



**MARLIZE DE BRUYN PLANNING**  
Consulting Town & Regional Planning

marlize@mdbplanning.co.za | +27 766 340 150 | www.mdbplanning.co.za | PO Box 2359, George, 6530  
PO Box 540, Mossel Bay 6500

**PROPOSED CONSENT USE FOR  
DOLPHIN BAY TRADING PTY LTD & DOLPHIN BAY PRODUCTION PTY LTD**

**ERVEN 56 & 57, MKUZI STREET, MOSSDUSTRIA  
MOSSSEL BAY MUNICIPALITY & DIVISION**



---

## CONTENTS

<b>1. BACKGROUND INFORMATION .....</b>	<b>2</b>
1.1 APPLICATION.....	2
1.2 PROPERTY DETAILS.....	2
<b>2. CONTEXTUAL INFORMANTS .....</b>	<b>3</b>
2.1 LOCALITY .....	3
2.2 ZONING & LAND USE.....	3
2.3 CHARACTER OF THE PROPERTY & AREA .....	3
<b>3. DEVELOPMENT PROPOSAL .....</b>	<b>5</b>
<b>4. CONSIDERATION OF THE APPLICATION .....</b>	<b>6</b>
4.1. STATUTORY INFORMANTS.....	6
4.1.1. SPATIAL PLANNING & LAND USE MANAGEMENT ACT, 2013 (SPLUMA).....	6
4.1.2. WESTERN CAPE LAND USE PLANNING ACT, 2014 (LUPA) .....	8
4.1.3. MOSSEL BAY MUNICIPALITY: TO REGULATE AND CONTROL MUNICIPAL LAND USE PLANNING, 2021 .....	8
4.1.4. MOSSEL BAY MUNICIPALITY: ZONING SCHEME BY-LAW, 2021 .....	8
4.2. SPATIAL PLANNING INFORMANTS .....	9
4.2.1. WESTERN CAPE PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK (PSDF) (2014) ....	9
4.2.2. MOSSEL BAY MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (MBMSDF) (2019)..	10
4.3. NEED & DESIRABILITY .....	10
<b>5. CONCLUDING .....</b>	<b>11</b>

## ANNEXURES

1. Power of Attorney
2. Copy of Title Deed
3. SG Diagrams – General Plan
4. Conveyancers certificate
5. Locality plan
6. Site & layout plan
7. Application form

### Aerial images:

<https://gis.elsenburg.com/apps/cfm/#>

<https://gis.MosSEL Bay.gov.za/portal/apps/webappviewer/index.html?id=0283eccf869641e0a4362cb099290fca>

<https://www.google.com/earth/>

### Copyright

Copyright © 2022 by Marlize de Bruyn Planning except where expressly transferred by written agreement to the Client and the Municipality. Any unauthorised reproduction, adaptation, alteration, translation, publication, distribution or dissemination (including, but not limited to, performances in public, broadcasting and causing the work to be transmitted in a diffusion service) of the whole or any part of this Document in any manner, form or medium (including, but not limited to, electronic, oral, aural, visual and tactile media) whatsoever will constitute an act of copyright infringement in terms of the Copyright Act 98 of 1978 and will make the Doer/Transgressor liable to civil action and may in certain circumstances make the Doer/Transgressor liable to criminal prosecution. All trademarks and registered trademarks mentioned in this document are the property of their respective owners. Nothing contained in this document should be construed as granting any license or right to use any trademarks without the prior written permission of Marlize de Bruyn Planning.

**PROPOSED CONSENT USE:  
ERVEN 56 & 57, MKUZI STREET, MOSSDUSTRIA  
MOSSSEL BAY MUNICIPALITY & DIVISION**

## 1. BACKGROUND INFORMATION

Erven 56 & 57 Mossdustría are vacant properties in Mossdustría. Erf 1 Mossdustría was subdivided in 1989 to form the Mossdustría industrial area as it is known today. Mossdustría is located about 10km west of Mossel Bay Central and directly east of PetroSA (previously known as Mossgas).

The property owner intends to develop a truck stop and filling station on the properties that will provide several ancillary facilities to passing truck drivers. No such facility (of this extent) exists in the Southern Cape area.

Marlize de Bruyn Planning was appointed to address the required land use requirements with the power of attorney attached as **Annexure 1** to this report.

### 1.1 APPLICATION

This land use application for Erven 56 & 57 Mossdustría entails the following:

- Consent use in terms of Section 15(2)(m) of the Mossel Bay Municipality: Land Use Planning By-law (2021) for a truck stop.

### 1.2 PROPERTY DETAILS

The table below includes relevant information regarding Erven 56 & 57 Mossdustría.

<b>Property Description:</b>	Erven 56 & 57 Mossdustría
<b>Physical Address:</b>	5 & 7 Mkuzi Street, Mossdustría, Mossel Bay
<b>Owners:</b>	Dolphin Bay Trading Pty Ltd & Dolphin Bay Productions Pty Ltd
<b>Title Deed No:</b>	T41764/2008 & T88974/2007 ( <b>Annexure 2</b> )
<b>Bond Holder:</b>	Being cancelled at present due to imminent change in ownership
<b>Extent of the property:</b>	8987m <sup>2</sup> & 9096m <sup>2</sup>
<b>Zoning of the property</b>	Industrial Zone II (industry)
<b>SG Diagram</b>	General Plan No. 1325/89 ( <b>Annexure 3</b> )

The attached conveyancer's certificates (**Annexure 4**) confirms that the title deeds include no restrictions regarding the land use application proposed for Erven 56 & 57 Mossdustría.

Erven 56 & 57 Mossdustría are subject to a powerline servitude in favour of ESKOM (see General Plan **Annexure 3**). The servitude has not been implemented and there are no power lines crossing the erven.

## 2. CONTEXTUAL INFORMANTS

### 2.1 LOCALITY

Erven 56 & 57 Mossdustria are in Mkuzi Street, 3km off the N2. The properties are centrally located within the Mossdustria precinct. Erf 57 Mossdustria (left) borders a transport zone to the north, Erf 56 Mossdustria to the east, a transport zone to the south, and a general store (Erf 58 Mossdustria) to the west. Erf 56 Mossdustria borders a transport zone to the north and south, a vacant property to the east (Erf 55 Mossdustria), and Erf 57 Mossdustria to the west.

A locality plan is attached hereto as **Annexure 5**.

### 2.2 ZONING & LAND USE

Erven 56 & 57 Mossdustria is zoned Industrial Zone II (Industry) and has not been developed. The zoning of the property will remain IZII (Industry), and the proposed consent use will strengthen the industrial character of the area and will support growth in the industrial precinct.



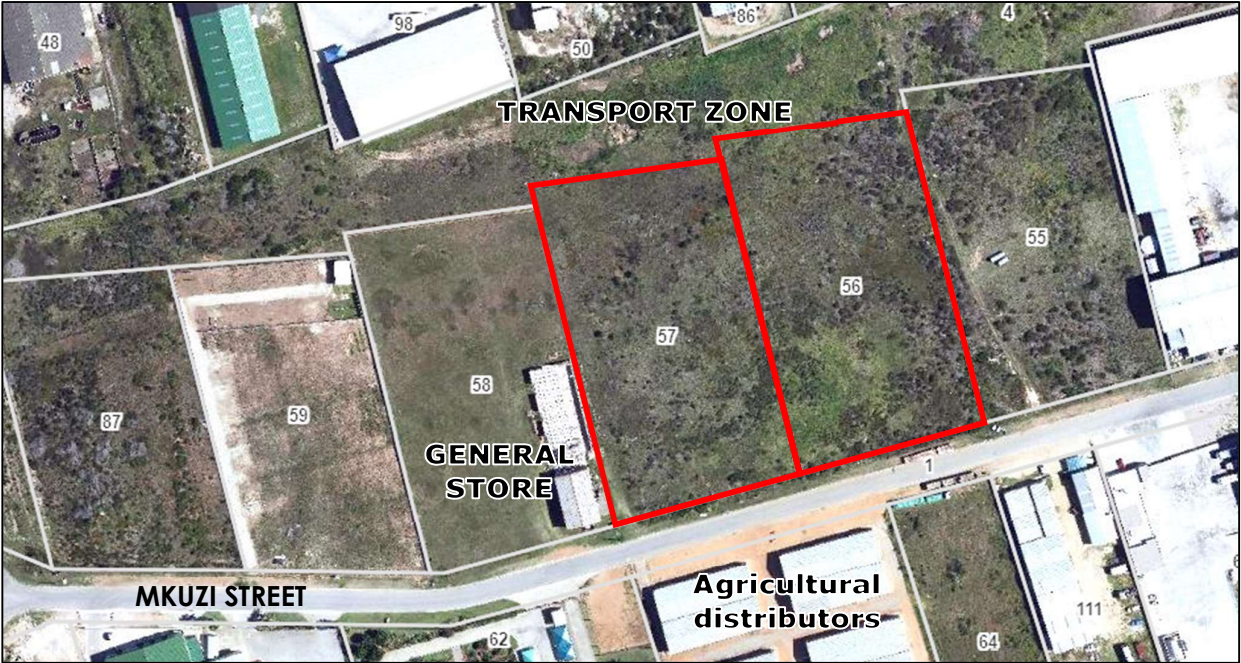
### 2.3 CHARACTER OF THE PROPERTY & AREA

Erven 56 & 57 Mossdustria is in a designated industrial area within the Mossdustria urban edge. The area is characterized by a relatively even number of vacant properties and industrial developments.

Industrial areas are commonly associated with large numbers of heavy-duty long-haul vehicles and trucks that handle transportation for the industries. This land use application will not change the industrial character of the area and will provide a desired service in the area.

The street view images on the following page reflects the landscape character of the area and surrounding properties.







### 3. DEVELOPMENT PROPOSAL

As briefly mentioned in Paragraph 1 of this motivation report, Erven 56 & 57 Mossdustrria are vacant industrial properties within the Mossdustrria industrial precinct and are both zoned Industrial Zone II (industry).

The industries in the area are highly reliant on heavy heavy-duty long-haul vehicles and trucks for distribution of their products and importing materials and equipment. The owner of Erven 56 & 57 Mossdustrria identified an opportunity to develop a truck stop with ancillary facilities where the trucks and their drivers can stop for refueling, taking a break, stopping overnight, etc.

The owner intends to have 8 fuel storage tanks (30 000l each) (storage) and 8 fuel pumps. Overnight accommodation will not be provided on the development site. Truck drivers stop their trucks on the property and sleep in their trucks.

The proposed development will provide basic facilities for the truck drivers including, a laundry room, a canteen, an ablution block, and a truck wash station. A guard room and two office buildings will also be provided on site.



Site and layout plans are attached to this motivation report as **Annexure 6**.

An access point is proposed on each property (see illustration below). The access on Erf 57 Mossdustrria will be 5m wide and will be for light motor vehicles. The access on Erf 56 Mossdustrria will be 10m wide and will be for heavy-duty long-haul vehicles and trucks.

The structures to be built are spaced out over the properties to allow ample space for large trucks to turn and manoeuvre in the property (see site plan for turning and parking illustrations). The properties will be used together but the design makes it possible to function separately if ever needed.

The filling station will have 8 filling ports with ample space for trucks to pull in and out of. The office buildings and fuel storage tanks will be fenced off for private use by site personnel. The other facilities (ablution, canteen, laundry, dining area, truck wash, filling station, and store) will be accessible to the truck drivers to use.

## 4. CONSIDERATION OF THE APPLICATION

The criteria for the consideration of land use applications as per the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SLPUMA), the Western Cape Land Use Planning Act, (Act 3 of 2014) (LUPA) and the Mossel Bay Municipality: to regulate and control Municipal Land Use Planning (2021) builds on each other. SLPUMA introduced legislative and procedural changes to the management of land use planning in South Africa. The Western Cape Province followed with LUPA, Mossel Bay Municipality with the Municipal Land Use Planning By-law (2021). What is relevant to this land use application is discussed in the paragraphs to follow.

### 4.1. STATUTORY INFORMANTS

#### 4.1.1. SPATIAL PLANNING & LAND USE MANAGEMENT ACT, 2013 (SPLUMA)

Section 7 of this Act sets out the five development principles that are applicable to spatial planning, land development and land use management and section 42 of SPLUMA then refers to the factors that must be considered by a municipal tribunal when considering a land use planning application, which include but are not limited to:

- Five SPLUMA development principles;
- 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.

Relevant aspects not addressed earlier in this motivation report, are addressed below:

##### 4.1.1.1. Five development principles

The five development principles of SPLUMA, namely spatial justice, spatial sustainability, efficiency, spatial resilience, and good administration are not all directly relevant to this land use application.

Spatial justice as described in Section 7(a) of SPLUMA is not relevant to this land use application.

Spatial sustainability as described in Section 7(b) of SPLUMA is relevant to this land use application:

- Prime and unique agricultural land is not negatively affected by this land use application.
- No negative impacts are expected on surrounding properties as properties are large and the proposed industrial land use will complement the industrial character of Mossdustria.
- From an environmental perspective, no negative impacts are expected.
- The effective and equitable functioning of land markets is not negatively affected by this land use application.
- It is further stated in this section of SPLUMA that land development in locations that are sustainable and that limits urban sprawl, must be promoted. This development proposal has no impact on urban sprawl as it is merely an industrial development.



Efficiency as described in Section 7(c) of SPLUMA is supported as two industrial properties will be developed accordingly.

The last aspect in this section of SPLUMA states that development application procedures must be efficient and streamlined and timeframes must be adhered to by all parties. This applies to the authorities, the applicant, and all interested and affected parties included in the process.

Spatial resilience as described in Section 7(d) of SPLUMA is partly relevant as a few additional employment opportunities can be created from the construction and management of the truck stop.

Good Administration as described in Section 7(e) of SPLUMA indicates the responsibilities of all involved in any land use matter.

The paragraphs above show that the land use application for Erven 56 & 57 Mossdustria supports the relevant development principles of SPLUMA.

#### **4.1.1.2. Public Interest**

Public interest is one of many factors the local authority must consider when deciding on a land use application. The public interest of this land use application is limited due to the location and distance from scenic routes and residential neighborhoods. The subject properties are not located in a residential area. The location of a truck stop in- or close to a residential area, is not favorable.

The proposed consent use is for the construction of a truck stop that will be used by truck drivers and provide a range of rest, service, and fueling facilities for heavy-duty long-haul vehicles and trucks. The erven are not visible from scenic or national roads as they are located 3km north of the nearest national road (N2).

The public interest of this land use application is therefore limited.

It should be noted that the subject properties are located in the blast zone of PetroSA. Therefore, permanent residential opportunities are not provided in the zoning applicable to the properties of Mossdustria.

#### **4.1.1.3. Municipal Engineering Services & Access**

Municipal engineering services such as water provision and sewage disposal are available for the properties, including electricity.

One access is proposed on each erf that will give appropriate access to light motor vehicles and heavy-duty long-haul vehicles.

#### **4.1.1.4. Environmental considerations**

From aerial images, it seems that Erf 57 Mossdustria is indicated as a Critical Biodiversity Area (CBA).

However, the property is demarcated for industrial development and both properties are vacant, and no trees are found on them.

The required environmental authorization process will be followed by the property owner as needed.

#### 4.1.2. WESTERN CAPE LAND USE PLANNING ACT, 2014 (LUPA)

LUPA requires that local municipalities consider the following when deciding on land use applications:

- Applicable spatial development frameworks;
- Applicable structure plans;
- Land use planning principles referred to in Chapter VI (Section 59) which is an expansion of the five development principles of SPLUMA;
- 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 expands on the five development principles of SPLUMA which is discussed in foregoing paragraphs and desirability of the proposed land use is addressed in Paragraph 4.3.

Section 19(1) and (2) of LUPA refers to **consistency** and **compliance** of a land use proposal regarding spatial development frameworks or structure plans. Considering the aim of this land use application for Erven 56 & 57 Mossdustria, no conflict was found with the Mossel Bay Municipal Spatial Development Framework (GMSDF).

#### 4.1.3. MOSSSEL BAY MUNICIPALITY: LAND USE PLANNING BY-LAW, 2021

The general criteria for the consideration of applications in terms of this By-law are included in Section 65 which, inter alia, includes:

- Desirability of the proposed utilisation of land;
- Impact of the proposed development on municipal engineering services;
- 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 from LUPA; and
- Provisions of the applicable zoning scheme.

The above is addressed elsewhere in this motivation report as relevant.

#### 4.1.4. MOSSSEL BAY MUNICIPALITY: ZONING SCHEME BY-LAW, 2021

Erven 56 & 57 Mossdustria are zoned Industrial Zone II (industry) (SRZI) in terms of the Mossel Bay Zoning Scheme By-law, 2021. The zoning of the properties will not change following the approval of this land use application for the consent use of a truck stop – an additional land use right is to be added. The land use will change from vacant to industrial (truck stop).

Industry is described as follows in the zoning by-law for Mossel Bay:

*“industry” means a property used as a factory and in which an article or part of the article is made, manufactured, produced, built, assembled, compiled, printed, ornamented, processed, treated, adapted, repaired, renovated, rebuilt, altered, painted (including spray painting), polished, finished, cleaned, dyed, washed, broken up, disassembled, sorted, packed, chilled, frozen or stored in cold storage; including offices, caretaker’s quarters, factory shop or other uses that are subservient and ancillary to the use of the property as a factory; and—*

- (a) includes—
- (i) an industrial hive;
  - (ii) builder's yard
  - (iii) funeral parlour;
  - (iv) service station;
  - (v) transport usage;
  - (vi) rooftop base telecommunication station;
  - (vii) fibre node container;
  - (viii) freestanding base telecommunication station;
  - (ix) warehouse and agricultural industry;
  - (x) storage facility; and
- (b) does not include a noxious trade or risk activity.

A service station is a primary land use right for properties zoned Industrial Zone II which means the following:

*“service station” means property for the retail supply of fuel, and may include ancillary land uses including washing of vehicles, fibre node container, rooftop base telecommunication station, convenience shops and restaurants.*

As per the description in the zoning scheme, the proposed truck stop development will provide a range of rest, service and fuelling facilities for heavy-duty, long-haul vehicles and trucks. No accommodation will be provided. Drivers will be required to sleep in their trucks in the overnight parking area.

Truck stop is described as follow:

*“truck stop” means a facility with direct access from a freeway, inner city road or major transport route that—*

- (a) provides a range of rest, service and fuelling facilities for heavy duty, long haul vehicles and trucks: and
- (b) does not include accommodation.

The nearest truck stop to Mossdustria is located ±15km east in Voorbaai industrial area. The Voorbaai truck stop is small and less extensive than the proposed truck stop. The proposed truck stop will be ideal in Mossdustria and will also support the industries in the area.

The relevant development parameters were considered during the drafting of the layout plan.

## **4.2. SPATIAL PLANNING INFORMANTS**

### **4.2.1. WESTERN CAPE PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK (PSDF) (2014)**

The PSDF aims to restructure the urban and rural landscape of the Western Cape to offer socio-economic opportunities for all.

Saldanha/Vredenburg and George/Mossel Bay are targeted as emerging regional industrial complexes. The proposed truck stop on Erven 56 & 57 Mossdustria are within an industrial zone.

Due to the industrial nature of the property, it cannot negatively affect any coastal landscapes, agricultural lands, or natural environments. Mossdustria is located far from any coasts and agricultural land.

Thus, this application is not in conflict with the PSDF.



#### 4.2.2. MOSEL BAY MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (MBSDF) (2022)

Erven 56 & 57 Mossdustrria are not addressed specifically in the MDMSDF. The properties are in an established industrial zone and the land use on the property will be industrial following this land use application. Providing a truck stop on Erven 56 & 57 Mossdustrria will be appropriate for Mossdustrria as it will provide rest, service, and fuelling facilities for heavy-duty long-haul vehicles, trucks and their drivers.

This land use application and the nature thereof is found to be consistent with the MBMSDF as required in terms of Section 19 of the Land Use Planning Act, 2014 (LUPA).

#### 4.3. NEED & DESIRABILITY

Need and desirability is the balancing of various factors.

**Need** depends on the nature of a development proposal and is based on the principle of sustainability. This motivation report has shown that the consent use for a truck stop on Erven 56 & 57 Mossdustrria will not impact negatively on the character of the property, the environment, the greater industrial area, or visual impacts. The owners wish to provide a place where truck drivers can rest overnight, refuel, and service their vehicles in an area heavily dependent on heavy vehicles for distribution, imports, and transportation of materials.

**Desirability**, from a planning perspective, is defined as the degree of acceptability of a proposed development on a property. The relevant factors include the physical characteristics of the property, existing planning in the area, character of the area, the locality and accessibility of the property as well as the provision of services.

##### **Physical characteristics of the properties**

This proposal for Erven 56 & 57 Mossdustrria has no impact on the physical characteristics of the property or vice versa as the property is already level and no trees will have to be removed for the proposed development.

##### **Existing planning in the area**

This land use application is not in conflict with the Mossel Bay Municipal Spatial Development Framework (MBSDF). Industrial expansion is supported by this land use application.

##### **Character of the area**

As discussed, and shown earlier in this motivation report, the proposed consent use will have no negative effect on the character of the area.

##### **Provision of services**

Municipal engineering services are not already available on the property and costs will be carried by the property owner as necessary.

##### **Economic impact**

The proposed consent use is expected to have a positive economic impact by shortening travel distance for heavy-duty long-haul vehicles and trucks from the industrial zone to the nearest overnight truck stops.

##### **Direct impact on surrounding properties**

No abutting property will be negatively affected by the proposed truck stop as described in Paragraph 4.1.1.2.

It is our view that the need and desirability of the consent use for a truck stop on Erven 56 & 57 Mossdustria, showed no negative impacts.

## 5. CONCLUDING

From this motivation report, it is our opinion that the proposed land use application for Erven 56 & 57 Mossdustria is consistent with all relevant considerations as prescribed by the planning legislation.

It does not create conflict with the overall spatial objectives for the area. It is expected to have a positive and supportive effect on the area and the industries in the area.

The completed municipal application form is attached hereto as **Annexure 7**.



**MARLIZE DE BRUYN Pr. Pln**






**Resolution & Power of Attorney**

*Dolphin Bay Trading Pty Ltd*, the registered owner of *Erf 57 Mossdustrua, Mossel Bay Municipality & Division* hereby resolve to authorise *Marlize de Bruyn* from *Marlize de Bruyn Planning* to on instruction from *JLP Properties (Pty) Ltd* (Registration Number 2020/659146/07) submit the required land use application for the property in terms of Section 15(2) of the *George Municipality: Land Use Planning By-law* for the property. Any and all the costs involved and/or related to the aforesaid application and/or instructions to *Marlize de Bruyn Planning* shall be for the account of *JLP Properties (Pty) Ltd* (Registration Number 2020/659146/07).

Signed at Mossel Bay ..... on the 15<sup>th</sup> July ..... 2022

  
\_\_\_\_\_  
Betha Catrose

MD

  
\_\_\_\_\_  
Witness

18/7/2022  
Date

285

153  
VISAGIE VOS & VENNOTE  
POSBUS 90, Goodwood 7459

Oorgesel deur my,

TRANSPORTBESORGER  
JF VOS

**FEE**  
R. 650,00

BO 00003992 / 2018  
GEKANSLEER  
CANCELEER  
*[Signature]*  
REGISTRATEUR/REGISTRAR

**VERBIND. MORTGAGED**  
2018-02-07  
VIR  
FOR R 1 260 000,00  
B 040149 / 08  
20 JUN 2008  
*[Signature]*  
REGISTRATEUR/REGISTRAR

T 000041765 / 2008

**TRANSPORTAKTE**

SY DIT KENNELIK AAN ALMAL WIE DIT MAG AANGAAN

Dat **JOHANN FRANCOIS VOS**

voor my, Registrateur van Aktes, verskyn het, te **KAAPSTAD**, die genoemde komparant synde behoorlik daartoe gemagtig deur 'n volmag aan-hom/haar verleen deur

**IKAMVA FISHING (EIENDOMS) BEPERK  
NR 1999/021107/07**

gedateer die 13de Desember 2007  
en geteken te **MOSSSELBAAI**

DATA / VERIFY  
11 ... 2008  
GROEFSTAD  
DATA / CAPTURE  
03 JUL 2008  
VAN WYK E

En genoemde komparant het verklaar dat voormelde TRANSPORTGEWER waarlik en wettiglik verkoop het op **17 April 2007** en dat hy, in sy/haar voornoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

**DOLPHIN BAY TRADING (EIENDOMS) BEPERK  
NR 2005/013234/07**

Die se Opvolgers in Titel of Gemagtigdes  
in volle en vrye eiendom

**ERF 56 MOSSDUSTRIA, IN DIE MUNISIPALITEIT EN AFDELING VAN  
MOSELBAAI, PROVINSIE WES-KAAP**

**GROOT : 8 987 (AGT DUISEND NEGE HONDERD SEWE EN TAGTIG)  
VIERKANTE METER**

**AANVANKLIK OORGEDRA** en steeds gehou kragtens Transportakte Nr T100798/2006 met Algemene Plan LG12410 wat daarop betrekking het.

**I. WAT** betref die figuur a j a h d z op Algemene Plan Nr 12410:

**A. ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte Nr T2175/1900.

**B. ONDERHEWIG VERDER** aan die serwitute waarna verwys word in die volgende endossement gedateer 13 Februarie 1989 op Verdelingstransport Nr T9377/1962, naamlik:

"Kragtens Notariële Akte K166/89S gedateer 17 Januarie 1989 is die binnevermelde eiendom onderhewig aan die reg ten gunste van ESKOM om elektrisiteit daaroor te lei, tesame met bykomende regte en onderhewig aan voorwaardes soos vollediger sal blyk uit die gesegde Akte, afskrif waarvan hieraan geheg is ..... " welke endossement nou saamgelees moet word met die volgende endossement vandag aangebring op Verdelingstransportakte Nr T9377/1962, naamlik:-

Kragtens 'n Akte van Omskrywing Nr K543/89S is die roetes van die serwitute oor die binnevermelde eiendomme omskryf soos meer volledig uit die genoemde Notariële Akte sal blyk.

(watter vermelde serwituut oor hierdie komponent deur die lyne abc en fed op Kaart Nr LG1324/89 aangedui is.)

**II. WAT** betref die figuur z d e a op Algemene Plan Nr 12410:

**ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte Nr T2175/1900.



Weshalwe die Komparant afstand doen van al die regte en titel wat

**IKAMVA FISHING (EIENDOMS) BEPERK  
NR 1999/021107/07**

voorheen op genoemde eiendom gehad het, en gevolglik ook erken dat die TRANSPORTGEWER/S geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie, en dat kragtens hierdie akte, bogenoemde TRANSPORTNEMER

**DOLPHIN BAY TRADING (EIENDOMS) BEPERK  
NR 2005/013234/07,**

**Die se Opvolgers in Titel of Gemagtigdes**

tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat; en erken hy/sy ten slotte dat die hele Koopsom die bedrag van

**R2 100 000,00 (Twee Miljoen Een Honderd Duisend Rand)**  
bedra, wat ten volle betaal of verseker is.

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

*20 Junie 2008*

q.q. sy Prinsipaal/ale

In my teenwoordigheid, /

REGISTRATEUR VAN AKTES.

Opgestel deur my,

Transportbesorger,  
LE ROUX S.U.

**FEE**  
R. 650.00

<b>VERBIND</b>	<b>MORTGAGED</b>
VIR [handwritten] 260 000.00	
FOR R. [handwritten] 260 000.00	

BO 37288 / 2007	103427107	[Signature]
<b>GEKANSLEER CANCELLED</b>	07 NOV 2007	REGISTRATEUR/REGISTRAR
[Signature]		
REGISTRATEUR/REGISTRAR		
20 SEP 2010		

VIR ENDOSEMENTE KYK BLADSY 5  
FOR ENDORSEMENTS SEE PAGE 5

**T 000088974 / 2007**

### TRANSPORTAKTE

HIERMEE WORD BEKEND GEMAAK

DAT **FUAD DE VRIES**

Voor my, REGISTRATEUR VAN AKTES te KAAPSTAD verskyn het, die genoemde komparant synde behoorlik daartoe gemagtig deur 'n volmag aan hom/haar verleen deur

**IKAMVA FISHING (EIENDOMS) BEPERK**

Registrasie Nr. 1999/021107/07

geteken te MOSSELBAAI op 18 SEPTEMBER 2007

**DATA / CAPTURE**  
12 DEC 2007  
BARLOW M

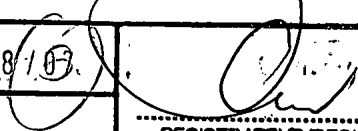
LUTEREK EN LE ROUX PROKUREURS  
PROKUREURS

**DATA / VERIFY**  
13 DEC 2007  
VAN WYK G A

5

Reg 68C(1)

BC	20042082 / 2021
GEKANSLEER CANCELLED	
	
27 SEP 2021	

<b>VERBIND</b>		<b>MORTGAGED</b>	
VIR FOR R..... <u>650 000.00</u> .....			
<b>B</b>	103428/103		
07 NOV 2007		..... REGISTRATEUR/REGISTRAR	

For Information



EN die genoemde Komparant het verklaar dat sy/haar Prinsipaal waarlik en wettiglik die ondergenoemde eiendom verkoop het op 11 September 2007 en dat, die Komparant, in sy/haar voornoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

**DOLPHIN BAY PRODUCTION (EIENDOMS) BEPERK**

Registrasie Nr. 2007/019208/07

diese opvolgers in titel of regverkrygendes in volkome en vrye eiendom

ERF 57 MOSSDUSTRIA ✓

In die Munisipaliteit en Afdeling van Mosselbaai, Provinsie Wes-Kaap

Groot 9 096 (NEGEDUISEND SES EN NEGENTIG ) vierkante meter;

Aanvanklik oorgedra en steeds gehou kragtens Akte van Transport T88328/2006 met Algemene Plan 12410 wat daarop betrekking het.

- I. Wat betref die figuur ABKJLMNHg uitgesluit die figuur RSTU op die gemelde Kaart LG No. 1324-1989.
- A. ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte T2175/1900.
- B. ONDERHEWIG VERDER aan die serwitute waarna verwys word in die volgende endossement gedateer 13 Februarie 1989 op Verdelingstransport Nr. T9377/1962, naamlik:
- "Kragtens Notariële Akte K166/1989S dated 17 Januarie 1989 is die binnevermelde eiendom onderhewig aan die reg ten gunste van ESKOM om elektrisiteit daaroor te lei, tesame met bykomende regte en onderhewig aan voorwaardes soos vollediger sal blyk uit die gesegde Akte, afskrif waarvan hieraan geheg is...." welke endossement nou saamgelees moet word met die volgende endossement vandag aangebring op Verdelingstransportakte Nr. T9377/1962 naamlik :-

Kragtens 'n Akte van Omskrywing Nr 543.1989S is die roetes van die serwitute oor die binnevermelde eiendomme omskryf soos meer volledig uit die genoemde Notariële Akte sal blyk.

(watter vermelde serwitut oor die hierdie komponent deur die lyne abc en fed op Kaart Nr. LG 1324/1989 aangedui is.)

II. Wat betref die figuur jkCDEFGHI en figuur QghP op gemelde Kaart Nr. 1324-1989.

**ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte T2175/1900.

**WESHALWE** die Komparant afstand doen van al die reg en titel wat gemelde:

**IKAMVA FISHING (EIENDOMS) BEPERK**


voorheen op genoemde eiendom gehad het en gevolglik ook erken dat hy/sy geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie Akte genoemde:

**DOLPHIN BAY PRODUCTION (EIENDOMS) BEPERK**

diese opvolgers in titel of regverkrygendes, tans en voortaan daartoe geregtig is ooreenkomstig plaaslike gebruik behoudens die regte van die Staat en ten slotte erken hy/sy dat die eiendom verkoop is vir die bedrag van **R2 394 000.00 (TWEË MILJOEN DRIEHONDERD VIER EN NEGENTIGDUISEND RAND)**.


**TEN BEWYSE WAARVAN** ek, die genoemde REGISTRATEUR, tesame met die Komparant hierdie Akte onderteken en dit met die ampeël bekragtig het.

**ALDUS GEDOEN EN VERLY** op die kantoor van die REGISTRATEUR VAN AKTES te KAAPSTAD op

7 Novemb 2007 

q.q. Handtekening van Komparant

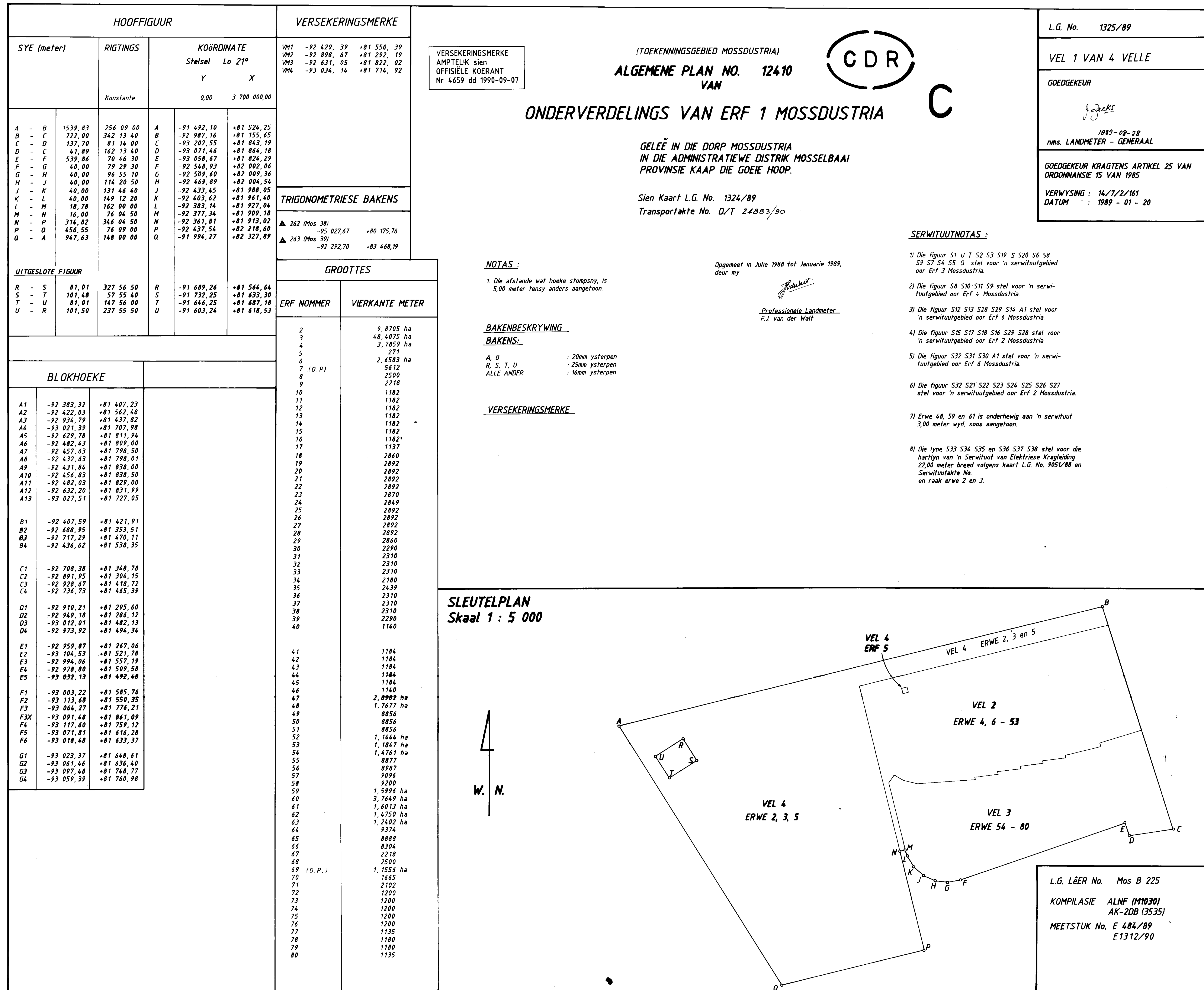
In my teenwoordigheid:



**REGISTRATEUR VAN AKTES**



12410 SHT 1



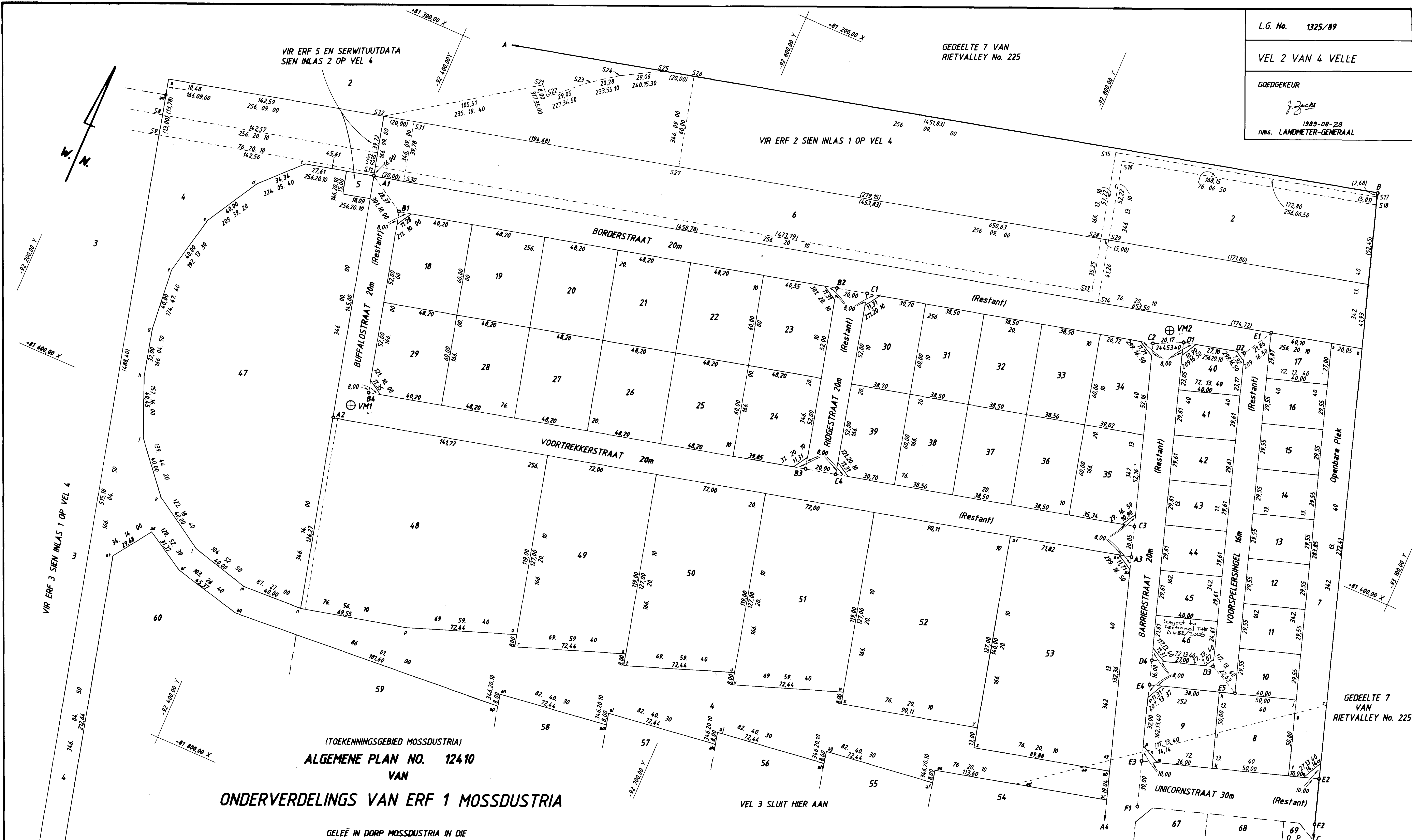
ENDOSSEMENTE					
No.	Wysiging	Byvoeging	Magtiging	Gef.	Datum

LANDMETERGENERAAL KANTOOR NOTAS	
1.	Bakenherplasing van verskeie erwe sien E1312/90
2.	Erf 47 vide Dgm no 8031/91
3.	Erf 2 vide Dgm 806/1991
4.	Erf 6 vide Dgm 8407/1991
5.	Erwe 67, 68 vide DGM 4124/1998, ERF 82
6.	Erwe 38 & 39 gekonsolideer sien Krt.2229/2001, Erf 83
7.	Erf 48 Vide Dgm. No. 5188/2001
8.	Erf 51 vervaardig vide kaart 5868/2006
9.	Erf 49 framed vide Dgm 8637/2006
10.	Erf 64 framed vide Dgm 3326/2007
11.	Erf 31 framed vide Diagram No 1996/2008
12.	Erf 59 framed vide Diagram No.2512/2018

SECTIONAL TITLES			
SGD. NO.	SS. NO.	SRE. NO.	ERF NO.
D416/2006		E1402/2006	75
D597/2006		2027/2006	75
D482/2006	532/2006	E1636/2006	44
D1042/2006		3436/2006	11
D 180 / 2009		E 565 / 2009	78
D330/2009	SS.217/2010	E1076/2009	44

12410 SHT 2

L.G. No. 1325/89  
 VEL 2 VAN 4 VELLE  
 GOEDGEKEUR  
*J. Jacobs*  
 1989-08-28  
 nms. LANDMETER-GENERAAL

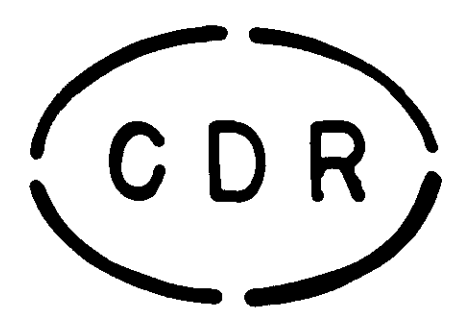


(TOEKENNINGSGBIED MOSSDUSTRIA)  
**ALGEMENE PLAN NO. 12410**  
 VAN  
**ONDERVERDELINGS VAN ERF 1 MOSSDUSTRIA**

GELEË IN DORP MOSSDUSTRIA IN DIE  
 ADMINISTRATIEWE DISTRIK MOSSSELBAAI  
 PROVINSIE KAAP DIE GOEIE HOOP.

SKAAL 1 : 1000

C



Opgemeet in Julie 1988 tot Januarie 1989  
 deur my

*F. J. van der Walt*

Professionele Landmeter  
 F. J. van der Walt

NOTA:  
 Alle afstande wat hoek stompnsy, is  
 5,00m, behalwe waar anders aangefoon.

L.G. L&ER No. Mos B 225  
 MEETSTUK No. E 484/89 E1312  
 KOMPILASIE ALNF (M1030)  
 AK-2DB (3535)

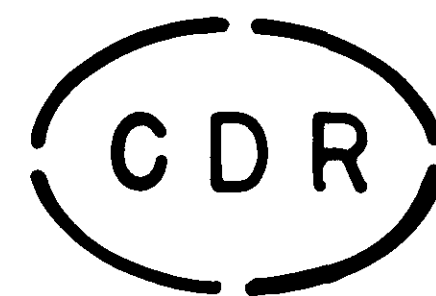
Community of  
 RIETVALLEY  
 No. 225

GEDEELTE 7  
 VAN  
 RIETVALLEY No. 225



12410 SHT 3

(TOEKENNINGSGBIED MOSSDUSTRIA)  
ALGEMENE PLAN NO. 12410  
VAN



### ONDERVERDELINGS VAN ERF 1 MOSSDUSTRIA

# C

GELEË IN DORP MOSSDUSTRIA IN DIE  
ADMINISTRATIEWE DISTRIK MOSSELBAAI  
PROVINSIE KAAP DIE GOEIE HOOP.

SKAAL 1 : 1000

NOTA :

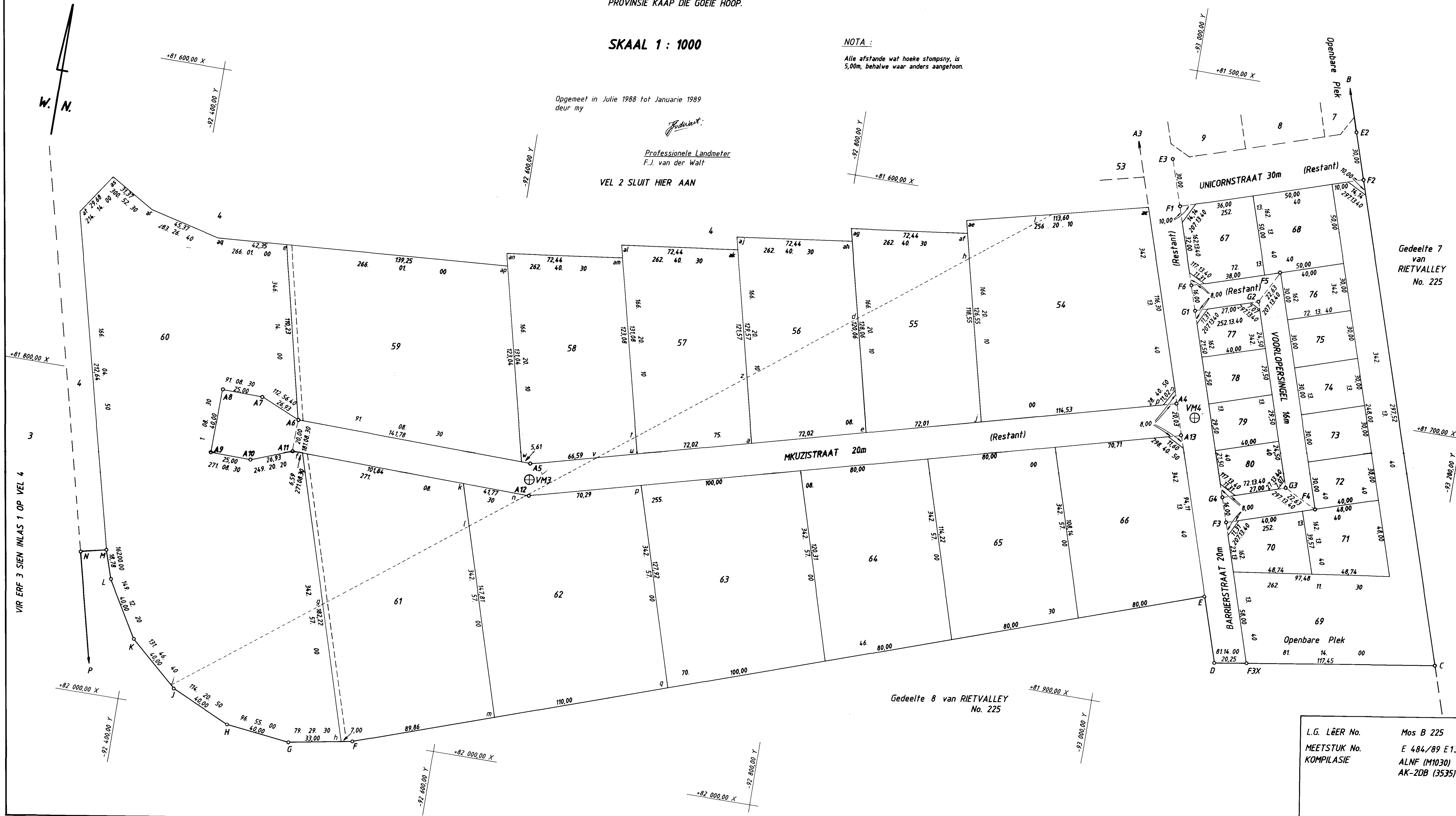
Alle afstande wat hoeke stomsny, is  
5,00m, behalwe waar anders aangefoon.

Opgemete in Julie 1988 tot Januarie 1989  
deur my

*F. J. van der Walt*

Professionele Landmeter  
F. J. van der Walt

VEL 2 SLUIT HIER AAN



L.G. No. 1325/89

VEL 3 VAN 4 VELLE

GOEDGEKEUR

*J. Zickel*

1989-08-28  
nms. LANDMETER-GENERAAL

Gedeelte 7  
van  
RIETVALLEY  
No. 225

Gedeelte 8 van RIETVALLEY  
No. 225

L.G. LÊER No. Mos B 225  
MEETSTUK No. E 484/89 E1312  
KOMPILASIE ALNF (M1030) 90  
AK-2DB (3535)

12410 SHT 4

INLAS 1

Skaal 1 : 2 000

L.G. No. 1325/89

VEL 4 VAN 4 VELLE  
(INLAS 1 EN 2)

GOEDGEKEUR

*J. Zuckers*

1989-08-28

oms. LANDMETER-GENERAAL

Gedeelte 7 van RIETVALLEY No. 225

2

VIR SERWITUUTDATA SIEN VEL 2

(TOEKENINGS- GEBIED MOSSDUSTRIA)

ALGEMENE PLAN NO. 12410  
VAN

ONDERVERDELINGS VAN ERF 1 MOSSDUSTRIA

GELEË IN DORP MOSSDUSTRIA IN DIE  
ADMINISTRATIEWE DISTRIK MOSSSELBAAI  
PROVINSIE KAAP DIE GOEIE HOOP:

Opgemeet in Julie 1988 tot Januarie 1989  
deur my

*F. J. van der Walt*

Professionele Landmeter  
F.J. van der Walt

NOTA :

Alle afstande wat hoeks stomsny, is  
5,00m, behalve waar anders aangetoon.

CDR

C

INLAS 2 Skaal 1 : 250

W. N.

L.G. LêER No.

Mos B 225

MEETSTUK No.

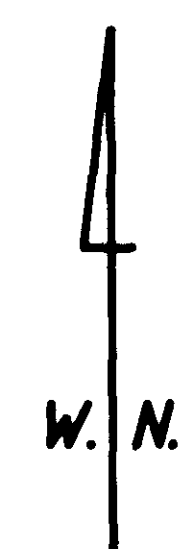
E 484/89 E1312

KOMPILASIE

ALNF (M1030)

AK-ZDB (3535)

Gedeelte 8 van  
RIETVALLEY No. 225

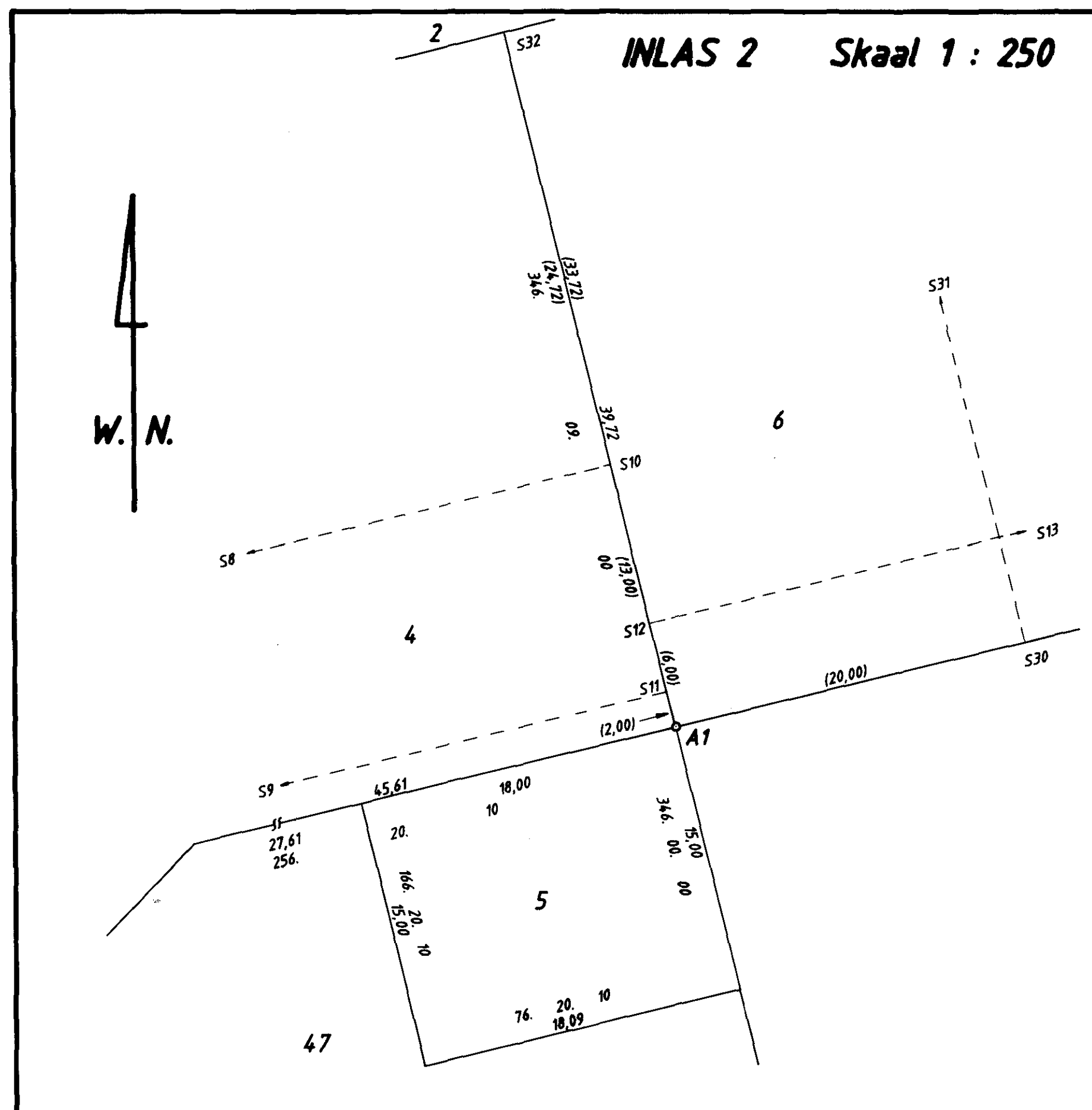
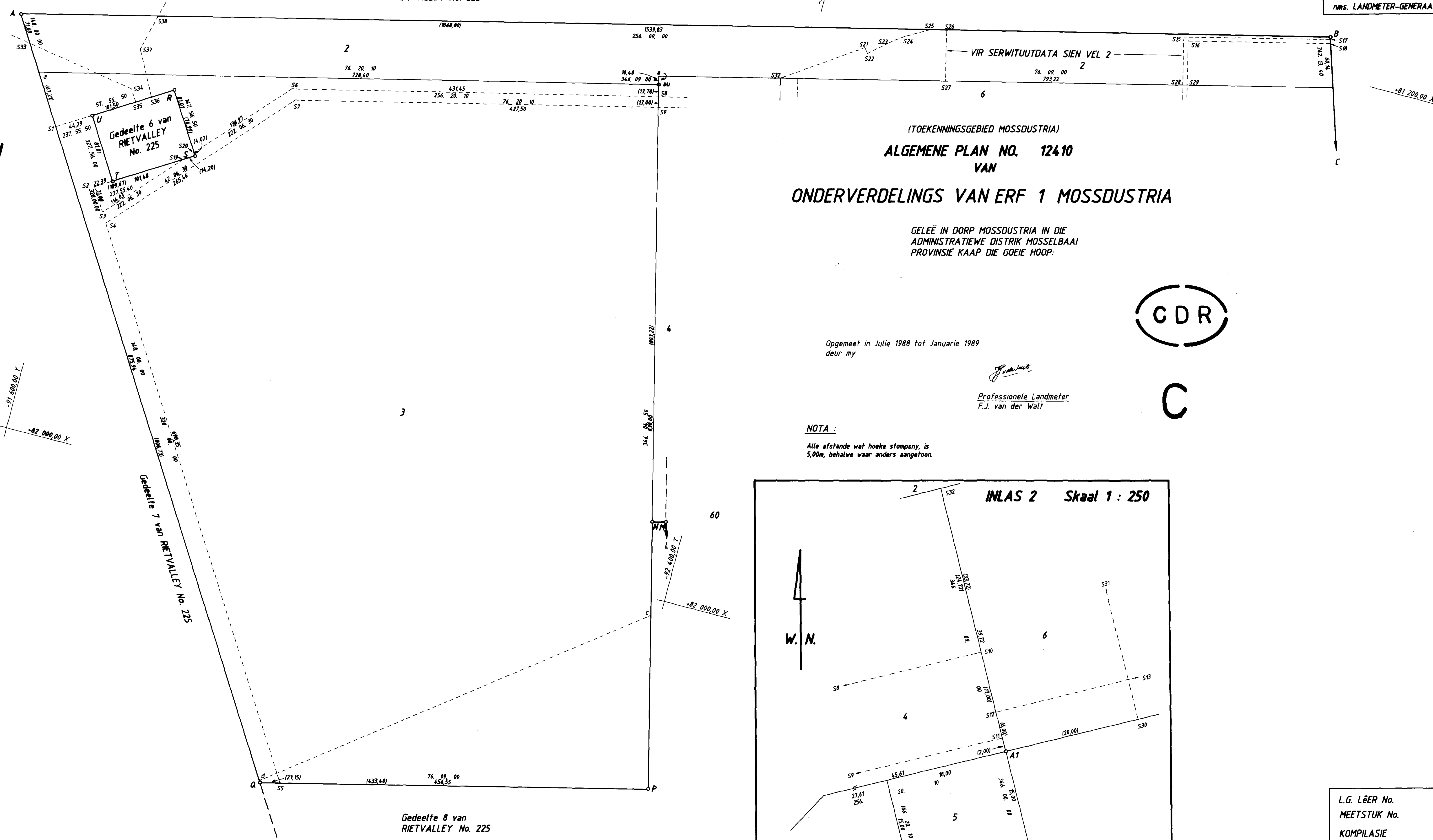


-91 000,00 Y  
+82 000,00 X

+81 200,00 X  
-92 400,00 Y

+81 200,00 X

-92 400,00 Y  
+82 000,00 X



## CONVEYANCER CERTIFICATE

I, the undersigned, **MONIQUE CHRISTINA SCHREUDER**, practicing attorney and conveyancer at the firm BOY LOUW INCORPORATED, 188 Main Street, Paarl, Western Cape Province, certify that after careful consideration of the undermentioned title deed and pivot deed, the following information is true and correct:

**DOLPHIN BAY TRADING PROPRIETARY LIMITED  
REGISTRATION NUMBER 2005/013234/07**

is the registered owner of the following immovable property, namely:

**ERF 56 MOSSDUSTRIA  
IN THE MUNICIPALITY OF MOSSEL BAY  
MOSSEL BAY DIVISION  
WESTERN CAPE PROVINCE**

**IN EXTENT: 8,987 (EIGHT COMMA NINE EIGHT SEVEN) Square meters**

**HELD BY DEED OF TRANSFER NO. T41765/2008**

(hereinafter referred to as the "**Property**")

1. It is hereby confirmed that I have perused Deed of Transfer No. T41765/2008 together with the relevant pivot deed therein, being Deed of Transfer No. T2175/1900.
2. It is confirmed that the said title deed and pivot deed in terms of which the Property is held, does not contain any restrictive title deed condition/s pertaining to the development of the Property or a portion thereof for purposes of a truck stop.

SIGNED at PAARL on 18 JULY 2022



---

CONVEYANCER  
MONIQUE CHRISTINA SCHREUDER

## CONVEYANCER CERTIFICATE

I, the undersigned, **MONIQUE CHRISTINA SCHREUDER**, practicing attorney and conveyancer at the firm BOY LOUW INCORPORATED, 188 Main Street, Paarl, Western Cape Province, certify that after careful consideration of the undermentioned title deed and pivot deed, the following information is true and correct:

**DOLPHIN BAY PRODUCTION PROPRIETARY LIMITED**  
**REGISTRATION NUMBER 2007/019208/07**

is the registered owner of the following immovable property, namely:

**ERF 57 MOSSDUSTRIA**  
**IN THE MUNICIPALITY OF MOSSEL BAY**  
**MOSSEL BAY DIVISION**  
**WESTERN CAPE PROVINCE**

**IN EXTENT: 9,096 (NINE COMMA ZERO NINE SIX) Square meters**

**HELD BY DEED OF TRANSFER NO. T88974/2007**

(hereinafter referred to as the "**Property**")

1. It is hereby confirmed that I have perused Deed of Transfer No. T88974/2007 together with the relevant pivot deed therein, being Deed of Transfer No. T2175/1900.
2. It is confirmed that the said title deed and pivot deed in terms of which the Property is held, does not contain any restrictive title deed condition/s pertaining to the development of the Property or a portion thereof for purposes of a truck stop.

SIGNED at PAARL on 18 JULY 2022



---

CONVEYANCER  
MONIQUE CHRISTINA SCHREUDER



# LOCALITY

**ERVEN 56 & 57, MOSSDUSTRIA  
MUNICIPALITY & DIVISION OF MOSSEL BAY**











**MOSSEL BAY MUNICIPALITY**

P O Box 25  
Mossel Bay  
6500

Tel No: +27(44) 606 5000  
Fax No: +27(44) 606 5062  
e-mail: [admin@mosselbay.gov.za](mailto:admin@mosselbay.gov.za)  
[www.mosselbaymun.co.za](http://www.mosselbaymun.co.za)

**FOR OFFICE USE ONLY**

Municipal stamp (RECORDS):

SCAN/COLLAB/FILE NO:

Application for:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NeoLMS Ref: \_\_\_\_\_

**LAND USE PLANNING APPLICATION FORM**

**IN TERMS OF SECTION 15 OF THE MOSSEL BAY BY-LAW ON MUNICIPAL LAND USE PLANNING, 2021**

**KINDLY NOTE:**

- The complete application form together with all the required information and documentation as listed in Part F of the application form must be submitted in **duplicate (2)**.
- Application fees are non-refundable and must be paid on date of submission.
- The applicant is responsible for the Public Participation Process in consultation with the relevant municipal official as per the How-to Guide for Public Participation Process.
- The applicant is liable for all costs related to the Public Participation Process including advertisement costs in respect of publication of the application.

**PART A: APPLICANT DETAILS**

First name(s)	<b>MARLIZE</b>		
Surname	<b>DE BRUYN</b>		
South African Council for Planners (SACPLAN) registration number (if applicable)	<b>A1477/2011</b>		
Company name (if applicable)	<b>MARLIZE DE BRUYN PLANNING</b>		
Postal Address	<b>PO BOX 540</b>		
	<b>MOSSEL BAY</b>	Postal Code	<b>6500</b>
Email	<b>marlize@mdbplanning.co.za</b>		
Tel		Cell	<b>0766 340 150</b>

**PART B: LAND USE PLANNING PRE-APPLICATION CONSULTATION**

Has there been a pre-application consultation?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	If yes, attach the minutes of the pre-application consultation.
--	-------------------------------	--	---

**PART C: PROPERTY DETAILS** (in accordance with title deed)

Erf Number, Suburb & Town / Portion & Farm Number	Physical Address / Locality of Farm	Name of Registered Owner(s)	Current Zoning	Current Land Use	Extent m <sup>2</sup> /ha
Erf 56 Mossdustrua	Mkuzi Street	Dolphin Bay Trading Pty Ltd	IZII	Vacant	8987m <sup>2</sup>
Erf 57 Mossdustrua	Mkuzi Street	Dolphin Bay Production Pty Ltd	IZII	Vacant	9096m <sup>2</sup>

**PART D: DETAILS OF PROPOSAL**

Brief description of proposal **only** (Attach a detailed written motivation\*):

- **Consent use in terms of Section 15(2)(m) of the Mossel Bay Municipality: Land Use Planning By-law (2021) for a truck stop.**

**\*A written motivation for an application should be based on the criteria referred to in section 65 of the said legislation, namely:**

- Desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding desirability of proposed land uses. (The following is especially important: the influence of the proposal on the existing character of the area and rights of residents with regard to property values, privacy, view, sunlight, etc. and the influence of the proposal on surrounding facilities such as schools, open spaces and other community facilities if the application leads to an increase in the residents of the area).
- Investigations carried out in terms of other laws that are relevant to the consideration of the application.
- The impact of the proposed land development on municipal engineering services including influence on traffic and/or parking of the area.
- Applicable policies of the Municipality that guide decision making.
- Applicable provisions of the zoning scheme.
- Consideration of the following forward planning documents: Integrated Development Plan (IDP), including the Spatial Development Framework (SDF) for the Municipality; IDP and SDF for the District Municipality, where applicable; Applicable local SDF adopted by the Municipality; Applicable Structure Plans; Provincial SDF; and Regional SDF in Section 18 of SPLUMA and LUPA or provincial regional SDF.
- Policies, principles and planning and development norms and criteria set by the National and Provincial Government.
- Land development principles as referred to in Section 42 of the Spatial Planning Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA) and Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA).

**PART E: LAND USE PLANNING APPLICATIONS IN TERMS OF SECTION 15 OF THE MOSSEL BAY BY-LAW ON MUNICIPAL LAND USE PLANNING, 2021 AND APPLICATION FEES PAYABLE**

Tick	Type of application	Cost
<input type="checkbox"/>	2(a) <b>rezoning</b> of land;	R2400.00
<input type="checkbox"/>	2(b) <b>permanent departure</b> from the development parameters of the zoning scheme;	R1700.00 (R875.00 for building line relaxation application)
<input type="checkbox"/>	2(c) <b>departure granted on a temporary basis</b> to utilize land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R1320.00 (R1100.00 for house shop application)
<input type="checkbox"/>	2(d) <b>subdivision</b> of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R1700.00 (+ R72 / erf above 10 erven)
<input type="checkbox"/>	2(e) <b>consolidation</b> of land that is not exempted in terms of section 24;	R1700.00
<input type="checkbox"/>	2(f) <b>removal, suspension or amendment of restrictive conditions</b> in respect of a land unit;	R2400.00
<input type="checkbox"/>	2(g) <b>permission required</b> in terms of the zoning scheme;	R810.00
<input type="checkbox"/>	2(h) <b>amendment of an existing approval or the amendment, deletion or imposition of conditions</b> in respect of an existing approval;	R2400.00
<input type="checkbox"/>	2(i) <b>extension of the validity</b> period of an approval;	R1200.00
<input type="checkbox"/>	2(j) <b>permission required in terms of a condition of approval</b> ;	R810.00
<input type="checkbox"/>	2(k) <b>determination of a zoning</b> ;	R1350.00
<input type="checkbox"/>	2(l) <b>closure of a public place</b> or part thereof;	R1350.00
<input checked="" type="checkbox"/>	2(m) <b>consent use</b> contemplated in the zoning scheme;	R1350.00 (R1100.00 for house shop application)
<input type="checkbox"/>	2(n) <b>occasional use</b> of land;	R670.00
<input type="checkbox"/>	2(o) <b>disestablish a homeowner's association</b> ;	R670.00
<input type="checkbox"/>	2(p) <b>rectify a failure by a homeowner's association to meet its obligations</b> in respect of the control over or maintenance of services;	R1350.00
<input type="checkbox"/>	2(q) <b>permission required for the reconstruction of an existing building that constitutes a non-conforming use</b> that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building.	R670.00
*Fees to be determined for financial year 2021/2022		<b>TOTAL:</b>
		<b>R</b>

**PART F: SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION**

**KINDLY NOTE:**

- The following documentation must be attached to this application form.
- The Municipality may request any other information deemed necessary for the purpose of this application.
- Incomplete applications will not be accepted by the Municipality.

YES	NO	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power of attorney if applicant is not owner
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Written motivation
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Locality plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Layout Plan

**PART F (CONTINUED):**

YES	NO	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Full copy of the title deed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	S.G. diagram / General plan extract (download at: <a href="http://csg.dla.gov.za/esio/searchindex.htm">http://csg.dla.gov.za/esio/searchindex.htm</a> )
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Bondholder's consent (if applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Conveyancer's certificate
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homeowner's association consent / proof of failure of Homeowner's association (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Any additional documents or information identified in the pre-application consultation minutes (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of lawful use right (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of original approval letter (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other

Please provide reasons if any of the documents listed above have been omitted:

**Not required**

**SECTION G: 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. I'm aware that it is an offense in terms of Section 86(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and (where applicable) that a copy of the relevant power of attorney or consent are attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. That this submission includes all necessary land use planning applications required to enable the development proposed herein.
6. 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/suspension or amendment forms part of this submission.
7. I am aware that development charges to the Municipality in respect of the provision and installation of external engineering services are payable by the applicant as a result of the proposed development.
8. I am aware that I am fully responsible for ensuring that Public Participation Process is carried out in accordance with the How-to Guide for Public Participation Process and that I will bear all related costs.

Applicant's signature:



Date:

**July 2022**

Full name:

**MARLIZE DE BRUYN**

**FOR OFFICE USE ONLY**

Municipal Stamp

Received by:

\_\_\_\_\_