

**PROPOSED APPLICATION FOR CONSENT USE ON  
ERF 6894, PALGRAVE STREET, GEORGE MUNICIPALITY AND DIVISION**



**FOR: LAERSKOOL GEORGE-SUID**



**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 ON ERF 6894, GEORGE MUNICIPALITY AND DIVISION**

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### **1. INTRODUCTION**

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*DELplan Consulting* was appointed by the registered owner of Erf 6894, George, referred hereafter as the subject property, to prepare and submit the required land use applications for the proposed development. A copy of the Power of Attorney and Resolution to submit this land use application is attached as **Annexure 1**.

It should be noted that the subject property was subdivided to form Erf 25983, George and Remainder Erf 6894, the new property was approved by the Surveyor General in 2011. The property was however never transferred and therefore the subdivision lapsed.

#### **1.1 TITLE DEEDS**

According to the Title Deed T4489/1984, the property is registered to *Die Kerkraad van die Gemeente George-Tuinedal van die Nederduitse Gereformeerde Kerk in Suid-Afrika*. The property measures 7905m<sup>2</sup>. A copy of the Title Deed and SG Diagram is annexed as **Annexure 2**. A conveyancer certificate indicating that there are no restrictive Title Deed conditions are also attached as **Annexure 3**.

#### **1.2 APPLICATION**

**Consent Use** in terms of Section 15(2) (o) of the George Municipality: Land Use Planning By-Law (2015) of **Erf 6894, George**, to allow for a Place of Instruction on part of the property.

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### **2 DEVELOPMENT PROPOSAL**

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#### **2.1 PROPOSED DEVELOPMENT**

The subject property is currently developed with a church, the church only utilises a small portion of the existing structures on the property. *Laerskool George-Suid* is currently experiencing

difficulty to accommodate all the learners on the School property, they, therefore, decided to let a portion of the church building and to convert it to classrooms. It is proposed to convert the underutilised buildings into four classrooms. No external changes to the existing building are proposed, the classrooms will be divided with drywall.

Sufficient parking will be supplied on site. It is proposed to erect a fence around a portion of the property, this will be utilised for the playground for the learners. This fence is indicated in the image below.



Figure 1: An extract from Cape Farm Mapper of the subject property.



**Figure 2:** Photograph of the church building taken in a south-western direction from Kasteel Street.

An application for a rooftop-base telecommunication station that extends 3m of the top of the Church roof was also submitted a few months ago. The application is not yet approved. It is argued that the erection of such a station will not harm the health of the learners. The station will be relatively high. There is however no evidence that exposure to such stations has a negative impact on one's health. The health impact of the people living close to the property should then also be investigated. There are other examples in George where such stations are also erected within close proximity to schools and creches.

The church building is currently under-utilised, this will allow for the optimal utilisation thereof. A site plan is attached as **Annexure 4**.

## **2.2 ACCESSIBILITY**

The property is bordered by three streets namely Rehoboth Street on the southern-side; Kasteel Street on the eastern-side; Palgrave Street on the northern side. The property currently gains access of all three streets. As indicated above, a one-way road is proposed, entering from Palgrave Street and then existing at Kasteel Street. This will also serve as a stop and drop facility for learners.

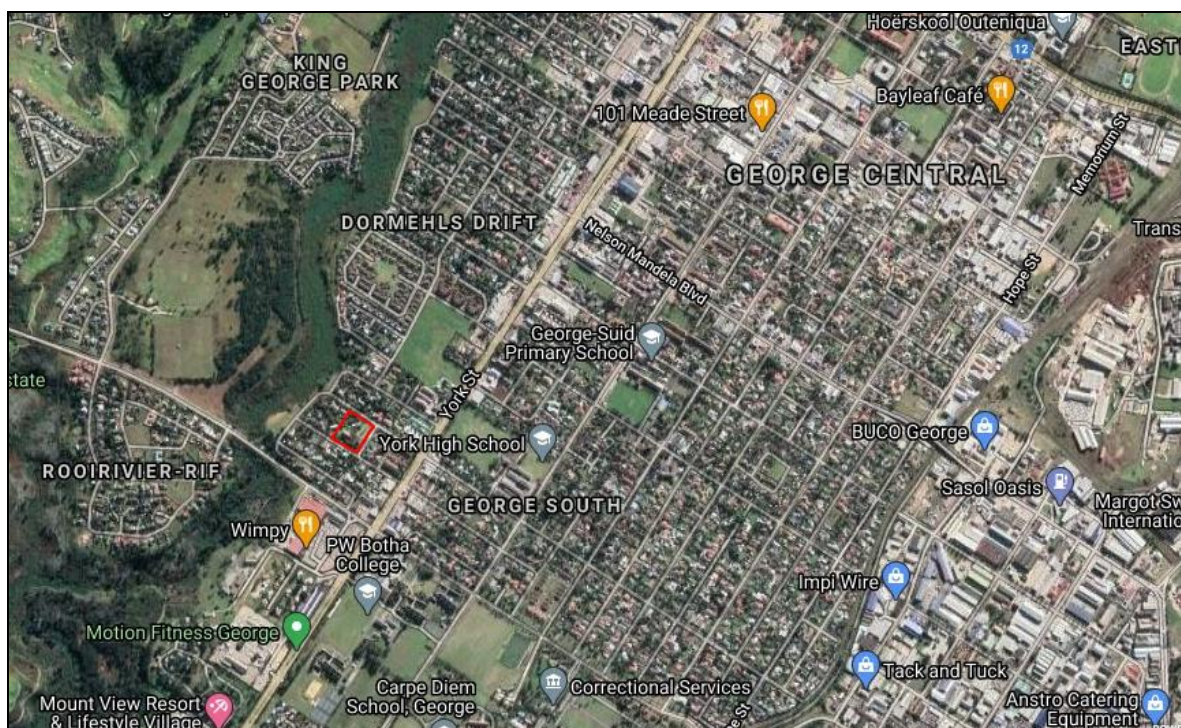
## **2.3 ENGINEERING SERVICES**

It is anticipated that no additional engineering services will be required. The property is already located in a serviced area.

### 3 CONTEXTUAL INFORMATION

#### 3.2 LOCALITY

The subject property is situated in the suburb of Dormehlsdrift, west of York Street and north of Plattner Boulevard. Figure 1 below indicates the subject property, in relation to the surrounding neighbourhoods. Figure 2 supplies a closer look at the subject property and surrounding area. A Locality map is attached as **Annexure 5**.



**Figure 1:** The location of the subject property in relation to York Street and the surrounding neighbourhoods (Source: Cape Farm Mapper, 2019).



**Figure 2:** An extract of satellite imagery (Source: Cape Farm Mapper, 2018) of the subject property (indicated in red) together with the immediate surrounding land uses.

### **3.3 EXISTING LAND USES AND CHARACTER OF THE AREA**

The subject property is a rather large erf, which is currently utilised primarily as a Church and in the northern corner of the property is a dwelling house. The subject property is situated in a residential suburb. The proposed consent use will not disturb the character of the area, given that a school remain a community facility as the current use on the property. Figure 3 indicates the subject property.



**Figure 3:** A photograph of the subject property taken from Kasteel Street and Rehoboth Street.

### **3.4 IMPACT ON THE SURROUNDING NEIGHBOURS**

It is not anticipated that the proposed application will have a significant impact on the surrounding neighbours. Given that pre-school learners will be accommodated in these classrooms, the school hours will only be in the morning.

### **3.5 ZONING**

The zoning of the subject property according to the George Integrated Zoning Scheme By-Law is Community Zone II, this is indicated in the image below.

Community Zone II allow for a place of instruction as a consent use. The existing buildings comply with the development parameters of Place of Instruction and given that no external building work is proposed the proposed use complies with the development parameters.

The current admin office and consistory of the church will basically be changed into class rooms, whilst the church will still fully function on Sundays.



**Figure 4:** An illustration of the zoning for Erf 6894, George demarcated with red (Source: Cape Farm Mapper, 2019).

### **3.6 PRE-APPLICATION**

A Pre-application consultation meeting was conducted on 09 September 2020. The meeting concluded that a site layout plan must be supplied. It was noted that an application for a rooftop-base telecommunication station was received and that the possible health concerns should be addressed.

It was also noted that multiple uses are encouraged within the GIZS.

A site plan indicating the number of classrooms and parking is attached. The issue around the telecommunication station was discussed above.

The Pre-application is attached as **Annexure 6**.

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## **4 RELEVANT SPATIAL PLANNING POLICIES**

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### **4.1 EXISTING POLICY FRAMEWORKS**

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

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#### **4.1.1 George Spatial Development Framework (2013)**

The GSDF does not specifically refer to the subject property. The GSDF does however support mixed-use developments. The proposed development is therefore not in conflict with the GSDF.

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## **5 STATUTORY FRAMEWORKS**

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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 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);
- 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.

#### **5.1.1 Compliance / consistence with spatial policy directives**

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

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“(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 is 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.”

The proposal is considered to be consistent with the GSDF.

### **5.1.2 Need**

The need for a development primarily refers to the timing of the development and whether the development is needed at this time. Consistency with approved forward planning and land use policy is an important consideration of the need.

As explained above, the Church building is currently under-utilised and Laerskool George-Suid is currently experiencing a shortage in space. The number of learners increases at such a pace that the school require more classrooms. The intention is to move the pre-school learners to the church where they will be accommodated in the four classrooms.

### **5.1.3 Desirability**

The desirability of a proposed development relies heavily on the acceptability of the proposed land use development and its consistency with spatial policy documentation. This proposed development is considered in line with the planning policy applicable to the area.

Given the above, the proposed development is considered desirable. The proposed application will allow for the optimal utilisation of the facilities on the property. Furthermore, Laerskool George-Suid is currently in a great need for more classrooms, the approval of this application will address their need.

The approval of the consent use will not harm the character of the area. Only internal alterations to the building are proposed, therefore the exterior of the building will remain unchanged.

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## 6 CONCLUSIONS

We believe that the abovementioned principles, considerations and guidelines for this land use application of Erf 6894, George satisfies the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



**DELAREY VIJOEN Pr. Pln**

**OCTOBER 2020**

**RESOLUTION**

**DIE KERKRAAD VAN DIE GEMEENTE GEORGE-TUINEDAL VAN DIE NEDERDUITSE GERE-  
FORMEERDE KERK IN SUID-AFRIKA**

RESOLUTION PASSED BY THE CHURCH COUNCIL

It was resolved that **Ds. Pieter Johannes van Santen** be appointed as the duly authorized representative for the above company to sign all documentation on behalf of the company required to submit the necessary land use application with the local authority in respect of Erf 6894, George.

This decision was approved by all the Church Council members concerned:



Andries Stephanus de Kock

Date: 24/08/2020



Theodorus Daniël du Plessis

Date: 24/08/2020



Elisabeth Marianne Potgieter

Date: 24/08/2020



Hendrik Johannes Hubbard

Date: 24/08/2020



Jaco André Williams

Date: 24/08/2020



Johannes Christoffel Joubert

Date: 24/08/2020



**RESOLUTION (Continue)**

  
\_\_\_\_\_

Johan Kotze

Date: 24/8/2020

  
\_\_\_\_\_

Jacobus Johannes Petrus Cornelius van Tonder

Date: 24/8/2020

  
\_\_\_\_\_

Lorenze Izak Johannes Gelderblom

Date: 24/8/2020

  
\_\_\_\_\_

Alida Lamprecht

Date: 24/8/2020

  
\_\_\_\_\_

Marinda Swart

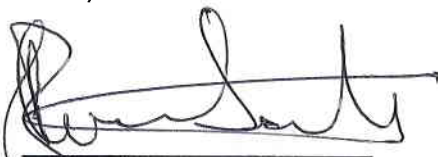
Date: 24/8/2020

  
\_\_\_\_\_

Tania van Vuuren

Date: 24/08/2020

I, **Ds. Pieter Johannes van Santen**, hereby accept my appointment as representative of the above entity.

  
\_\_\_\_\_

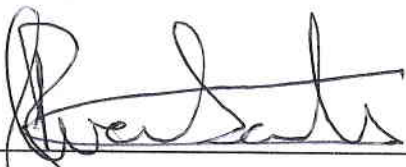
Ds. PJ van Santen

Date: 24/8/2020




**POWER OF ATTORNEY**


I, **Ds. Pieter Johannes van Santen**, the undersigned and authorised representative of **Die Kerkraad van die Gemeente George-Tuinedal van die Nederduitse Gereformeerde Kerk in Suid-Afrika**, registered landowner of Erf 6894, George, George Municipality and Division, hereby instruct Delarey Viljoen of *DELplan Consulting* to submit the necessary land use application with the local authority.

  
\_\_\_\_\_  
Ds. PJ van Santen

Date: 24/8/2020

Witnesses:

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

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





# BRAND & VAN DER BERGH

PROKUREURS | ATTORNEYS

Tuinedal NG Kerk  
George

Ons Verw / Our Ref:  
U Verw: / Your Ref:

PER E-pos

18 June 2019

Geagte Meneer,

**RE: TUINEDAL NG KERK AKTESOEK / ERF 6894 GEORGE**

Bogemelde aangeleentheid verwys.

Aangeheg hiertoe die aktesoek ten opsigte van Erf 6894 George soos versoek.

Geliewe ons te kontak indien u enige verdere inligting verlang.

Die uwe

  
AV VAN DER BERGH

---

126 Cradock Street, PO Box 1079, George, 6530  
Tel: (044) 874 5244

Partners: E Brand (BA LL.B; Dip. Auctioneering) - A van der Bergh (BLuris; LL.B)  
Professional Assistant: Deseré Barnard: (BLC; LL.B; LL.M) - Michelle Orlandi (LL.B)

## Deeds Office Property

**windeed**  
A LexisNexis® Product

GEORGE, 6894, 0 (CAPE TOWN)

## GENERAL INFORMATION

Deeds Office CAPE TOWN  
Date Requested 2019/06/18 10:33  
Information Source DEEDS OFFICE  
Reference -



## PROPERTY INFORMATION

Property Type ERF  
Erf Number 6894  
Portion Number 0  
Township GEORGE  
Local Authority GEORGE MUN  
Registration Division GEORGE RD  
Province WESTERN CAPE  
Diagram Deed T4488/1984  
Extent 7905.0000SQM  
Previous Description -  
LPI Code C02700020000689400000

## OWNER INFORMATION

Owner 1 of 1  
Company Type CHURCH  
Name UNITING REFORMED CHURCH-GEORGE CONGREGATION  
Registration Number  
Title Deed T4489/1984  
Registration Date 1984/01/26  
Purchase Price (R) UNKNOWN  
Purchase Date -  
Share  
Microfilm Reference  
Multiple Properties NO  
Multiple Owners NO

## ENDORSEMENTS (2)

#	Document	Institution	Amount (R)	Microfilm
1	B9895/1985	NED GER KERK SUID-AFRIKA	500,000	
2	FROM ERF 4582,4466	-	UNKNOWN	

## HISTORIC DOCUMENTS (1)

#	Document	Owner	Amount (R)	Microfilm
1	T4489/1984	NED GER KERK-GEORGE	UNKNOWN	

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TRANSPORTAKTE - Nr 4489/1984

ten gunste van

DIE KERKRAAD VAN DIE GEMEENTE GEORGE-TUINEDAL  
VAN DIE NEDERDITSE GEREFORMEERDE KERK IN  
SUID-AFRIKA

**SILBERBAUERS**

**UNITED BUILDING, 118 ST. GEORGE'S ST. CAPE TOWN**

61

SILBERBAU

SILBERBAUERS  
PROKUREURS  
KAAPSTAD

DS/83/1132

MICRO FILMED—MIKROVERFILM	
DATE—DATUM	OPERATOR—OPERATEUR
1984-02-28	

HEKEMAAR-DATAVASSIE... INC. CO. P.		
BOENKEM. ENTIKED	DATE/DAAT	OPERATEUR/OPERATEUR
	10-2-84	MS
US. KAAP VERIPICED		

T	1984
4489	

# TRANSPORTAKTE

KRAGTENS 'N PROKURASIE

Opgestel deur my,  
*Hollenbach*  
Transportbesorger.  
HOLLENBACH C J U

HIERMEE WORD BEKEND GEMAAK:

DAT ~~PETER HARTRIDGE DE VILLIERS~~ <sup>F</sup> MARTINE COLETTE FRANK

verskyn het voor my, Registrateur van Aktes, te Kaapstad, hy die gesegde Komparant synde  
behoorlik daartoe gemagtig deur 'n volmag uitgevoer te GEORGE

op die 28ste dag van NOVEMBER 19 83, aan  
hom verleen deur

DIE KERKRAAD VAN DIE GEMEENTE GEORGE-SUID  
VAN DIE NEDERDUITSE GEREFORMEERDE KERK IN  
SUID-AFRIKA

(hierna genoem die TRANSPORTGEWER) Kerkraad

welke /...

welke volmag, geteken in die teenwoordigheid van getuie ooreenkomstig die Wet, vandag aan my getoon is:

En die Komparant het verklaar dat die Transportgewer Kerkraad die hiernabeskrewe eiendom op die 19de dag van OKTOBER 1981 aan die hiernagenoemde Transportnemer Kerkraad as 'n bruidskat by afstigting geskenk het sonder betaling van enige vergoeding en deur genoemde Transportnemer Kerkraad op die 8ste dag van FEBRUARIE 1982 met dank aanvaar is.

NOU DERHALWE verklaar die Komparant

op die ~~werklik en wettiglik verkoop het en dat hy,~~ in sy voornoemde hoedanigheid, hiermee in volkome en vrye eiendom sedeer en transporteer aan en ten gunste van

DIE KERKRAAD VAN DIE GEMEENTE GEORGE-TUINEDAL  
VAN DIE NEDERDUITSE GEREFORMEERDE KERK IN  
SUID-AFRIKA

- Blanke Groep -

(hierna genoem die TRANSPORTNEMER) hul  
~~Erfgename, Eksekuteurs, Administrateurs of~~ Gemagtigdes

ERF 6894 GEORGE in die Munisipaliteit en Afdeling van GEORGE;

GROOT: Seweduisend negehonderd en vyf (7905) vierkante meter.

AANVANKLIK geregistreer en steeds gehou kragtens Sertifikaat van Verenigde Titel nr T **4488** /1984 met kaart nr 1279/76 wat daarop betrekking het.

A. ONDERHEWIG aan die voorwaardes waarna verwys word in Transportaktes nrs. 97 gedateer 9 April 1872 en 6994 gedateer 20 Augustus 1897.

B. ONDERHEWIG VERDER aan die volgende voorwaardes vervat in gesegde Transportaktes nrs. 36806/1969 en 26228/1969, opgelê deur die Administrateur van die Provinsie Kaap die Goeie Hoop kragtens Ordonnansie nr 33 van 1934, naamlik:-

"(a) The owner of this erf shall without compensation, be obliged to allow electricity cables and/or

/wires ....

wires and main and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or erven to be conveyed across this erf if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.

- (b) The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority."

/WESHALWE .....

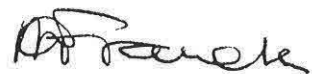
n

WESHALWE die Komparant afstand doen van al die regte en titel wat die TRANSPORTGEWER KERKRAAD voorheen op die genoemde eiendom gehad het en gevolglik ook erken dat die TRANSPORTGEWER KERKRAAD geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie; en dat, kragtens hierdie Akte, die TRANSPORTNEMER KERKRAAD of hul Gemagtigdes, tans en voortaan daartoe geregtig is ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat;


EN ook het voor my verskyn die genoemde PETER HARTRIDGE DE VILLIERS, synde behoorlik daartoe gemagtig deur 'n Volmag uitgevoer te GEORGE op die lste dag van NOVEMBER 1983 aan hom verleen deur die TRANSPORTNEMER KERKRAAD en die Komparant het verklaar dat sy Prinsipale, in hul hoedanighede voormeld, bogenoemde transport aanvaar.

TEN BEWYSE WAARVAN, ek die genoemde Registrateur, tesame met die Komparant, hierdie Akte onderteken en dit met die Ampseël bekragtig het.

ALDUS GEDOEN en VERLY op die kantoor van die Registrateur van Aktes te KAAPSTAD, op hede die 26 dag van die maand Januarie in die Jaar van Ons Heer Eenduisend Negehonderd vier en tagtig (1984).

  
q.q.

In my teenwoordigheid



REGISTRATEUR VAN AKTES

Geregistreer in die  
Register van  
Folio

Boek

.....  
KLERK IN BEVEL

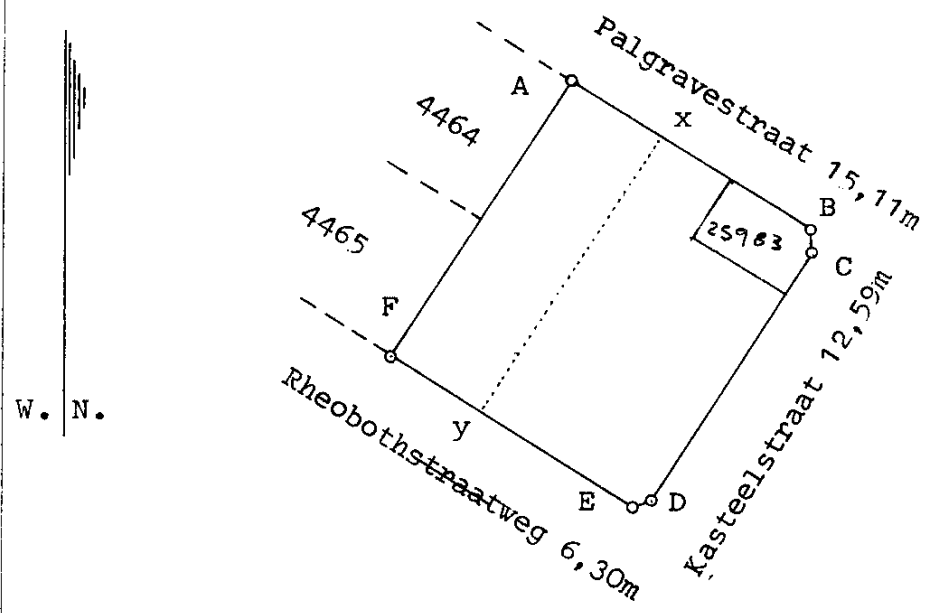
  
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	SYE Meter	RIGTINGS -HOEKE	KOÖRDINATE	
			Y	X
AB	79,97	302.19.50		
BC	6,68	347.19.50		
CD	83,56	32.19.50		
DE	6,73	76.55.30		
EF	79,98	121.31.10		
FA	94,20	212.19.50		

L.G. No.  
  
1279/76  
Goedgekeur  
*D. J. van Rensburg*  
Landmeter-generaal  
  
29-3-1976

Bakens

A.B.C.D.E.F. 12mm ysterpen



1. Die figuur A.x.y.F. stel voor Erf 4466, GEORGE. Transportakte No. 26228/1969 Kaart No. 2584/69
2. Die figuur x.B.C.D.E.y. stel voor Erf 4582, GEORGE. Transportakte No. 1969.736.36806 Kaart No. 4686/69

Skaal: 1 : 2 000

Die figuur A. B. C. D. E. F. stel voor 7 905 vierkante meter grond, synde ERF 6894 GEORGE en bevat die eiendomme soos hierbo aangehaal geleë in die Munisipaliteit en Administratiewe Distrik Provinsie Kaap die Goeie Hoop. Saamgestel in GEORGE Opgemetsel in Februarie 1976 deur my. Landmeter

Hierdie kaart is geheg aan Sert. Veren. Titel No. T.4488/1984 gedateer t.g.v.	Die oorspronklike kaart is soos hierbo aangehaal No. geheg aan Transport/Grondbrief No.	Lêer No. S/8775/59 M.S. No. Saamgestel Komp. BL-7DD/X34(1750)/X32(1749)
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Registrateur van Aktes

FOR ENDORSEMENTS  
ON THE BACK OF DIAGRAM

# CONVEYANCER'S CERTIFICATE

## IN TERMS OF SECTION 38(1)(n) OF THE GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW

### APPLICATION DETAILS:

[Description of Land Development Application with specific reference to –

Date of Application: \_\_\_\_\_

Applicable Subsection/s:

**Consent use** in terms of Section 15(2)(o) of the George Municipality: Land Use Planning By-Law (2015) of Erf 6894 to allow for a portion of the property to be utilized as a place of instruction.

In terms of Section 15(2) of the Bylaw

I, the undersigned, ABRAHAM VLOK VAN DER BERGH, a duly qualified and admitted Conveyancer, practicing at:

Brand & van der Bergh Attorneys, 126 Cradock Street, George

do hereby certify as follows:

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

T4489/1984 [Current Title Deed]

In respect of:

**ERF 6894 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
WESTERN CAPE PROVINCE**

**IN EXTENT: 7905 (SEVEN THOUSAND NINE HUNDRED AND FIVE)  
SQUARE METRES**

**HELD BY DEED OF TRANSFER NUMBER T4489/1984**



REGISTERED in the name of -

DIE KERKRAAD VAN DIE GEMEENTE GEORGE-TUINEDAL  
VAN DIE NEDERDUITSE GEREFORMEERDE KERK IN SUID-AFRIKA

2. I have appraised myself with the details of the abovementioned Land Development Application.
3. The abovementioned Title Deed/s contains no conditions restricting the contemplated Land Uses in terms of the abovementioned Land Development Application.

SIGNED AT GEORGE on this 18<sup>th</sup> day of SEPTEMBER 2020



**A V VAN DER BERGH**  
**CONVEYANCER**

**Abraham Vlok van der Bergh**  
Commissioner of Oaths/Kommissaris van Ede  
Practising Attorney R.S.A  
Praktiserende Prokureur R.S.A  
Cradockstraat 126, George 6530  
Tel: (044) 874 5244



**LEGEND:**



A4 Scale:  
1:700

**PROJECT:**

Proposed consent use  
for Laerskool George-Suid

**PROJEK:**

**DESCRIPTION:**

Erf 6894, George

**BESKRYWING:**

**TITLE:**

Aerial site development plan

**TITEL:**

1097/GEO/20/GIS/SDP

DESIGNED:  
ONTWERP: SG

DRAWN:  
GETEKEN: MV

DATE:  
DATUM: OCT 2020

PLAN NO:  
PLAN NR: ANNEXURE 4

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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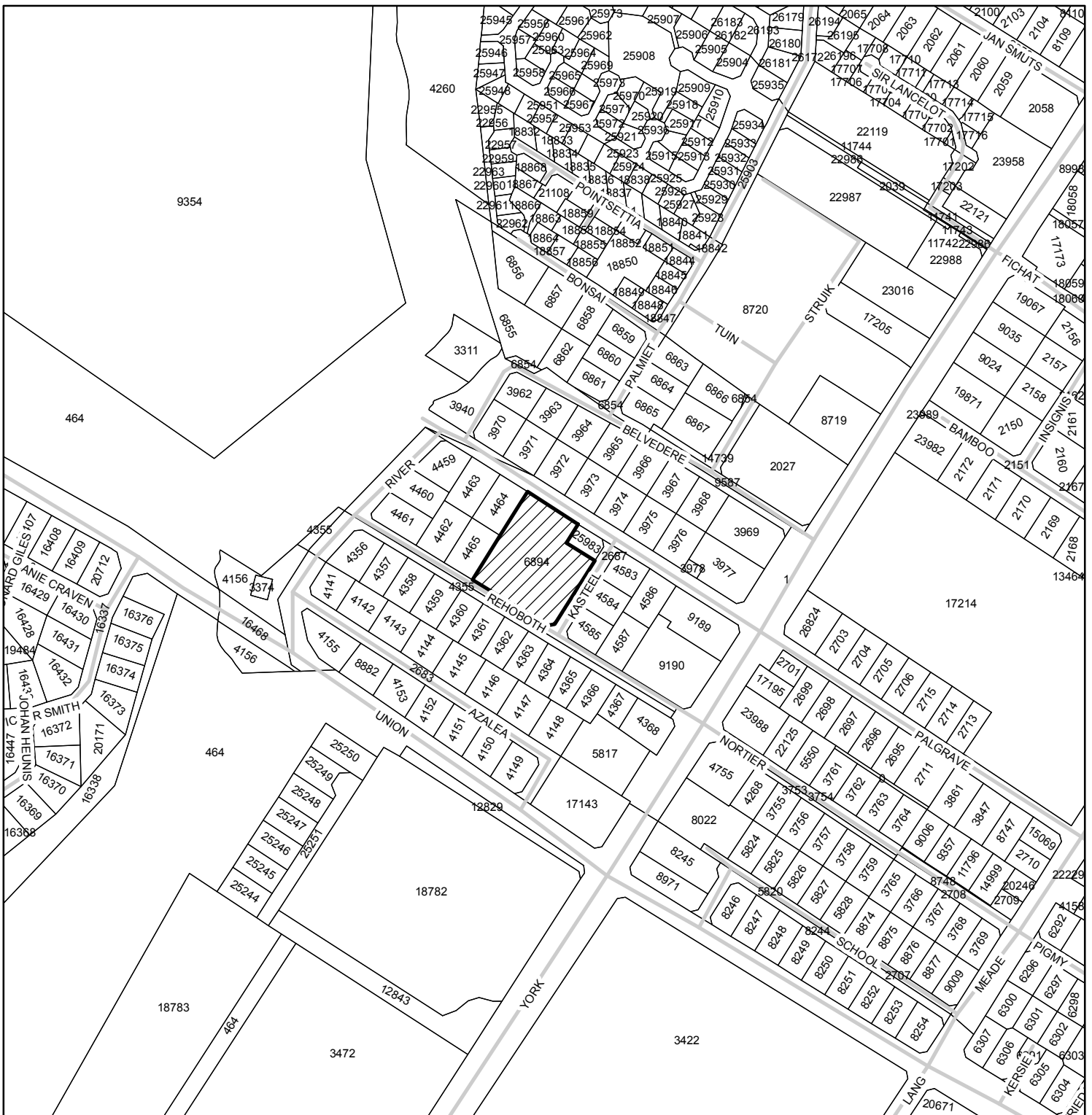
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**LEGEND:**



A4 Scale:  
1:5 000

**PROJECT:**

Proposed consent use  
for Laerskool George-Suid

**PROJEK:**

**DESCRIPTION:**

Erf 6894, George

**BESKRYWING:**

**TITLE:**

Locality plan

**TITEL:**

1097/GEO/20/GIS/Ligging

DESIGNED:  
ONTWERP: SG

DRAWN:  
GETEKEN: MV

DATE:  
DATUM: OCT 2020

PLAN NO:  
PLAN NR: ANNEXURE 5

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# 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: **Erf 6894, George**

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

Brief proposal: **Proposed consent use application for a place of instruction**

Property(ies) description: **Erf 6894, George**

Date: **2020/09/09**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Jeanne Fourie	George Municipality	044 801 9477	<a href="mailto:jfourie@george.gov.za">jfourie@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>
Pre-applicant	Brendie Fick	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 map**
2. **Title Deed**
3. **SG diagrams**

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
-----	----

Comprehensive overview of proposal:

- **Consent use** in terms of Section 15(2)(o) of the George Municipality: Land Use Planning By-Law (2015) of **Erf 6894** to allow for a portion of the property to be utilised as a place of instruction.

The property is currently zoned Community Zone II and utilised as a church. The property owners wish to convert the church hall to a school. Due to the amalgamation of the NG Kerk George-South and Tuinedal, only smaller church services will be held in the church. The church hall will not be used and the church are letting it out to George South Primary School. They currently require more classrooms and it is proposed to convert the church hall into classrooms in order to address the need. There is sufficient parking onsite.

The property is owned by Die Kerkraad van die Gemeente George-Tuinedal, in this case should the Church council sign a resolution authorising the Preacher to sign documentation on their behalf? **YES**

**PART C: QUESTIONNAIRES**

**SECTION A:  
DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT  
PROCEDURES**

Tick if relevant		What land use planning applications are required?	Application fees payable
	2(a)	a rezoning of land;	R
	2(b)	A rezoning to subdivisinal area;	R
	2(c)	a temporary departure to use 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
√	2(i)	a consent use in terms of the relevant zoning scheme regulations;	R1830.00
	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)	A closure of a public place or part thereof;	R
	2(o)	an 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>			R1830.00 (Excl. VAT)

**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>	
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>	
Any other Municipal by-law that may be relevant to application? (If yes, specify)		<b>X</b>		
<p><b>Zoning Scheme Regulation considerations:</b>            Which zoning scheme regulations apply to this site?  <b>George Zoning Scheme Regulations</b>            What is the current zoning of the property?  <b>Community Zone II</b>            What is the proposed zoning of the property?  <b>Community Zone II with consent for 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></p>				

<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?		<b>X</b>		

**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?		<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, Forestry and Fisheries (DAFF)
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)? <del>(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> ( <del>strike</del> through irrelevant)		<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

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				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:			X	Directorate: Civil Engineering Services
Telecommunication services:			X	
Other services required? Please specify.			X	
Development charges:			X	

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

**COMPULSORY INFORMATION REQUIRED:**

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

**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 F: SUMMARY / WAY FORWARD**

**Town Planning:**

- A comprehensive site layout plan will be required to indicate the number of classrooms (internal layout of the church hall), parking etc.
- A church property is mostly under-utilised and we encourage multiple uses within the GIZS.
- Please take note that we received an application for a rooftop-base telecommunication station which will extent 3m above the church tower. Please address possible health concerns and mitigation if required.

**CES:**

- Normal development conditions will apply.

**ETS:**

- Normal conditions will apply.

OFFICIAL: **JEANNE FOURIE**  
(FULL NAME)

PRE-APPLICANT: **DELAREY VILJOEN**  
(FULL NAME)

SIGNED: 

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

DATE: **09/09/2020**

DATE: **07/09/2020**

# 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>Die Kerkraad van die Gemeente George-Tuinedal van die Nederduitse Gereformeerde Kerk in Suid-Afrika</b>		
Address	<b>ERF 6894, GEORGE</b>		
		Postal code	
E-mail	<a href="mailto:skoolhoof@lgs.co.za">skoolhoof@lgs.co.za</a>		
Tel	<b>044 873 3464</b>	Fax	
		Cell	

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

Property Description	<b>Erf 6894, George</b>
----------------------	-------------------------

[Erf / Erven / Portion(s) and Farm number(s), allotment area.]						
Physical Address	<b>GEORGE</b>					
GPS Coordinates	<b>Lat: -33.969432   Lon: 22.445955</b>			Town/City	<b>GEORGE</b>	
Current Zoning	Community Zone II	Extent	7905m <sup>2</sup>	Are there existing buildings?	<b>Y</b>	<b>N</b>
Current Land Use	Church					
Title Deed number & date	<b>T4489/1984</b>					
Any restrictive conditions prohibiting application?	<b>Y</b>	<b>N</b>	If Yes, list condition number(s).			
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>Jeanne Fourie</b>	Reference number	<b>1097/GEO/20</b>	Date of consultation	<b>09/09/2020</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 6894, George**

### PART F: DETAILS OF PROPOSAL

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

The application for Erf 58, George entails the following:

- Consent Use in terms of Section 15(2)(o) of the George Municipality: Land Use Planning By-Law (2015) of Erf 6894, George, to allow for a Place of Instruction.

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

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

*Is the following compulsory information attached?*

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

*Minimum and additional requirements:*

Y	N	N/A	Conveyancer's Certificate	Y	N	N/A	Land Use Plan / Zoning plan
Y	N	N/A	Proposed Subdivision Plan (including street names and numbers)	Y	N	N/A	Phasing Plan
Y	N	N/A	Consolidation Plan	Y	N	N/A	Copy of original approval letter (if applicable)
Y	N	N/A	Site Development Plan	Y	N	N/A	Landscaping / Tree Plan
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) /	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)

			<del>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)				
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) (strikethrough irrelevant)	
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)				
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)				
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)				
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations				
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)				Y
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:

**2020 / 10 / 22**

Full name:

**DELAREY VILJOEN**

Professional capacity:

**PROFESSIONAL PLANNER**

SACPLAN Reg. Nr:

**A/1021/1998**

**FOR OFFICE USE ONLY**

Date received:

--

Received by:

--

Receipt number:

--

Date application complete

--

**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