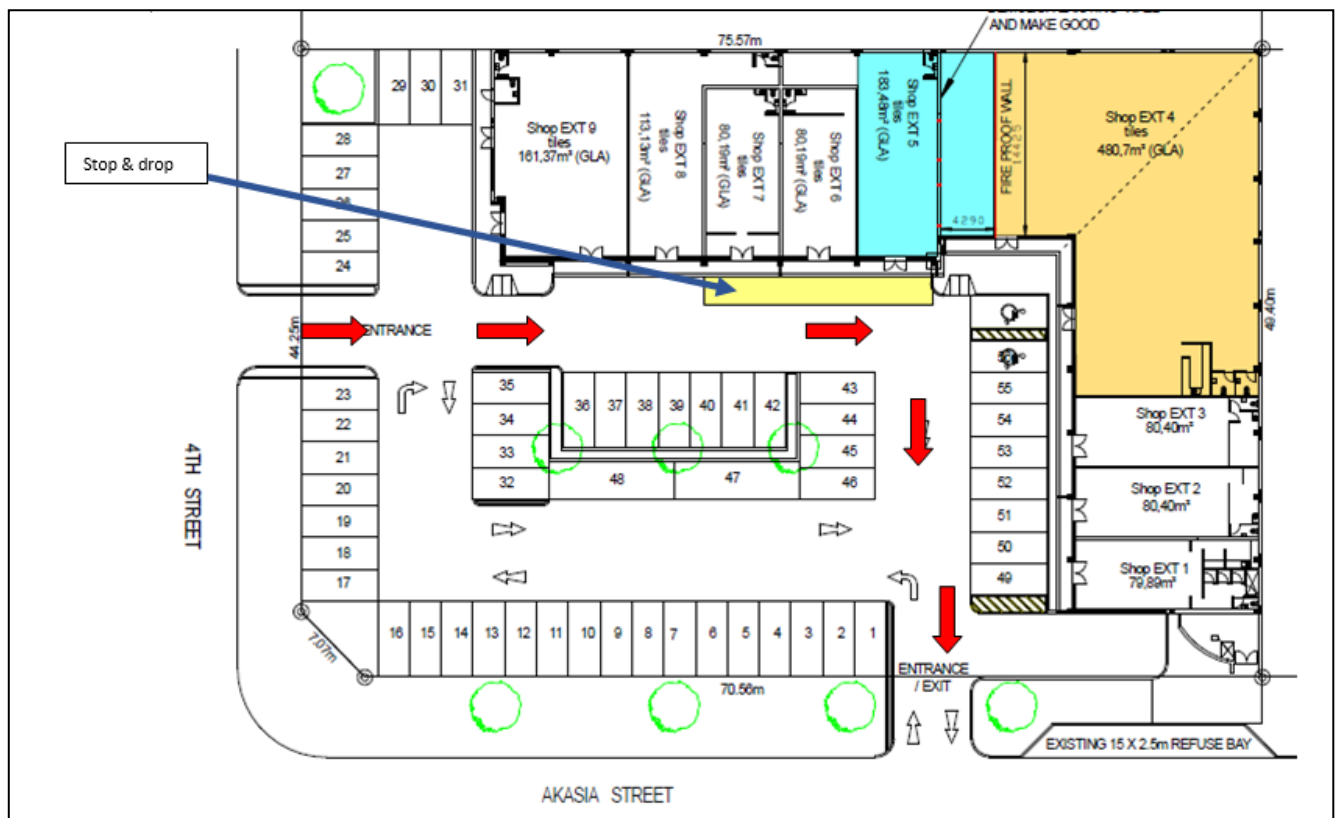


The site plan is attached to this report as **Annexure 7**.

### 7. PARKING BAYS AND ACCESS TO THE PROPERTY

According to the above, the school will be open Monday to Friday from 08h00 to 13h00. The peak traffic hours will be from 07h30 to 08h00 and from 12h45 to 13h30. The property currently gains access via Akasia Street as well as 4<sup>th</sup> Street. The access on 4<sup>th</sup> Street is only an entrance and the one on Akasia Street is a combined entrance and exit. This is according to the current approved SDP of the shopping centre.

These two-access point will allow traffic to flow (see figure 6 below). Due to the existing access and exit, it will be possible for the school to provide a drop-and-go. It is proposed that the parents enter from 4<sup>th</sup> street, drop the children at the proposed stop and drop facility in front of the school and then exit in Akasia Street. This will ensure that traffic does not accumulate and create stacked traffic in 4th Street. The traffic light on Knysna road will also contribute to the natural flow of traffic during the peak hours when pupils will be dropped off.



**Figure 5:** An extract from the Site Plan indicating the proposed traffic flow.

The other shops on the property currently constitute 675m<sup>2</sup> (GLA) and according to the George Integrated Zoning Scheme, 4 bays per 100m<sup>2</sup> GLA should be provided. Therefore, 27 parking bays should be provided for the shops. Given that there are a total of 56 parking bays, 29 parking bays will remain available to the school. Which is more than enough for the school. Parents just drop of the children and only some of the staff stop in the vacant parking bays. Some also use the nearby bus route of Knysna Road.

The image below indicates the area that will be utilised for the stop & drop facility.



**Figure 6:** An image of the area that will be utilised as the stop & drop facility.

Children can safely and easily exit their parent's car from the non-driver side and get out onto the pedestrian area of the building which is under roof.

## 8. CHARACTER OF THE SURROUNDING AREA

As previously mentioned, the property is situated in a mixed-use area. The property is surrounded by general residential properties as well as business, offices and single residential uses. The location of the property is considered ideal for a school given its proximity to the

residential neighbourhood as well as various businesses. Parents living or working close by, have easy access to the school. With Knysna Road and 4<sup>th</sup> Street main distributor road in George it is also easily accessible from other parts of George.



Figure 3: The subject property located in a mixed-use area.

The figure above illustrates the surrounding mixed-use character of the area. It is anticipated that the approval of the application will not have a negative impact on the character of the area.

Children will not play outside the building, and therefore cannot be a source of hindrance to the other shops and surrounding neighbours.

## 9. CONSIDERATION OF THE APPLICATION – RELEVANT ACTS, POLICIES & GUIDELINES

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 sets of principles and ethical conventions related to this application.

### 9.1 SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013) (SPLUMA)

Section 7 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA) lists the five development principles that apply to spatial planning, land development, and land use management, namely:

- **Spatial justice** refers to the redress of development imbalances and access to land where mechanisms such as spatial development frameworks and land use management systems must be accommodating. It can be argued that this proposed develop promotes infill development that will curtail urban sprawl.
  - This principle does not have a direct impact on this proposed development.
- **Spatial sustainability** refers to spatial planning and land use management systems that must promote land development that amongst other matters protect prime and unique agricultural land and promote land development in locations that are sustainable and limit urban sprawl.
  - The approval of the application will not compromise prime agricultural land.
  - The subject property is situated within the urban edge; therefore, the approval of the application will not cause urban sprawl.
  - The subject property is located within an established mixed-use area that will contribute towards a more integrated urban environment.
- **Efficiency** refers to development that optimises the use of existing resources and infrastructure. It further implies that decision-making procedures must minimise negative financial, social, economic or environmental impacts. The application procedures must be efficient, streamlined and all parties involved must adhere to the timeframes. This is a general principle that applies to any land use application, also for the subject property. The urban area is where land use should be at its maximum and therefore also the provision of municipal services.
  - This proposed development will make use of existing local resources and will contribute to the optimization of these services.

- This proposed development is located within the already developed area, hence no new roads, infrastructure, etc. are required to enable the proposed development.
- The proposal will make use of existing infrastructure networks without having to expend the bulk services network.
- **Spatial resilience** refers to flexibility in spatial plans, policies and land use management systems to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.
  - This subject property has the flexibility to be utilised as a school on a business property or it can be converted back to business use.
  - Only a portion of the subject property is utilised as a school, the remainder of the property is utilised by other businesses.
- Lastly, the principle of **good administration** refers to an integrated approach to land use and land development for all spheres of government. All departments must provide input regarding the preparation or amendment of spatial development frameworks and requirements relating to land development and use must be met timeously. Public participation must be transparent with policies, legislation, and procedures being clear to inform and empower members of the public.
  - This is a general principle that applies to any land use application, also to this land use application.

Section 42 of SPLUMA refers to the factors that must be considered by a municipal tribunal when adjudicating a land-use planning application, which includes (but are not limited to):

- Five SPLUMA development principles as listed above;
- Public interest;
- Constitutional transformation;
- Respective rights and obligations of all those affected;
- State and impact of engineering services, social infrastructure, and open space requirements;
- Compliance with environmental legislation.

Lastly, according to the Spatial Planning and Land Use Management Act (2013) Section 22 (2),  
*"... land development decision may depart from the provisions of a municipal spatial*

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*development framework only if site-specific circumstances justify a departure from the provisions of such municipal spatial development framework.”*

### **9.1.1 Public Interest**

It is not anticipated that the school will have a negative impact on the surrounding neighbours. The school is only open between 08:00 and 13:00 and the school is relatively small. The play area is indoors, it is therefore anticipated that the surrounding neighbours and shops will not be affected. The property is also located in a mixed-use area which is also more receptive of a school.

The surrounding property owners will however be given the opportunity to comment on the application and raise any concerns if there are any.

### **9.1.2 Municipal Engineering Services**

The development is connected to the existing municipal services and the necessary capital contributions will be paid.

### **9.1.3 Environmental Legislation**

No listed activities as contemplated by the National Environmental Management Act, 1998 (as amended) (NEMA) are triggered by this rezoning and subdivision application.

## **9.2 LAND USE PLANNING ACT, 2014 (ACT 3 OF 2014) (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) is, in essence, the expansion of the five development principles of SPLUMA listed above. Again, only the relevant aspects are addressed in this report.

### **9.2.1 Consistency and Compliance with LUPA, 2014 (Act 3 of 2014)**

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 structure plan.”*

Given the nature of this land use application and its location within George, this proposal is consistent with LUPA.

### **9.3 GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW (2015)**

Following from the legislative frameworks put in place through SPLUMA and LUPA, the George Municipality Land Use Planning By-Law, 2015 proceeds to set out the general criteria for the consideration of applications in terms of the by-law (Section 65) which includes:

- The desirability of the proposed utilisation of land;
- Impact of the proposed land development on municipal engineering services;

- An integrated development plan, including the municipal spatial development framework, the applicable local spatial development framework and/or local structure plans;
- Relevant municipal policies;
- Western Cape Provincial Spatial Development Framework;
- Section 42 of SPLUMA (public interest, constitutionality);
- Land use planning principles transposed in LUPA; and
- Provisions of the applicable zoning scheme.

### **9.3.1 Pre-application in terms of George Municipality: Land Use Planning By-Law, 2015**

A pre-application was done with the Town Planning Department on 30 November 2020. The last-mentioned department stipulated that the application may be submitted for consideration. The following comments came out of the pre-application:

#### **Town Planning:**

Need to motivate and indicate where the recreational space/ open space will be.

*This is indicated on the SDP.*

#### **Civil Engineering Services**

A drop and go must be provided on a revised SDP. Note that development will trigger a revised capital contribution calculation (CC), and the owner will be liable for any additional CC payments.

*The drop and go is indicated on the SDP. The client will be held accountable for additional capital contributions.*

The signed pre-application is attached to the report as **Annexure 9**.

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#### **9.4 GEORGE SPATIAL DEVELOPMENT FRAMEWORK (GSDF) (2013)**

The GMSDF does not specifically address the subject property. It does, however, reiterate the importance of well-located schools. The subject school is considered to be well-located, given its close proximity to other schools in the area. Furthermore, the school is also situated close to residential neighbourhoods and business.

The subject application is not considered to be in conflict with the GMSDF.

#### **9.6 GEORGE INTEGRATED ZONING SCHEME BY-LAW (2017)**

According to the George Zoning Regulations, the subject property is zoned as “Business Zone I”. The zoning of the subject property will remain unchanged. Business Zone I allow for a Place of Instruction as a consent use. As explained above, only a portion of the property will be utilised as a school, the primary use on the property will remain business premises.

#### **9.7 NEED AND DESIRABILITY**


The concept “*desirability*” in the land use planning context may be defined as the degree of acceptability of this proposed land use development. This section expresses the desirability of the consent use application for the subject property, 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.

Griffin Academy is considered to be ideally located in a mixed-use area with easy access to main roads. Sufficient parking is supplied on-site as well as a stop and drop facility which will ensure traffic to flow easily. The approval of the application will not have a negative impact on the surrounding neighbours. The proposal is not considered in conflict with the GMSDF.

The application is therefore considered desirable.

## 10. CONCLUSION

It is believed that the abovementioned principles, considerations, and guidelines for this land use application for consent use on a portion of Erf 19699, George satisfies the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



DELAREY VILJOEN Pr. Pln

April 2021

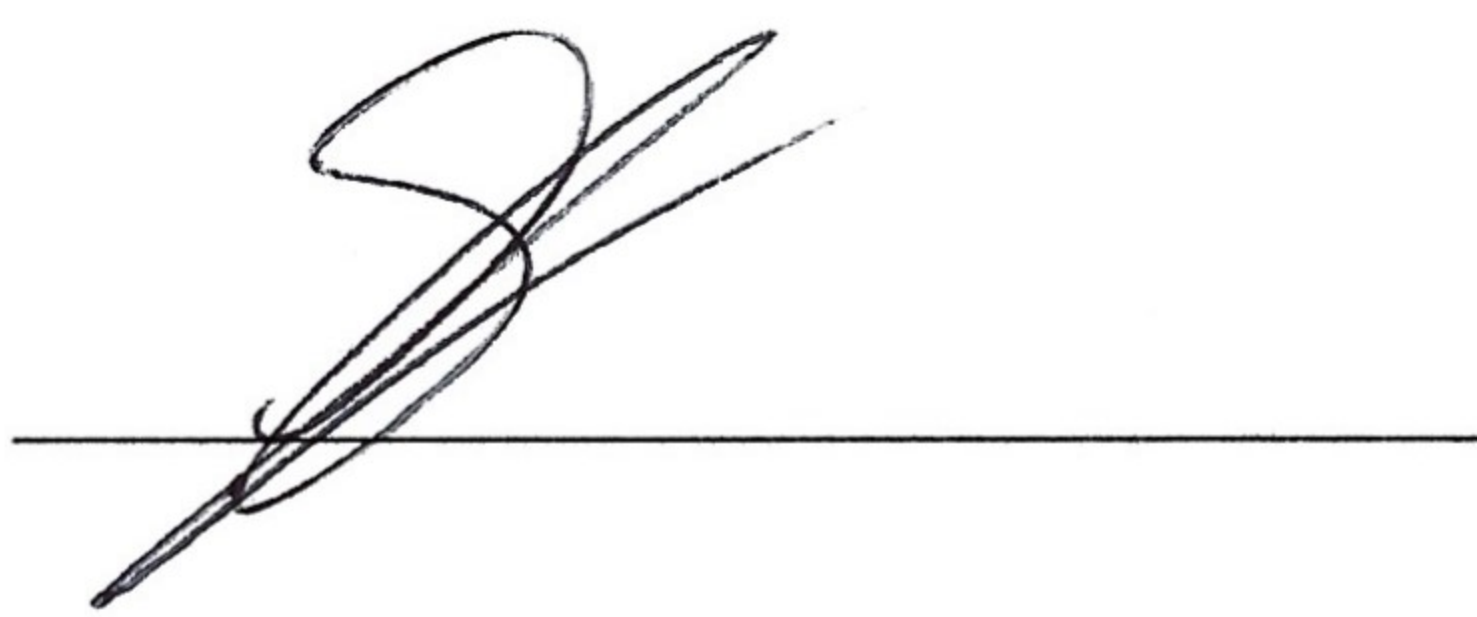
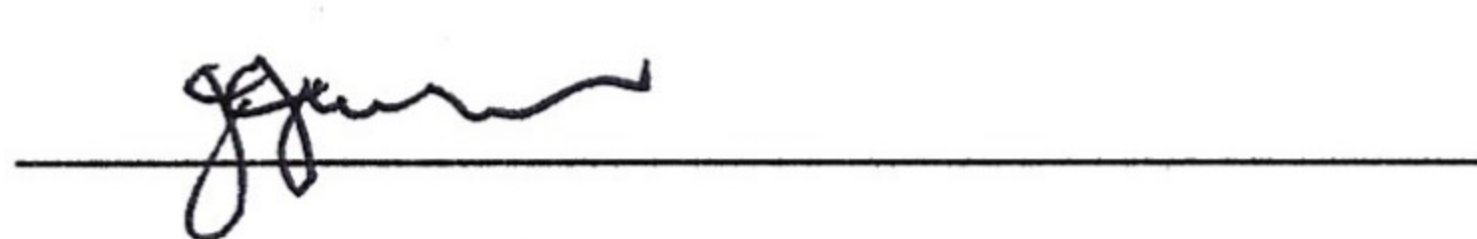
POWER OF ATTORNEY

I, **André Mouton**, the sole director of **Amrichprop 19 Properties (Pty) Ltd**, the registered owner of Erf 19699, George, George Municipality and Division hereby instruct *DELplan Consulting* to submit the land use application with the local authority to allow for a portion (Shop 4 & 5) of the subject property to be utilised as a place of instruction.

  
A Mouton

Date: 17/5/2021.

Witnesses:

1.   
2. 



Companies and Intellectual  
Property Commission

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Date: 13/12/2016

Our Reference: 111467432

Box: **192934**

Sequence: **5**

LINMARIE SWANEPOEL  
4B CHAPMAN STREET  
EXTENSION 23  
SECUNDA  
2302

**RE: Amendment to Company Information**

**Company Number: 2003/019264/07**

**Company Name: AMRICHPROP 19 PROPERTIES (PTY) LTD**

We have received a COR15.2 (Amendment of Memorandum of Incorporation) from you dated 01/04/2014.

The Amendment of Memorandum of Incorporation (1) was accepted and placed on file.

Yours truly

**Commissioner: CIPC**

AMZ AMZ

**Please Note:**

The attached certificate can be validated on the CIPC web site at [www.cipc.co.za](http://www.cipc.co.za).

The contents of the attached certificate was electronically transmitted to the South African Revenue Services.



The Companies and Intellectual Property Commission  
of South Africa

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

Call Centre Tel 086 100 2472, Website [www.cipc.co.za](http://www.cipc.co.za)



**Certificate issued by the Companies and Intellectual Property  
Commission on Tuesday, December 13, 2016 11:51  
Certificate of Confirmation**



Companies and Intellectual  
Property Commission

↳ member of the afri group

Registration number **2003 / 019264 / 07**

Enterprise Name **AMRICHPROP 19 PROPERTIES (PTY) LTD**

Enterprise Shortened Name **None provided.**

Enterprise Translated Name **None provided.**

Registration Date **13/08/2003**

Business Start Date **13/08/2003**

Enterprise Type **Private Company**

Enterprise Status **In Business**

Financial year end **March**

Main Business/Main Object

Postal address **P O BOX 651098  
BENMORE  
2010**

Address of registered office **3RD FLOOR  
82 ON MAUDE  
82 MAUDE STREET  
SANDTON  
2196**

Location of Company Records **COMBINED REGISTRAR  
6 COSMOS STREET  
PRIMROSE  
GERMISTON**



The Companies and Intellectual Property Commission  
of South Africa

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

Call Centre Tel 086 100 2472, Website [www.cipc.co.za](http://www.cipc.co.za)



1401

Location of Company Records

combined register  
**6 COSMOS STREET  
PRIMROSE  
1901**



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Property Commission

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Commission on Tuesday, December 13, 2016 11:51  
Certificate of Confirmation**



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Property Commission

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Registration number **2003/019264/07**  
Enterprise Name **AMRICHPROP 19 PROPERTIES (PTY) LTD**

**Auditor**  
Name **SIMARCA CHARTERED ACCOUNTANTS**  
Postal Address **P O BOX 471  
LINMEYER  
2105**

**Active Directors / Officers**

Surname and first names	ID number or date of birth	Director type	Appoint-ment date	Addresses
MOUTON, ANDRE	6406155045084	Director	26/07/2006	Postal: P O BOX 3362, TYGERVALLEY, 7536 Residential: 41A HOFMEYER STREET, WELGEMOED, BELVILLE, CAPE TOWN, 7530



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of South Africa  
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Call Centre Tel 086 100 2472, Website [www.cipc.co.za](http://www.cipc.co.za)



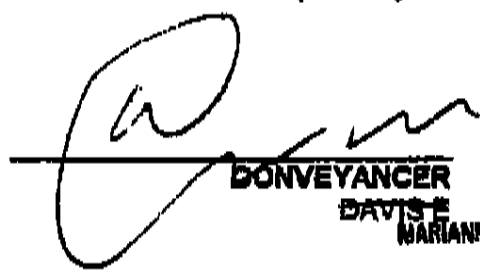
2007 11 01

2007 11 01

**FEE**

R. 1000,00

Prepared by me




**CONVEYANCER**  
**DAVISE**  
 MARIANNE OLIVIER

**VERBIND**      **MONTAGED**

VR FOR R. 35 660 500,00

**B** 000 124 31 14 2005

18.03.05

  
 REGISTRAR/REGISTRAR

**DELplan**  
 URBAN AND REGIONAL PLANNING

2007-11-01

ISSUED FOR INFORMATION ONLY  
 ALLEEN VIR INFORMASIEDDELEINDES UITGEBEIK

T00021846 / 2005

**DEED OF TRANSFER**

**BE IT HEREBY MADE KNOWN THAT**

**ELÉNE GROENEWALD**

appeared before me, REGISTRAR OF DEEDS, at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at PRETORIA on 28 January 2005 granted to him by

**JOINT MUNICIPAL PENSION FUND**  
 No. 12/8/318/1

**DATA / VERIFY**  
**DATA / VERIFY**  
 07 APR 2006  
 TRANSFER 2  
**COMPTONK A**

## PAGE 2

And the appearer declared that his said principal had, on 15 November 2004, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**AMRICHPROP 19 PROPERTIES (PROPRIETARY) LIMITED  
No. 2003/019264/07**

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

1. **ERF 1898 GEORGE, SITUATED IN GEORGE MUNICIPALITY, DIVISION GEORGE, WESTERN CAPE PROVINCE;**

**MEASURING: 8 565 (EIGHT THOUSAND FIVE HUNDRED AND SIXTY FIVE) SQUARE METRES;**

**FIRST TRANSFERRED BY DEED OF TRANSFER No. T.9008/1938 WITH DIAGRAM NO. 4174/1938 RELATING THERETO AND HELD BY DEED OF TRANSFER NO T.34195/1979.**

- A. SUBJECT to the conditions referred to in Deed of Transfer No. 9006 dated 15<sup>th</sup> September 1936.**
- B. SUBJECT FURTHER to the following condition No. 3 contained in Deed of Grant dated 15<sup>th</sup> June 1922 (George Qultrents Volume 15 No. 15) issued under the provisions of Section 10 of Act 15 of 1887.**

**That all rights to minerals, mineral products, mineral oils and precious stones, precious or base metals on or under the land hereby granted are expressly reserved to the State, together with the right of access to any mines or works undertaken for mining or prospecting purposes by any person duly authorised in that behalf. The land is subject to such further rights as public or the State now may or may hereafter have or be entitled to obtain under or by virtue of any law**

## PAGE 3

relating to the prospecting, digging, mining and exploitation of minerals, mineral products, mineral oils, precious stones, precious or base metals on or under the land hereby granted, which rights shall not be impaired or in any way affected by the Title Deed.

- C. SUBJECT FURTHER to the following condition contained in Deed of Transfer No. 9008 dated 15<sup>th</sup> September 1936.

The Council of the Municipality of George reserves the right to construct, use and maintain across the above property any pipe line for water leading, sewerage, drainage, and any poles or structures for the conduct of any electric or other light or power.

- D. SUBJECT FURTHER to the Endorsement dated 18<sup>th</sup> August 1978 on Deed of Transfer No. T 20046 dated 18<sup>th</sup> August 1978, which reads as follows:

"By Notarial Deed No. K 64778 S dated 22-8-1978 erf 8225 held hereunder is subject to the following conditions:-

- a) For as long as it and/or Erf. 8225 held under Certificate of Consolidated Title No. T 20047/1978 be zoned for minor business purposes, the said properties may not be separately sold without the prior written consent of the Municipality of George.
- b) The floor area factor of the property shall for as long as either or both properties be zoned for minor business purposes, be nil, and shall unless the Municipality in writing otherwise permit, be used for parking purposes only.

As will more fully appear from the said Certificate of Consolidated Title and Notarial Deed."

## PAGE 4

2. **ERF 8228 GEORGE, SITUATED IN GEORGE MUNICIPALITY, DIVISION GEORGE, WESTERN CAPE PROVINCE;**

**MEASURING: 1,7131 (ONE COMMA SEVEN ONE THREE ONE) HECTARES;**

**FIRST REGISTERED BY CERTIFICATE OF CONSOLIDATED TITLE No. T.20047/1978 WITH DIAGRAM No. 3890/1978 RELATING THERETO AND HELD BY DEED OF TRANSFER NO T.34195/1979.**

Regarding the figure Aefd on the said Diagram No. 3890/1978 -

- A. **SUBJECT** to the conditions referred to in Deed of Grant dated 15<sup>th</sup> June 1922 (George Quirrens Volume 15 No. 15) issued in terms of Section 10 of Act 15 of 1887 in favour of the Council of the Municipality of George, which reads as follows:-

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

- B. **SUBJECT FURTHER** to the following condition contained in Deed of Transfer No. 12558 dated 19<sup>th</sup> December, 1929.

## PAGE 5

"THE Transferor reserves the right to construct, use and maintain across the above property any pipe line for water leading, sewerage, drainage, and any poles or structures for the conduct of any electric or other light or power.

II REGARDING the figure EBCF on the said Diagram No. 3990/1978 -

- A. SUBJECT to the conditions referred to in Deed of Transfer No. 7974 dated 20<sup>th</sup> August, 1936.
- B. SUBJECT FURTHER to the condition contained in Deed of Grant dated 15<sup>th</sup> June, 1922 (George quitrents Volume 15 No. 15) under the provisions of Section 10 of Act No. 15 of 1897, which condition is more fully set out in paragraph I. (A) above.
- C. SUBJECT FURTHER to the condition contained in Deed of Transfer No. 7974 dated 20<sup>th</sup> August, 1936, which condition is more fully set out in paragraph I (B) above.

III. AS REGARDS the whole of the above property -

SUBJECT FURTHER to the endorsement dated 18<sup>th</sup> August, 1978, on Certificate of Consolidated Title No. T 20047 dated 18<sup>th</sup> August, 1978, which reads as follows:-

"By Notarial Deed No. K 647/78 S dated 22.8.1978. Erf 8225 held hereunder is subject to the following conditions:-

- (a) For as long as it and/or Erf 1898 held by Transfer 20046/1978 be zoned for minor business purposes, the said properties may not be separately sold without the prior written consent of the Municipality of George.

## PAGE 8

- (b) The floor area factor of that portion of the within property situate immediately to the south East of the surveyed line AD on annexed Diagram No. 3990/1978, being of uniform width of 45,57 metres, parallel to and along the full length of such surveyed line, shall for as long as either or both properties be zoned for minor business purposes, be nil, and shall, unless the Municipality in writing permit otherwise, be used for parking purposes only.

AS WILL more fully appear from said Deed of Transfer and Notarial Deed."

**3. ERF 19899 GEORGE, SITUATED IN GEORGE MUNICIPALITY, DIVISION GEORGE, WESTERN CAPE PROVINCE;**

**MEASURING: 3 715 (THREE THOUSAND SEVEN HUNDRED AND FIFTEEN) SQUARE METRES;**

**FIRST TRANSFERRED AND STILL HELD BY DEED OF TRANSFER No. T.63943/1999 WITH DIAGRAM No. 3178/1998 RELATING THERETO.**

- A. **SUBJECT** to the following condition contained in Deed of Grant dated 15<sup>th</sup> June 1922 (George Quiltrants Vol 15 No. 15) under Section 10 of Act 15 of 1887, namely:

"That all rights to minerals, mineral products, mineral oils and precious stones, precious or base metals on or under the land hereby granted are expressly reserved to the Crown, together with the right of access to any mines or works

20 000 2007 11 14

000 0100 11 14

**PAGE 7**

undertaken for mining or prospecting purposes by any person duly authorised in that behalf. The land is subject to such further rights as public or the Government now may or may hereafter have or be entitled to obtain under or by virtue of any law relating to the prospecting, digging, mining or exploitation of minerals, mineral products, mineral oils, precious stones, precious or base metals on or under the land hereby granted, which rights shall not be impaired or in any way affected by the Title Deed.

- B. SUBJECT FURTHER to the following special conditions in the said Deed of Transfer No. 1556/1930, namely:**

"The Transferor reserves the right to construct, use and maintain across the above property any pipe line for water leading, sewerage, drainage, and any poles or structures for the conduct of any electric or other light or power."

PAGE 8

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 18 March 2005

*E. J. J. J. J.*  
q.q.

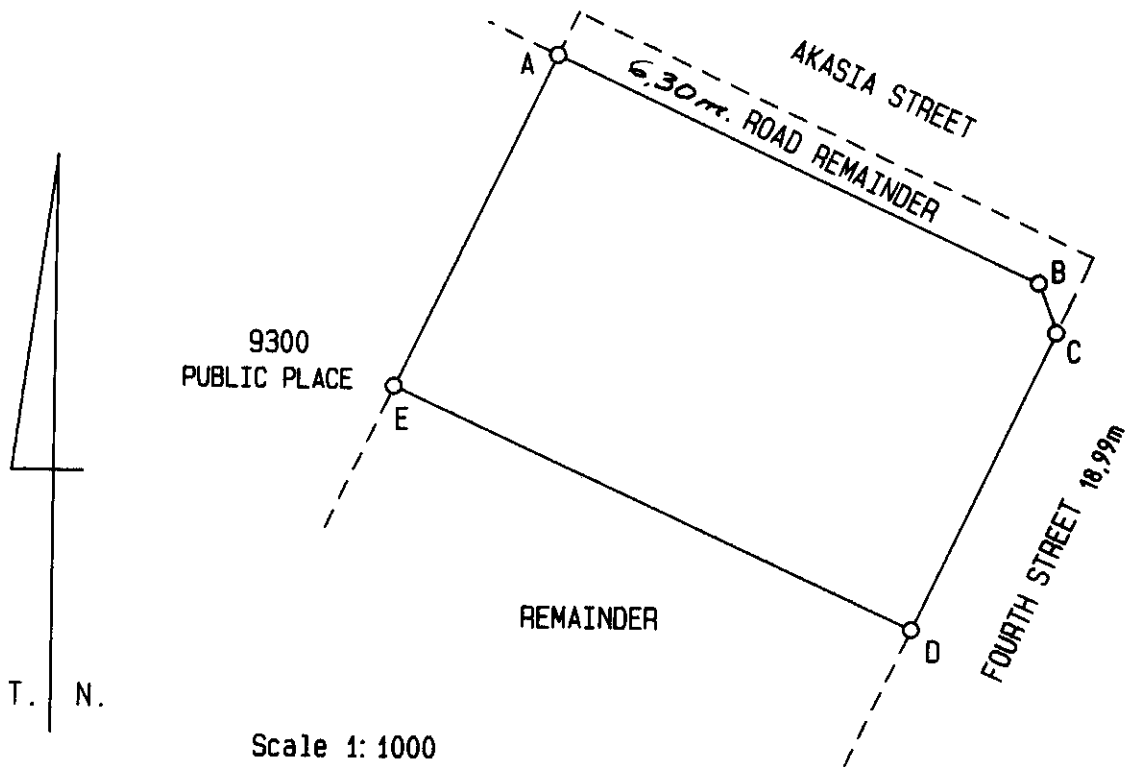
In my presence

*[Signature]*  
REGISTRAR OF DEEDS

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES Y System Lo.23° X			S.G. No. 3178/1998		
		Constants	+	0,00		+3 700 000,00	
AB 70,56	294 58 20	A	+	47 800,26	+	59 505,79	Approved <i>[Signature]</i> Surveyor-General 1998-06-25
BC 7,07	339 58 20	B	+	47 736,29	+	59 535,59	
CD 44,25	24 58 20	C	+	47 733,87	+	59 542,23	
DE 75,57	114 51 30	D	+	47 752,55	+	59 582,34	
EA 49,40	204 58 20	E	+	47 821,12	+	59 550,58	
	⊕11CD25		+	47 667,92	+	59 423,65	
	⊕15CD25		+	47 780,11	+	59 651,43	

**BEACONS:**

A, B, C, D, E 12mm iron peg



The figure A B C D E represents 3715 square metres of land being

ERF 19699 a PORTION OF ERF 1888, GEORGE

situate in the Municipality and Administrative District of George Province Western Cape  
Surveyed in February 1983- May 1998

by me

A.LOUW (PLS0356) Professional Land Surveyors

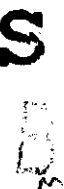
This diagram is annexed to  
No: 163943/1999  
Dated  
i.f.o.

The original diagram is  
No. A533/1930  
Transfer  
No. 1556/1930

File No. S/8775/4/4  
S.R. No. E1349/1998  
Comp. BL-7DD/X51 (1756)

Registrar of Deeds

APPROVED IN TERMS OF SECT. 25  
OF ORD. 15/1985  
REF. *Erk 1888*  
DATE 1998-05-05





Absa Commercial Property  
 Finance  
 Absa Building  
 15 Alice Lane  
 Sandton 2196  
 South Africa  
 Tel +27 (0) 11 350 4241  
 cpf@absa.co.za

**PRIVATE & CONFIDENTIAL**

49 Victoria Street  
 George  
 6529

Attention: Mr Delarey Viljoen  
 Email: [delarey@delplan.co.za](mailto:delarey@delplan.co.za)

**5 March 2021**

Dear Sir,

**RE: USAGE AMENDMENT CONSENT**

1. We, Absa Bank Limited ("Absa") confirm that Amrichprop 19 Properties (Pty) Ltd (registration number 2003/019264/07) (the "Owner") has registered a mortgage bond over Erf 19699 George (the "Property") in favour of Absa as security for a loan (with loan account number 701 0168 293) provided by Absa to the Owner.
2. We consent to the use of all and/or a portion of the Property as an educational institution and/or learning facility.

Yours faithfully,

**Azalea Foster**

Digitally signed by Azalea Foster  
 DN: cn=Azalea Foster, o=Absa, ou=Absa  
 Bank Limited,  
 email=Azalea.Foster@absa.africa, c=ZW  
 Date: 2021.03.05 15:48:59 +02'00'

For and on behalf of:  
**Absa Bank Limited**

Name: AZALEA FOSTER

Office: DOCMAN

(who warrants his authority)

For and on behalf of:  
**Absa Bank Limited**

Name: NEIL STOUT

Office: DOCMAN

(who warrants his authority)

## CONVEYANCER'S CERTIFICATE

I, ANN MARJORY COETZEE, a conveyancer of George, Western Cape Province, hereby certify that I have perused the conditions of title in respect of:

ERF 19699 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
WESTERN CAPE PROVINCE

IN EXTENT 3 715 (THREE THOUSAND SEVEN HUNDRED AND FIFTEEN)  
METRES

HELD BY DEED OF TRANSFER 21846/2005

I confirm that there are no conditions contained in the aforementioned deed which restrict the proposed application for a consent use to erect a school on a portion of the property.

DATED AT GEORGE ON 02 MARCH 2021



---

A M COETZEE  
CONVEYANCER  
LPC no. 83392



**LEGEND:**



A4 Scale:  
1:5 000

**PROJECT:**

Proposed consent use  
for Griffen Academy

**PROJEK:**

**DESCRIPTION:**

Erf 19699, Acacia Street, George

**BESKRYWING:**

**TITLE:**

Locality plan

**TITEL:**

1125/GEO/20/GIS/Ligging

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

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

**DATE:** FEB 2021  
**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

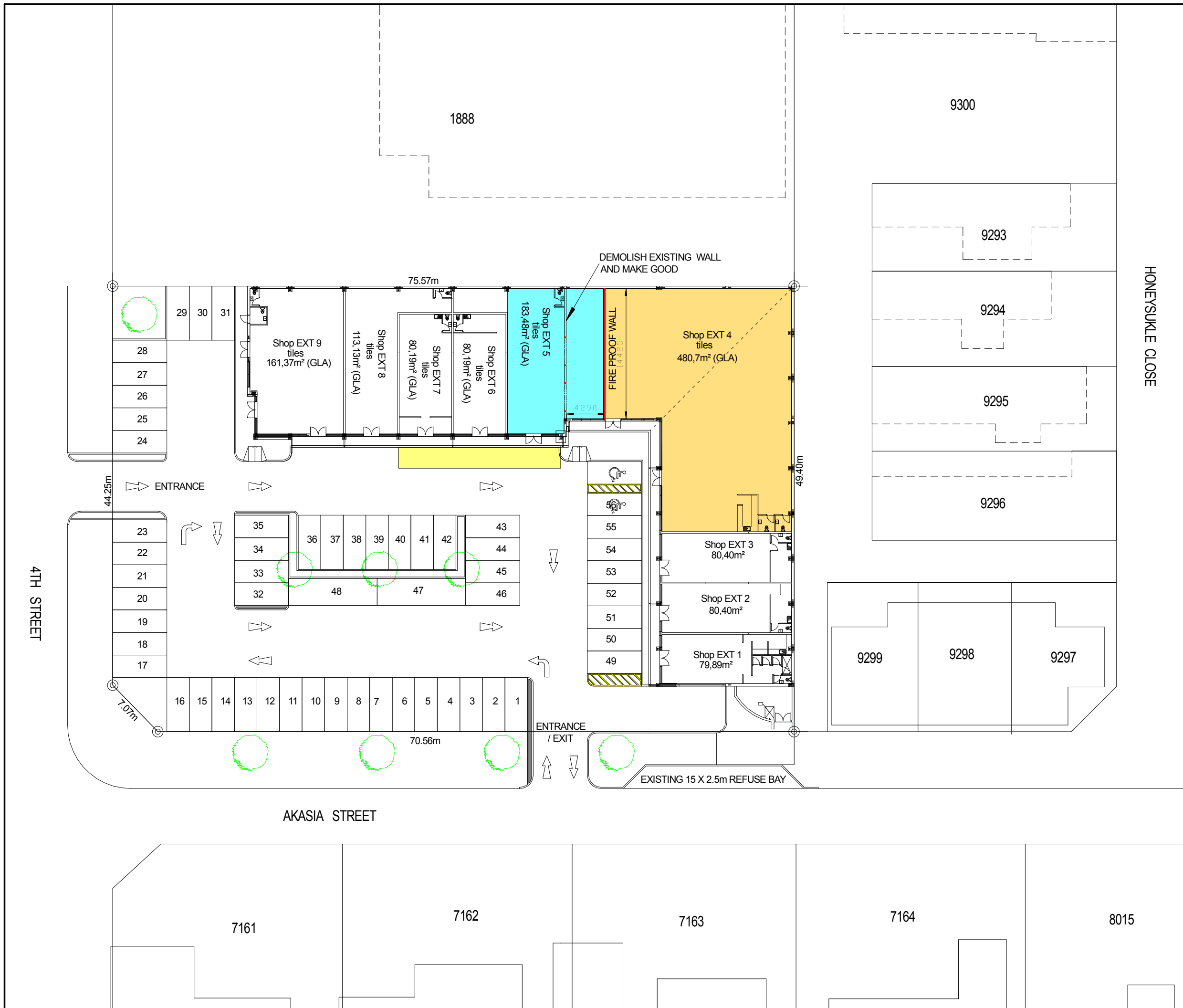
URBAN & REGIONAL PLANNERS

**COPYRIGHT:**

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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.



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**KOPIEREG:** Die kopiereg van hierdie tekening behoort aan DELplan Stads- & Streekbeplanning. 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.

**PROJECT:** Proposed consent use for Griffen Academy

**PROJEK:**

**DESCRIPTION:** Erf 19699, Acacia Street, George

**BESKRYWING:**

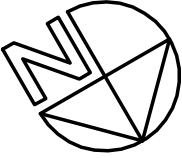
**TITLE:** Site development plan

**TITEL:**

**NOTES:**

- Play / practice area
- Classrooms
- Drop off area

**NOTAS:**

A3 Scale:  1:400

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

**DESIGNED:** TC

**DRAWN:** MV

**FILE PATH:** 1125/GEO/20/Tek/SKF  
**PLAN NO:** SDP1

**DATE:** FEBRUARY 2021  
**DATUM:**

**PLAN NAME:** ANNEXURE  
**PLAN NAAM:**

# GEORGE MUNICIPALITY



## 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: 1125/GEO/20

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

Brief proposal: Proposed consent use for a place of instruction (Griffin Academy)

Property(ies) description: Erf 19699, George

Date: 30 November 2020

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilane Huyser	George Mun	044 801 9550	ihuyser@george.gov.za
Pre-applicant	Delarey Viljoen	DELplan Consulting	044 873 4566	<a href="mailto:planning@delplan.co.za">planning@delplan.co.za</a>

The documentation provided for discussion:

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

1. **Draft site development plan;**
2. **Title Deed;**
3. **Locality plan;**
4. **SG diagram;**

Has pre-application been undertaken for a Land Development application with the Department of Environmental Affairs & Development Planning (DEA&DP)? (If so, please provide a copy of the minutes).

YES	NO
-----	----

A comprehensive overview of the proposal:

Due to the demand of schools, especially private schools, Griffin Academy took the opportunity to open a school on the subject property.

The owner of the subject property is currently leasing Shop 4 and 5 to Griffin Academy which will only accommodate 20 children. The subject property is ideally located for residents of George to access the school. The owner of the academy explains:

*"We have **20 learners from Stage K to Stage 7**. We follow the British Curriculum and make use of an online platform CambriLearn. School hours are from **8h00 to 13h00, Monday to Friday** and include gymnastics training, rock climbing, VR reality and technology as well as outdoor education. We have 5 teachers and a group of coaches and other trained staff. We have a total staff team of **17 people being part of Griffin Sport and Griffin Academy**"*

According to the above, the school will be open Monday to Friday from 08h00 to 13h00. The peak traffic hours will be from 07h30 to 08h00 and from 12h45 to 13h30. Due to the existing access and exit, it will be possible for the school to provide a drop-and-go. This will ensure that traffic will not accumulate and create stacked traffic in 4<sup>th</sup> Street. The traffic light on Knysna road will also contribute to the natural flow of traffic during the peak hours when pupils will be dropped off.

Furthermore, the subject property already provides 57 parking bays which will be more than enough for the school and the businesses. The combined GLA for the business is 811m<sup>2</sup> and the number of parking bays will be 33 parking bays. Thus, the school will have 24 parking bays that can be utilized.

Can your department please discuss the development and comment on the application?

**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)	rezoning of land;	R
	2(b)	A rezoning to subdivisional area;	R
	2(c)	a temporary departure to use the land for a purpose not provided for in the zoning scheme granted on a temporary basis;	R
	2(d)	a permanent departure from the development parameters of the zoning scheme;	R
	2(e)	a subdivision of land that is not exempted in terms of section 25, including the registration of a servitude or lease agreement;	R
	2(f)	an amendment, suspension or removal of restrictive conditions in respect of a land unit;	R
	2(g)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(h)	an extension of the validity period of an approval;	R
<b>X</b>	<b>2(i)</b>	<b>a consent use in terms of the relevant zoning scheme regulations;</b>	<b>R1420.00</b>
	2(j)	Amendment/cancellation of a general plan;	R
	2(k)	a phasing, amendment or cancellation of a plan of subdivision or a part thereof;	R
	2(l)	a contravention levy;	R
	2(m)	A determination of a zoning;	R
	2(n)	Closure of a public place or part thereof;	R
	2(o)	occasional use of land;	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*:</b>			<b>R1420.00 (VAT excluded)</b>

**PLEASE NOTE:** \* Application fees are estimated on the information discussed and are subject to change with submission of the formal application. **Application fees to be obtained prior to submission of application**

**SECTION B:**

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

<b>QUESTIONS REGARDING PLANNING POLICY CONTEXT</b>	<b>YES</b>	<b>NO</b>	<b>TO BE DETERMINED</b>	<b>COMMENT</b>
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>			<b>The GSDF (2019)</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)]		<b>X</b>		<b>Conveyancer's Certificate will confirm this</b>
Any other Municipal by-law that may be relevant to application? (If yes, specify)		<b>X</b>		
<b>Zoning Scheme Regulation considerations:</b> Which zoning scheme regulations apply to this site? <b>George Municipality's Integrated Zoning Scheme By-Law</b> What is the current zoning of the property? <b>"Business Zone I: Business premises"</b> What is the proposed zoning of the property? <b>"Business Zone I: Business premises" with a consent for a place of instruction</b> Does the proposal fall within the provisions/parameters of the zoning scheme? <b>Yes</b> Are additional applications required to deviate from the zoning scheme? (if yes, specify) <b>No</b>				

<b>QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS</b>	<b>YES</b>	<b>NO</b>	<b>TO BE DETERMINED</b>	<b>COMMENT</b>
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?		X		
--	--	---	--	--

**SECTION C:**

**CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE**

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

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT/ COMMENT FROM:
				(SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
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
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), <b>Education</b> , Social Development, Health and Community Safety

**SECTION D:**

**SERVICE REQUIREMENTS**

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

Road network:			<b>X</b>	Directorate: Civil Engineering Services
Telecommunication services:			<b>X</b>	
Other services required? Please specify.			<b>X</b>	
Development charges:			<b>X</b>	

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

**COMPULSORY INFORMATION REQUIRED:**

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

**MINIMUM AND ADDITIONAL REQUIREMENTS:**

Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y	N	Land Use Plan	Y	N	Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Home Owners' Association consent
Y	N	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) <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 <b>2 copies</b>

**PART E: DISCUSSION**

CES:

Drop and go must be provided on a revised SDP. Note that development will trigger a revised capital contribution calculation (CC), and the owner will be liable for any additional CC payments.

ETS:

Take note

Town Planning:

Need to motivate and indicate where the recreational space/open space will be.

WAY Forward:

Application may be submitted for consideration.

OFFICIAL: Ilane Huyser  
(FULL NAME)

PRE-APPLICANT: Delarey Viljoen  
(FULL NAME)



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

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

DATE: 2020.12.04

DATE: 30/11/2020

*\*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.*

# GEORGE MUNICIPALITY



## APPLICATION FORM FOR APPLICATION SUBMITTED IN TERMS OF THE LAND-USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY

**NOTE:** Please complete this form using **BLOCK** capitals and ticking the appropriate boxes.

### PART A: APPLICANT DETAILS

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

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

Registered owner	<b>Amrichprop 19 Properties (Proprietary) Limited</b>				
Address	<b>Erf 19699, George</b>				
		Postal code	<b>6530</b>		
E-mail					
Tel		Fax		Cell	

### PART C: PROPERTY DETAILS (in accordance with Title Deeds)

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	<b>Erf 19699, George</b>				
Physical Address	<b>GEORGE</b>				
GPS Coordinates	<b>Lat: -33.964341   Lon: 22.482353</b>		Town/City	<b>GEORGE</b>	
Current Zoning	<b>Business Zone I</b>	Extent	<b>3715m<sup>2</sup></b>	Are there existing buildings?	<b>Y</b> <b>N</b>
Current Land Use	<b>Business Zone I</b>				
Title Deed number & date	<b>Title Deeds T21846/2005</b>				
Any restrictive conditions prohibiting application?	<b>Y</b>	<b>N</b>	If Yes, list condition number(s).	<b>None</b>	
Are the restrictive conditions in favour of a third party(ies)?	<b>Y</b>	<b>N</b>	If Yes, list the party(ies).		
Is the property encumbered by a bond?	<b>Y</b>	<b>N</b>	If Yes, list Bondholder(s)?		
Has the Municipality already decided on the application(s)?	<b>Y</b>	<b>N</b>	If yes, list reference number(s)?		
Any existing unauthorized buildings and/or land use on the subject property(ies)?	<b>Y</b>	<b>N</b>	If yes, is this application to legalize the building / land use?	<b>Y</b>	<b>N</b>
Are there any pending court case / order relating to the subject property(ies)?	<b>Y</b>	<b>N</b>	Are there any land claim(s) registered on the subject property(ies)?	<b>Y</b>	<b>N</b>
<b>PART D: PRE-APPLICATION CONSULTATION</b>					
Has there been any pre-application consultation?	<b>Y</b>	<b>N</b>	If Yes, please complete the information below and attach the minutes.		
Official's name	<b>Ilané Huyser</b>	Reference number	<b>1125/GEO/20</b>	Date of consultation	<b>01/12/2020</b>
<b>PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY &amp; APPLICATION FEES PAYABLE</b>					

**\*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: **ABSA**  
 Branch no.: **632005**  
 Account no.: **01022220981**  
 Type: **Cheque**  
 Swift Code: **ABSAZAJCPE-SORTCODE 632005**  
 VAT Registration Nr: **4630193664**  
 E-MAIL: **ronel@george.org.za**  
 \*Payment reference: **Erf 19699, George**

**PART F: DETAILS OF PROPOSAL**

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

The application for Erf 19699, George entails the following:

- **Consent Use** on Erf 19699, George in terms of Section 15(2) (o) of the George Municipality: Land-use Planning By-Law, 2015 to allow for a place of instruction on a portion of the property.

**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?

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

Minimum and additional requirements:

<b>Y</b>	<b>N</b>	<b>N/A</b>	Conveyancer's Certificate	<b>Y</b>	<b>N</b>	<b>N/A</b>	Land Use Plan / Zoning plan
<b>Y</b>	<b>N</b>	<b>N/A</b>	Proposed Subdivision Plan (including street names and numbers)	<b>Y</b>	<b>N</b>	<b>N/A</b>	Phasing Plan
<b>Y</b>	<b>N</b>	<b>N/A</b>	Consolidation Plan	<b>Y</b>	<b>N</b>	<b>N/A</b>	Copy of original approval letter (if applicable)
<b>Y</b>	<b>N</b>	<b>N/A</b>	Site Development Plan	<b>Y</b>	<b>N</b>	<b>N/A</b>	Landscaping / Tree Plan

Y	N	N/A	Abutting owner's consent	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	<del>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> ( <del>strikethrough irrelevant</del> )	Y	N	N/A	1: 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes	Y	N	N/A	Required number of documentation copies <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)  (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),  National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008),  National Water Act, 1998 (Act 36 of 1998)  ( <del>strikethrough irrelevant</del> )	
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)				
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)				
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)				
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations				
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)				Y
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. <b>N/A</b>				
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.

Applicant's signature:



Date:

**20 April 2021**

Full name:

**DELAREY VILJOEN**

Professional capacity:

**PROFESSIONAL PLANNER**

SACPLAN Reg. Nr:

**A/1021/1998**

**FOR OFFICE USE ONLY**

Date received:

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Received by:

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Receipt number:

--

Date application complete

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**ANNEXURES**

**Please do not submit these Annexure exemplars with the application form.**

Annexure A: Exemplar of locality plan (consult guidelines for precise requirements)

Annexure B: Application submission checklist

Annexure C: Exemplar of typical layout plan (consult guidelines for precise requirements)

Annexure D: Examples of required documents