



The Municipal Manager

Reference: Erf 2617 George

P O Box 19

George

6530

24 November 2025

Sir

**APPLICATION FOR REZONING, PERMANENT DEPARTURE (RELAXATION OF  
BUILDING LINES AND PARKING REQUIREMENTS) AND REMOVAL OF  
RESTRICTIVE CONDITIONS OF TITLE: ERF 2617 GEORGE**

Attached hereto, please find an application in terms of

- Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of Erf 2617 George from Single Residential Zone 1 to General Residential Zone IV for the development of a block of flats (14 flats).
- Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from the parking requirement applicable to 13 flats with 2 habitable rooms or less, stipulated in the table entitled "Minimum off-street parking requirements" in Section 42(2) of the George Integrated Zoning Scheme 2023 from 1.5 parking bays per unit to 1.25 parking bays per unit (including visitor parking) in respect of Erf 2617 George.
- Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from the parking requirement applicable to 1 flat with 3 habitable rooms or more, stipulated in the table entitled "Minimum off-street parking requirements" in Section 42(2) of the George Integrated Zoning Scheme 2023 from 2.0 parking bays per unit to 1.5 parking bays per unit (including visitor parking) in respect of Erf 2617 George.

- Section 15(2)(f) of the Land Use Planning By-Law for George Municipality, 2023 for the removal of condition B.(a) to (d) from Title Deed T38494/2025, the title deed of Erf 2617 George.
- Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the eastern side and the rear building line on Erf 2617 George from 3.0 meters to 0.0 meters to allow for the construction of shade cloth carports.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

A handwritten signature in black ink, appearing to read "Jan Vrolijk". The signature is fluid and cursive, with the first name "Jan" on the left and the last name "Vrolijk" on the right, connected by a vertical line.

**Jan Vrolijk**

**MOTIVATION REPORT**  
**APPLICATION FOR REZONING, PERMANENT DEPARTURE (RELAXATION OF**  
**BUILDING LINES AND PARKING REQUIREMENTS) AND REMOVAL OF**  
**RESTRICTIVE CONDITIONS OF TITLE**  
**ERF 2617 GEORGE**

24 November 2025



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**MOTIVATION REPORT**  
**APPLICATION FOR REZONING, PERMANENT DEPARTURE (RELAXATION OF**  
**BUILDING LINES AND PARKING REQUIREMENTS) AND REMOVAL OF**  
**RESTRICTIVE CONDITIONS OF TITLE**  
**ERF 2617 GEORGE**

## 1. APPLICATION

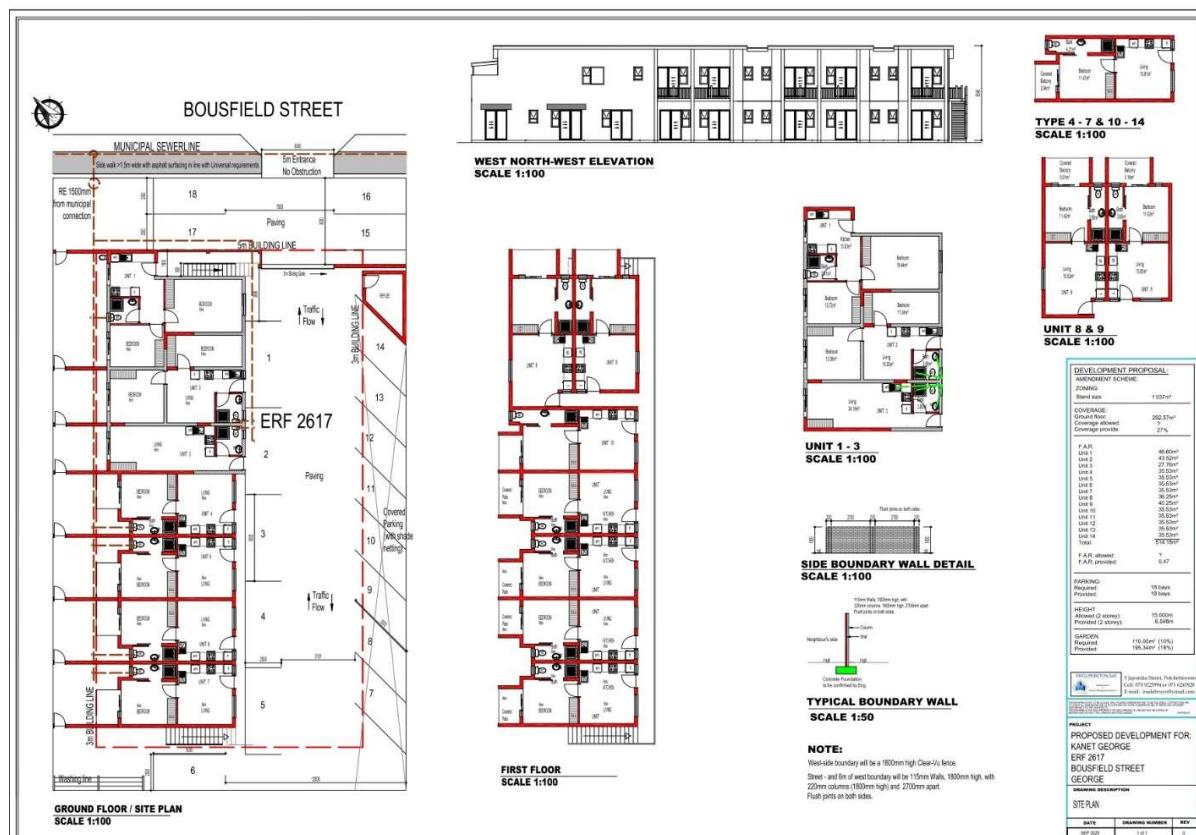
- Application is made in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of Erf 2617 George from Single Residential Zone 1 to General Residential Zone IV for the development of a block of flats (14 flats).
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- Application is made in terms of Section 15(2)(f) of the Land Use Planning By-Law for George Municipality, 2023 for the removal of condition B.(a) to (d) from Title Deed T38494/2025, the title deed of Erf 2617 George.
- Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the eastern side and the rear building line on Erf 2617 George from 3.0 meters to 0.0 meters to allow for the construction of shade cloth carports as indicated on the site plan and building plan attached hereto as **Annexure "A"**.

The proposed site plan and building plan is attached hereto as **Annexure "A"**. The completed application form for the application for rezoning, permanent departures and removal of restrictive conditions is attached hereto as **Annexure "B"**.

## 2. DEVELOPMENT PROPOSAL

The erf is at present developed with a dwelling house and a second dwelling. Both buildings will be demolished to make way for the proposed development.

It is the intention to develop the vacant application erf with a double storey block of flats, consisting of 14 flats, with 7 flats on each floor. The 14 flats will consist of 13 flats with 2 habitable rooms or less and 1 flat with 3 or more habitable rooms. Each flat will also have a bathroom and an open plan kitchen / lounge. The floor areas of these flats will vary between 27.76m<sup>2</sup> and 46.6m<sup>2</sup>, with 9 of the flats being 35.53m<sup>2</sup> in extent. The following plan indicates the site layout and architectural images of the proposed development on the application erf.



A copy of this plan is attached hereto as **Annexure “A”**.

The parking requirements applicable to different land uses are set out in a table in Section 42 of the George Integrated Zoning Scheme By-Law, 2023. In terms of a “*Normal Area*” as per the By-law

- 1.75 parking bays per flat consisting of three or more habitable rooms needs to be provided for the residents of the flat plus 0.25 bays per dwelling unit for visitors.
- 1.25 parking bays per flat consisting of two or less habitable rooms needs to be provided for the residents of the flat plus 0.25 bays per dwelling unit for visitors.

In terms of a “*PT1 Area*” as per the By-law

- 1.25 parking bays per flat consisting of three or more habitable rooms needs to be provided for the residents of the flat plus 0.25 bays per dwelling unit for visitors.
- 1.0 parking bays per flat consisting of two or less habitable rooms needs to be provided for the residents of the flat plus 0.25 bays per dwelling unit for visitors.

In terms of the latter requirement 18 parking bays should be provided within the boundaries of the erf for the 14 flats. The fact that the required number of parking bays for the development is to be provided in accordance with a “*PT1 Area*”, necessitates that an application for relaxation of the parking requirements is necessary.

As indicated on the proposed site plan and building plan, a copy of which is attached hereto as **Annexure “A”**, 18 parking bays will be provided on site, of which 14 parking bays which will be located “behind” the security fence on the street side of the building and 4 (visitors parking bays) will be located on the erf, between the street boundary of the erf and the side-walk. Seven of the 14 parking bays behind the security fence will be covered with shade cloth carports. An application for relaxation of the 3.0 metre eastern side and the rear building line will be necessary to allow for the 7 shade cloth carports.

Vehicular access will be provided from Bousfield Street, via a 5.0 metres wide sliding gate, set back 6.0 metres from the street boundary, to provide stacking space at the entrance to the erf.

The seven ground floor units will each have a private open space situated on the western side of each unit. The extent of these private open spaces will vary in relation to the width of the unit. Each of the 7 first floor units will have a covered balcony. A small communal open space will be provided in the south-western corner of the erf, with a garden area in the north-western corner of the erf. The total open space provided therefore, amounts to approximately 195.34m<sup>2</sup>, which is 18% of the area of the erf.

A refuse area will be provided in the north-eastern corner of the erf, next to the entrance gate, with a washing drying area in the south-western corner of the erf. The block of flats will have a coverage of 27%, a FAR of 0.47 and a height of 6.548 metres.

The application erf is zoned Single Residential Zone I and may only be used for the development of a dwelling house. It will thus be necessary to rezone the erf to General Residential Zone IV to allow for the erf to be developed with the 14 flats as proposed.

In terms of condition B.(a) to (d) in Title Deed T38494/2025, the title deed of Erf 2617 George only one dwelling, together with such outbuildings as are ordinarily required to be used therewith, may be erected on the application erf. Certain building lines and restrictions regarding coverage is also stipulated in this condition. This condition will thus have to be removed to allow for the proposed development of the erf with 14 flats and carports as indicated on the proposed site plan and building plan attached hereto as **Annexure “A”**.

The purpose of this application is, therefore, to obtain approval for the proposed rezoning, permanent departures (building lines and parking requirement) as well as for the removal of the restrictive Title Deed conditions in respect of Erf 2617 George to facilitate the development as proposed.

### **3. PRE-APPLICATION CONSULTATION**

The pre-application consultation discussion of the proposed application by the relevant officials of George Municipality took place on 10 September 2025. The completed pre-application consultation form with the municipal comments on the proposal is attached hereto as **Annexure**

**“C”.** The signed pre-application consultation application form contains the following comments that need to be addressed in the application:

### **Town Planning**

- *The property is located within the CBD area identified in the MSDF.*
- *Application to be motivated in terms of the LSDF, MSDF, GIZS, etc.*
- *The proposed parking manoeuvrability and placement is questionable. To be clarified in the application submitted.*
- *Departures to be applied for where applicable.*
- *Height to be motivated in terms of the surrounding character and developments.*
- *A NID will have to be submitted to Heritage Western Cape.*
- *See title condition B that may be restrictive, and that may need to be removed.*

### **CES**

#### **Access**

- *Be restricted to Bousfield Street.*
- *Access is permitted in accordance with the George Integrated Zoning Scheme (GIZS) 2023 regulations.*
- *Parking Study will be required, which need to indicate how the internal parking would be able to be operated. Site impact assessment would be required.*

#### **Parking**

- *All parking must be provided on-site, in compliance with the GIZS 2023 parking requirements.*
- *No parking is allowed within the road reserve, and the owner might be held liable for any costs incurred to prevent unauthorized parking in this area.*
- *All vehicle mobility should be done on site and must be indicated on the layout plan.*
- *PT1 may be considered.*

### *Development Charges (DCs)*

- *Normal Development Charges (DCs), if applicable, will be levied in accordance with the DC policy and the applicable By-law and or policy.*

### *Water & Sewer*

- *Municipal water and/or sanitation is available, subject to network &/or treatment capacity required confirmation.*
- *The location of existing municipal services must be confirm on site.*

### *Stormwater*

- *The developer must ensure full compliance with the relevant Stormwater By-law.*

### *ETS*

- *Electrical Services report required.*
- *DC's applicable."*

No negative issues were thus mentioned, and permission was granted to proceed with the submission of the application. The issues raised above are addressed in various points throughout this motivation report.

## **4. GENERAL INFORMATION REGARDING ERF 2617 GEORGE**

### **4.1 Locality**

Erf 2617 George is situated at 10 Bousfield Street, in the CBD. The following aerial photo indicates the locality of the application erf in relation to the surrounding development. The locality plan is attached hereto as **Annexure "D"**.



## 4.2 Existing land use

Erf 2617 George has been developed with a dwelling house and an outbuilding which has been converted into a second dwelling. The following photo shows the dwelling house and second dwelling on the application erf.





The mentioned buildings on the application erf will be demolished to accommodate the development as proposed in this application.

#### 4.3 Extent

Erf 2617 George is 1 037m<sup>2</sup> in extent.

#### 4.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023, the zoning of Erf 2617 George is Single Residential Zone I.

#### 4.5 General Plan

Erf 2617 George forms part of General Plan 558<sup>LD</sup> for Wistaria Subdivided Estate. A copy of the General Plan is attached hereto as **Annexure “E”**.

#### 4.6 Title Deed

Erf 2617 George is currently registered in the name of Kanet George Eiendoms Beperk Registration number 2025/270096/07. The Title Deed of Erf 2617 George is attached hereto as **Annexure “F”**.

The title deed of Erf 2617 George contains, inter alia, the following conditions:

*“B. ONDERHEWIG VERDER aan die volgende voorwaardes genome in Transportakte Nommer T17774/1945 opgelê deur die Administrateur van die Kaapprovinse by die goedkeuring van die onderverdeling van erf nommer 19 Wistaria Onderverdeelde Landgoed kragtens Ordonnansie Nommer 33 van 1934 naamlik:*

*SYNDE ten gunste van die geregistreerde eienaar van enige erf in die onderverdeelde eiendom:*

- (a) That this erf be used for residential purposes only;*
- (b) That only one dwelling, together with such outbuildings as are ordinarily required to be used therewith, be erected on this erf;*
- (c) That not more than one-half of this erf be built upon;*
- (d) That no building or structure or any portion thereof except boundary walls and fences shall be erected nearer than 4,72 metres to the street line which forms the boundary of this erf. No such building or structure excepting boundary walls and fences shall be erected within 1,57 metres of the lateral or 3,15 metres from the rear boundary*

*common to any adjoining erf, provided that, with the consent of the Council an outbuilding not exceeding 3,05 metres in height, measured from the floor to the wall plate and no portion of which will be used for human habitation may be erected within the above prescribed rear space. ”*

Conditions B(a) to (d) in Title Deed T38494/2025, which determine that that the application erf shall only be used for residential purposes, that only one dwelling, together with such outbuildings as are ordinarily required to be used therewith, shall be erected on the erf, that no more than one-half of the erf shall be built upon and that that no buildings shall not be erected nearer than 4.72 metres from the street boundary, 1.57 metres from the lateral boundaries and 3.15 metres from the rear boundary, are applicable to this application for removal of restrictive conditions to accommodate the rezoning and permanent departures as proposed in this application. The proposed removal of the mentioned restrictive conditions is discussed further in point 5.4.9 of this motivation report.

#### **4.7 Power of Attorney**

A certificate, issued by the Commissioner of Companies & Intellectual Properties, on 7 April 2025, certifying that Zelda Human is the only Director of Kanet George Eiendoms Beperk Registration number 2025/270096/07, the registered owner of Erf 2617 George, is attached hereto as **Annexure “G”**.

A Power of Attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Zelda Human, the only Director of Kanet George Eiendoms Beperk Registration number 2025/270096/07, the registered owner of Erf 2617 George, to prepare the applications referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “H”**.

#### **4.8 Bondholder's Consent**

Erf 2617 George is encumbered by a bond. A copy of the consent of the FirstRand Bank Limited, the bondholder is attached hereto as **Annexure “I”**.

#### **4.9 Conveyancer Certificate**

A Conveyancer Certificates in respect of Erf 2617 George is attached hereto as **Annexure "J"**. The Conveyancer Certificate confirms that there are certain conditions in the Title Deed of the application erf which restrict the development of the erf as proposed in this application.

### **5. DESIRABILITY OF THE APPLICATION FOR REZONING OF ERF 2617 GEORGE**

#### **5.1 Introduction**

The application Erf 2617 George is currently zoned Single Residential Zone I. In terms of this zoning, Erf 2617 George may be utilized for the purposes of a dwelling house and second dwelling unit. The developer, however, intend to develop the erf with 14 flats as discussed in point 2 of this motivation report. To allow such a development the erf will have to be rezoned to General Residential Zone IV.

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

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

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

## 5.2 Physical characteristics of the property

### 5.2.1 Topography

Erf 2617 George has no visible slope. The topography is of such a nature that it will not have a negative impact on the rezoning as applied for in this application.

### 5.2.2 Surface conditions

Little information concerning the soil conditions in the area is available. The soil condition of the application erf seems stable. The existing structures on Erf 2617 George and other buildings in the vicinity do not appear to have construction anomalies relating to unstable soil conditions. It can, therefore, be accepted that the soil condition is suitable to accommodate the proposed development.

However, a Geotechnical Study will be undertaken once Erf 2617 George has been successfully rezoned for the development of flats. The required Geotechnical Report will be submitted as part of the building plan submission.

Consulting Engineers will also be appointed to be responsible for the design and supervision of the civil services and all structural work which may be necessary.

There is as such, no reason why this application cannot be supported.

### 5.2.3 Vegetation

Apart from the existing structures , which is to be demolished, the application erf is covered with lawn and a few shrubs and trees. There is no significant vegetation on the application erf which will have an influence on the development as proposed.

The vegetation on the erf will be removed to accommodate the proposed building and paving. The remainder of the erf will be landscaped upon completion of the development.

#### 5.2.4 Other characteristics

The application erf is not affected by flood lines, fountains or other unique ecological habitats.

#### 5.2.5 Conclusion

From the contents of the above-mentioned paragraphs, it is clear that there is no reason from a physical characteristics point of view why the application for rezoning cannot be supported.

### 5.3 Proposed land use

The owner intends developing the application erf with a double storey block of flats, consisting of 14 flats in total. Eighteen parking bays will be provided on site, of which 14 parking bays will be located “behind” the security fence on the street side of the building and 4 (visitors parking bays) will be located on the erf, between the street boundary of the erf and the sidewalk. Seven of the 14 parking bays behind the security fence will be covered with shade cloth carports.

Vehicular access will be provided from Bousfield Street.

The seven ground floor units will each have a private open space. Each of the 7 first floor units will have a covered balcony. A small communal open space will be provided in the south-western corner of the erf, with a garden area in the north-western corner of the erf. The total open space provided amounts to approximately 195.34m<sup>2</sup>, which is 18% of the area of the erf.

A refuse area will be provided in the north-eastern corner of the erf, next to the entrance gate, with a washing drying area in the south-western corner. The block of flats will have a coverage of 27%, a FAR of 0.47 and a height of 6.548 metres.

A copy of the proposed site layout plan is attached hereto as **Annexure “A”**.

### 5.4 Density of the proposed development

The proposed development of 14 flats on the erf relates to a density of approximately 135 dwelling units per hectare. The proposed development is earmarked to cater for the lower to middle-income group. The size of the proposed flats is of such a nature that it will most properly be utilised by single persons. To achieve this, the area must be developed to its maximum potential and therefore certain departures of the allowable land use parameters, i.e. building lines and parking requirements are required.

The density, which is proposed, is achieved by virtue of a double storey structure which will accommodate 14 flats. The coverage of 44% that is proposed for the development is lower than the allowable maximum coverage of 60% applicable to flats as per the George Integrated Zoning Scheme By-law, 2023. The development proposal also complies with the maximum allowable floor factor of 2, with a floor factor of 0,74.

Although a fairly high density is proposed, Erf 2617 George is located in the George CBD where higher density developments are encouraged in terms of the George Spatial Development Framework (MSDF), 2023. The proposal therefore aligns with the vision of the MSDF.

The proposed development will furthermore assist in the future feasibility of the Go-George bus service as it is located within walking distance of various bus stops.

It is furthermore possible to provide the required stacking distance of 6 metres, a refuse area and service yard within the boundaries of the erf. The proposed development will also exceed the required functional open space by providing private open space by means of a patio/balcony for each flat as well as a private garden area for the ground floor flats. The density as proposed has as such, no limiting effect on the mentioned aspects.

It is as such argued that the density as proposed will not have a detrimental effect on the character of the area nor on the scale, appearance and extent as to what is permissible.

## **5.5 Compatibility of the development proposal with existing planning documentation and policies**

### **5.5.1 Introduction**

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

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

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

- "Spatial justice";
- "Spatial sustainability"
- "Spatial efficiency"
- "Spatial resilience"; and
- "Good administration".

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

<b>Spatial justice</b>		
<b>Criteria</b>	<b>Compliance</b>	<b>Planning Implication</b>
Past spatial and other development imbalances must be redressed through improved access to and use of land.	Complies with.	This application will result in an underdeveloped residential erf situated within the Urban Edge, in the densification zone associated with the George CBD, and close to public transportation routes, as indicated in the Spatial Development Framework for George, 2023, being developed to its full potential. The proposed development targets the lower middle-income group and will result in

		affordable housing being made available. It will also lead to more efficient use of land, as the residential density on the erf will be increased.
Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.	Complies with.	George Municipality approved a Spatial Development Framework for George, 2023. The Spatial Development Framework contains development proposals which are aimed at improving the quality of life of all the inhabitants of George, thus creating the opportunity for approval of this application which will result in affordable housing opportunities being made available.
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development of a block of flats, as proposed in this application, aimed at the need for affordable dwelling units.
Land use management systems must include all areas of a municipality and especially include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homelands areas.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development of a block of flats, as proposed in this application, aimed at the need for affordable dwelling units.
Land development procedures must include provisions that accommodate access to secure tenure and incremental upgrading of informal areas.	Not applicable.	This provision does not apply to this application, as no informal residential development is involved.

A Municipal Planning Tribunal, considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of this application.	Not applicable.	As far as is known, the Eden Joint Planning Tribunal - George Municipality's discretion when considering applications is not affected by the value of land or property. Decision making is, as far as is known, based on the principles, as stated in Section 7 of the Spatial Planning and Land Use Act, 2013 (Act 16 of 2013).
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<b>Spatial sustainability</b>		
<b>Criteria</b>	<b>Compliance</b>	<b>Planning Implication</b>
Promote land development that is within the fiscal, institutional and administrative means of the Republic.	Complies with.	The proposed development will have no impact on the fiscal, institutional, or administrative capabilities of the George Municipality. The development proposal that forms the subject of the application is located within the urban edge and CBD of George and is indicated for densification in the George Spatial Development Framework, 2023.
Ensure that special consideration is given to the protection of prime and unique agricultural land.	Not applicable.	The application erf is zoned as indicated in point 4.4 of this motivation report. The provisions of the Act on the Subdivision of Agricultural Land, 1970 (Act 70 of 1970) therefore do not apply to the application.
Uphold consistency of land use measures in accordance with environmental management instruments.	Not applicable.	The proposed development does not trigger any listed activities in terms of environmental legislation.
Promote and stimulate the effective and equitable functioning of land markets.	Complies with.	The application erf is situated in the south-east of the George CBD as indicated in the George Spatial Development Framework, 2023. The surrounding area is currently characterized by mixed use development, consisting of dwelling

		<p>houses, businesses, blocks of flats and group houses. The land use and density proposed in this application are therefore, in line with the surrounding development and future planning for the area. The proposed development will thus not have a negative impact on surrounding property values and will contribute to the upgrading of the area, which could result in increasing property values in the vicinity.</p>
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	Complies with.	<p>All costs pertaining to the infrastructure required for the proposed development will be carried by the landowner. The proposal will thus not result in infrastructure costs to any external parties. The proposal will thus not place any burden on municipal budget for the provision of services infrastructure.</p>
Promote land development in locations that are sustainable and limit urban sprawl.	Complies with.	<p>The application erf is situated within the Urban Edge of George. The proposed development will, therefore, not result in urban sprawl.</p>
Result in communities that are viable.	Complies with.	<p>Due to the high maintenance cost (labour, water and plants), as well as security risk associated with large properties, the development of a large residential erf is increasingly considered not viable. This could lead to neglect, which could result in reducing property values in an area. The use of the underdeveloped application erf for high density residential development, as is proposed in this application, can result in a vibrant and viable neighbourhood, which will have a positive effect on property values and the economy of George. This will result in additional income for the Municipality, which could be used for the improvement of quality of services to all the citizens of George.</p>

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

Spatial resilience		
Criteria	Compliance	Planning Implication
Flexibility in spatial plans, policies and land use management systems are	Complies with.	The application erf is situated within the Urban Edge and CBD of George,

accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.		as indicated in the George Spatial Development Framework, 2023.
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Good administration		
Criteria	Compliance	Planning Implication
All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.	This is general principle that municipalities need to comply with.	Input was received from all spheres of government when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As the development proposal can be deemed to comply with the contents of the George Spatial Development Framework, 2023, it can be stated that the proposal complies with this specific criterion.
All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.	This is general principle that municipalities need to comply with.	Input was received from all government departments and sectors when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As it can be deemed that the development proposal complies with the contents of the George Spatial Development Framework, 2023, it can be stated that the proposal complies with this specific criterion.

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

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

### 5.5.3 National Heritage Resources Act, 1999 (Act 25 of 1999)

The existing dwelling house appears on the 1957 aerial photo of the area concerned and is therefore considered to be older than 60 years. The owner of the application erf has appointed Perception Planning Heritage Impact Assessment consultants to assess the appropriate level of management required in respect of the possible heritage resource and to submit a Permit application in terms of Section 34 of the National Heritage Resources Act, 1999, to Heritage

Western Cape. According to Stefan de Kock from Perception Planning Heritage Impact Assessment consultants the study will, due to workload, only be submitted to Heritage Western Cape in January 2026.

A copy of the decision of Heritage Western Cape will be provided to the Municipal Planners, when available. In order to expedite the processing of this application, it is requested that approval of the application be made subject to the condition that the decision of Heritage Western Cape be provided simultaneously with the submission of the Site Development Plan in respect of the proposed development on the application erf.

#### **5.5.4 "Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)"**

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

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

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

*19(2) If a spatial development framework or structure plan does not specifically provides for the utilization or development of land as proposed in a land use application or a land development application, but the proposed utilization does not conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilization or development is regarded as being **consistent** with that spatial development framework or structure plan."*

The compatibility of the development proposal with existing spatial development frameworks is addressed in points 5.5.5 to 5.5.7 of this report.

The development principles referred to in Section 59 of LUPA, which should also be considered when motivating an application, are directly in line with the principles of SPLUMA which have been discussed in detail in section 5.5.2 above. The comments in paragraph 5.5.2 are thus also relevant as far as Section 59 of LUPA is concerned.

### 5.5.5 Western Cape Provincial Spatial Development Framework (WC PSDF)

#### 5.5.5.1 Introduction

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

In terms of the framework, several principles are mentioned, namely spatial justice, spatial sustainability, spatial resilience, spatial efficiency, accessibility and quality of life and good administration that spatial planning must comply with. The impact of the application on spatial justice, spatial sustainability, spatial resilience, spatial efficiency, has already been fully discussed in section 5.5.2 above and it has been shown that the proposed development complies with the relevant mentioned principles.

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

#### 5.5.5.2 Protection of agricultural land

In terms of the WC-PSDF it is indicated that agricultural land must be protected. Erf 2617 George is zoned Special Residential Zone I and is not used for agricultural purposes. This objective of the WC-PSDF is therefore not relevant to this application.

#### 5.5.5.3 Urban edge

The WC-PSDF provides for a guideline which determines that towns should identify an urban edge, and that development should be restricted to areas inside the urban edge. The George Municipality identified an urban edge, and Erf 2617 George falls within the identified urban edge. As such, the proposed development will not result in "urban sprawl". The proposal therefore meets the requirement of this guideline set out in the WC-PSDF.

#### 5.5.5.4 Densification

In terms of the WC-PSDF, higher densities and more compact cities must be created. According to the framework, it is recommended that towns should densify to an average density of 25 units per hectare with development densities of 3 to 6 units per hectare on the edge of a town and densities of between 40 to 60 units per hectare in the core of the urban area.

In the framework, it is highlighted that this density was decided upon as a result of studies which indicated that "*this is the minimum density at which urban settlements begin to significantly improve their urban performance*".

It is indicated that the mentioned density has the following benefits:

- *The ability to walk to several different destinations on foot;*
- *Improve surveillance and security;*
- *Employment and retail opportunities within easy distance;*
- *Vibrant and active streetscape.*

In this regard it is also indicated that "*the figure of an average gross density of 25 du/ha should be seen as a hurdle below which urban settlements will not perform adequately, and above which a number of positive opportunities begin to be achievable.*"

Various means to attain densification are mentioned, such as subdivision, additional dwelling units and sectional title developments, redeveloping properties, high density residential areas, **blocks of flats** and infill development in existing areas.

Rezoning of an existing Special Residential Zone I erf, which is currently developed with a dwelling house, to accommodate a block of flats, is proposed in this application. The rezoning could result in a density of 135 dwelling units per hectare being attained on the application erf,

which is higher than the norm set in the Western Cape Provincial Spatial Development Framework for the core of the urban area. Although the proposed density is higher than that envisaged in the Western Cape Provincial Spatial Development Framework, the proposal can be accepted, for the following reasons:

- Due to the limited extent of the application erf, the proposal is limited to only 14 flats.
- The application erf is situated in the CBD of George, as identified in the George Spatial Development Framework, 2023.
- The application erf is situated close to public transportation routes identified in the George Spatial Development Framework, 2023.

The proposal, therefore, meets the broader requirement for densification as set out in this guideline in the WC PSDF.

#### 5.5.5.5 Self-sufficiency

Another important guideline requires that any proposed development must be self-sufficient, as: *“the development needs of the present generations should be met without the ability of future generations to meet their own needs, being compromised.”* The rezoning proposed in this application will be self-sufficient and will place no financial burden on present or future inhabitants of George. The proposed development will make a positive contribution to improvement of the quality of living of the inhabitants of George, as it will provide affordable accommodation and contribute to the property tax structure of the Municipality.

#### 5.5.5.6 Summary

The framework does not go to the detail level of individual erven and therefore does not contain further information, other than the abovementioned compliance with the urban edge, densification and self - sufficiency, which could be used to determine whether this application falls within the stipulations of the framework. From the content of point 5.5.5 it seems clear that the application can indeed be considered compatible with the WC-PSDF.

#### 5.5.6 George Spatial Development Framework, 2023 (GSDF)

Erf 2617 George is located within the study area of the George Spatial Development Framework, 2023 (GSDF) and this framework therefore applies to this application.

In terms of the GSDF, the application erf is located within the **Urban Edge as well as in the CBD of George**. The George CBD is described as a “Category A” node, which is a high-density mixed-use area, including office use and high-density housing options. The area where the application erf is situated, is indicated on “*Map 23: George CBD and York Street Southern Precinct*” as the “core (business Edge) area”, which includes “*mixed uses such as retail, commercial, offices, residential and other, but excludes industrial*”. The application erf is situated close to the public transportation routes in Victoria Streets and Hope Streets.

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

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

The use of the application erf, which is zoned Single residential Zone I, for the development of 14 flats, as proposed in this application, can be construed as a form of “densification”, which is envisaged for this area. The proposal is, therefore, in line with the envisaged development proposals for the area concerned, in the George Spatial Development Framework, 2023.

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

### 5.5.7 George CBD Local Spatial Development Framework, 2012

The following extract from the George Central Business District Spatial Development Framework, 2012, that deliberates about the goals for the CBD is relevant to the application.

*"In the complicated economic times of the day, a LSP for a CBD cannot merely be an allocation of space for expansion of the business area. There are complex market forces at work that determine the functioning and maintenance of the CBD that need to be factored in in the future strategies for the area. Based on all the principles that are involved in the growth strategy for George and the functioning of the CBD, the following **KEY OBJECTIVES** are formulated for the CBD that in turn identify the **focus areas** for intervention:*

#### OBJECTIVES AND FOCUS AREAS FOR INTERVENTION

- *In order to strengthen urban restructuring of George, the CBD has to be part of the restructuring strategy which includes the densification thereof, social integration and the introduction of mixed uses.*
- *The George CBD forms one of the main economic generators of George and the Town Council will have to manage it as such. The Town Council must consider the renewal of the CBD as an economic project to be executed as part of their LED projects.*
- *The CBD has to be repositioned and regenerated to function effectively in the current market trends.*
- *The residential component of the CBD has to be strengthened considerably by means of densification.*
- *The CBD has to develop a branding of its own which will distinguish it from any other business node and which will make it desirable to visit.*
- *In order to achieve effective implementation the project must be driven by a suitable and formal vehicle such as a City Improvement District with a professional as the executive officer.*
- *In order to promote densification and other development initiatives by entrepreneurs the Council has to consider relief in the form of tax and tariff rebates."*

From the above, it is clear that the central business district should be developed to be consumer-friendly, attract investment, and drive visible progress. To achieve these goals, higher residential densities in the town centre are encouraged. This spatial framework therefore aims to increase

the number of permanent residents in the town centre, with the intention of stimulating economic activity both during the day and after hours.

The following statements with reference to the CBD are highlighted in the framework:

*"A revitalized CBD cannot function without enough people who reside in it or close by and that use the facilities of the CBD.*

*According to the Provincial Spatial Development Framework (PSDF, 2005) residential densification must be pursued.*

*The aim of the residential densification strategy is to allow higher densities in appropriate locations. The CBD is the area where the highest densities can occur. In the past urban sprawl dominated the landscape and deprived the CBD of residential development. This created the so-called doughnut pattern of development in our urban areas. With residential densification and growth of business activities in the CBD, this process will be turned around to create the so-called cupcake pattern of development.*

*This approach will strengthen the functions of the CBD. Residents of George will now have the opportunity to live in the CBD with a short travel distance to their place of work. Schools are located close by as well as other amenities. The retail function in the CBD will support the market requirement in this location.*

*Simultaneously residential densification would optimize the use of current infrastructure and land. The optimum use of public transport is then possible. This will also add to the viability of the public bus service proposed by the Provincial Government: Western Cape.*

*The affordability of housing is a serious issue that can be addressed to a large extent in the CBD and the abutting area as shown. It will create an opportunity for especially first-time home owners."*

Erf 2617 George is located in the Medium-term High Density Residential Development Edge as per the George Central Business District Spatial Development Plan, 2012. The framework

encourages high density residential development in the CBD. A copy of the George CBD Spatial Development Plan, 2012 is attached to as **Annexure “J”**.

The application erf is situated south of Bousfield Street, between Merriman Street and Hope Street, in the south-east of the George CBD and thus fall within “*Area 6*”, indicated on the “*Residential Densification Strategy*” plan, dated February 2012, which forms part of the “*George CBD Local Spatial Development Framework, 2016*”. A copy of the “*Residential Densification Strategy*” plan, dated February 2012 is attached to as **Annexure “K”**.

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

The use of the application erf for the development of 14 flats, as proposed in this application, can be construed as a form of “densification”, which is envisaged for this area. The proposal is, therefore, in line with the envisaged development proposals for the area concerned, in the George CBD Local Spatial Development Framework, 2016 and therefore, can be supported.

#### **5.5.8 George Integrated Zoning Scheme By-Law, 2023**

The owner intends using Erf 2617 George for the development of a block of flats, consisting of 14 flats in total. The erf will have to be rezoned to General Residential Zone IV to enable the proposed development.

The objective of the “General residential Zone IV” use zone is described as follows in the Land Use Table in Schedule 1 of the George Integrated Zoning Scheme By-Law, 2023:

“*The objective of this zone is to promote higher density residential development. The dominant use within this zone must be residential, but limited mixed-use development is possible with the Municipality’s consent. This zone has particular location requirements, such as proximity to transport and amenities, and should not be randomly located without due consideration of the availability of open space and community facilities.*”

The proposed high density residential development is in line with the objective of the proposed zoning, to “*promote higher residential density residential development*”. Being situated in Bousfield Street, near the public transportation routes in Hope Street and all the amenities in the George CBD, the proposal also fulfils the location requirements, “*proximity to transport and amenities*” as well as “*community facilities*” such as schools, library and medical facilities.

The Land use description of “flats” reads as follows:

“*flats* means a building(s) containing three or more dwelling units of which at least one does not have a ground floor, together with such outbuildings, open space and private roads as are ordinarily associated with flats.”

The proposed development, consisting of a block of flats, 2 storeys in height, containing a total of 14 flats, conforms with the land use description of “flats”.

The following table indicates the applicable development parameters in respect of flats in terms of Schedule II of the mentioned By-Law, as well as the compliance of the proposed development with the development parameters.

Development Parameter	Description	Compliance
<b>Coverage</b>	60%	27% - complies
<b>Floor factor</b>	2	0.47 - complies
<b>Height</b>	<i>The highest point of a building may not exceed 15 metres to the top of the roof.</i>	6.548 metres – complies
<b>Building lines</b>	Street boundary: 5.0 metres Sides: 3.0 m (height up to 8.5m) Rear: 3.0 m	Street boundary: 5.0 metres – complies Sides: >3.0 metres – complies Rear: >3.0 metres - complies
<b>Parking</b>	<u>Normal areas:</u> <i>1.75 bays per dwelling unit / dwelling unit 3 or more habitable rooms. 0.25 bays per unit for visitors</i>	

	<p>Total: 2 bays per d/u</p> <p><i>1.25 bays per dwelling unit / dwelling unit 2 habitable rooms or less. 0.25 bays per unit for visitors</i></p> <p>Total: 1.5 bays per d/u</p> <p><u>PT1 areas:</u></p> <p><i>1.25 bays per dwelling unit / dwelling unit 3 or more habitable rooms. 0.25 bays per unit for visitors</i></p> <p>Total: 1.5 bays per d/u</p> <p><i>1.0 bay per dwelling unit / dwelling unit 2 habitable rooms or less. 0.25 bays per unit for visitors</i></p> <p>Total: 1.25 bays per d/u</p>	<p><i>14 dwelling units - 18 parking bays required in terms of PT1 areas - Relaxation applied.</i></p>
<i>Open space</i>	10% of erf area of 1 037m <sup>2</sup>	10% of erf area: 103.7m <sup>2</sup> Open space provided: 195.34m <sup>2</sup> - (including balconies) – complies
<i>Refuse room / service yard</i>	<i>Must be provided</i>	Provided – complies

### 5.5.9 Title Deed

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

The title deed of Erf 2617 George contains, *inter alia*, the following conditions:

**"B. ONDERHEWIG VERDER aan die volgende voorwaardes genome in Transportakte Nommer T17774/1945 opgelê deur die Administrateur van die Kaapprovincie by die goedkeuring van die onderverdeling van erf nommer 19 Wistaria Onderverdeelde Landgoed kragtens Ordonnansie Nommer 33 van 1934 naamlik:**  
**SYNDE ten gunste van die geregistreerde eienaar van enige erf in die onderverdeelde eiendom:**

**(a) That this erf be used for residential purposes only;**

- (b) *That only one dwelling, together with such outbuildings as are ordinarily required to be used therewith, be erected on this erf;*
- (c) *That not more than one-half of this erf be built upon;*
- (d) *That no building or structure or any portion thereof except boundary walls and fences shall be erected nearer than 4,72 metres to the street line which forms the boundary of this erf. No such building or structure excepting boundary walls and fences shall be erected within 1,57 metres of the lateral or 3,15 metres from the rear boundary common to any adjoining erf, provided that, with the consent of the Council an outbuilding not exceeding 3,05 metres in height, measured from the floor to the wall plate and no portion of which will be used for human habitation may be erected within the above prescribed rear space. ”*

Conditions B(a) to (d) in Title Deed T38494/2025, which determine that that the application erf shall only be used for residential purposes, that only one dwelling, together with such outbuildings as are ordinarily required to be used therewith, shall be erected on the erf, that no more than one-half of the erf shall be built upon and that that buildings shall not be erected nearer than 4.72 metres from the street boundary, 1.57 metres from the lateral boundaries and 3.15 metres from the rear boundary, are applicable to this application for removal of restrictive conditions to accommodate the rezoning and permanent departures as proposed in this application.

The conditions deal with aspects, which, as indicated in points 5.4.6 to 5.4.8 of this motivation report, have been adequately dealt with in the George Spatial Development Framework, 2023, the George CBD Local Spatial Development Framework, 2016 and regulated in the George Integrated Zoning Scheme By-Law, 2023. Before the advent of Spatial Development Frameworks and zoning schemes, it was common practice to control land use and land use parameters by means of such conditions being included in the title deed of individual erven. Title deeds were thus used as “zoning schemes”. The mentioned conditions were laid down by the Administrator in terms of Ordinance 33 of 1934, with the approval of the subdivision of Erf 19 Wistarria Onderverdeelde Landgoed. It is assumed that there was no applicable zoning scheme at that time and thus the mentioned land use restrictions were included in the title deeds of the erven.

Ever since zoning schemes were introduced, it is common practise that land use and land use restrictions are regulated by means of zoning schemes. George Municipality has recently accepted the George Integrated Zoning Scheme By-Law, 2023. The stipulations in this By-Law represent the latest thinking as far as land use management and land development parameters are concerned. There is, therefore, no reason why land use and land development parameters should be regulated by means of title deeds anymore.

In terms of Section 39 (5) of Part 7 of the Western Cape Land Use Planning Act, 2014, (Act 3 of 2014), the municipality must have regard to at least the following when considering an application for removal of a restrictive condition:

- the financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement;
- the personal benefits which accrue to the holder of rights in terms of the restrictive condition;
- the personal benefits which will accrue to the person seeking the removal, suspension or amendment of the restrictive condition if it is removed, suspended or amended;
- the social benefit of the restrictive condition remaining in place in its existing form;
- the social benefit of the removal, suspension or amendment of the restrictive condition; and
- whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights.

The conditions mentioned have not been registered in favour of any other person or entity. The conditions have been imposed as restrictions on the erf. The only person who could benefit from or be prejudiced by the conditions is the current owner of the erf. No third party is affected by the mentioned conditions.

The question could be asked whether some of the adjacent erven could possibly be prejudiced by the removal of the restrictive condition. The desirability of the proposed rezoning and permanent departures in respect of the application erf are motivated in points 5 and 6 of this

report, where it is indicated that no adjoining property or property owner is negatively influenced by the proposal as set out in this report.

In so far as the aspects addressed in the Act can be indicated unequivocally that:

- in its present form, the mentioned restrictive condition holds no financial value for the owner of the erf or for any other entity.
- the restrictive condition has no personal advantage for the owner of the erf but restricts the rights of the owner.
- the owner of the erf will gain personal advantage because of the removal of the restrictive condition, as he will be able to develop the erf to its full potential.
- the non-removal of the restrictive condition or the removal of the restrictive condition will hold no social advantages.
- the removal of the restrictive condition will not detract from the existing rights of the erf owner.

The mentioned restrictive condition prevents the approval of the development proposal as contemplated in this application. The proposed removal of the restrictive condition will enable the owner to develop the application erf to its maximum potential, without the development having a negative influence on adjacent development.

After the approval of the application, the owner will appoint lawyers to deal with the endorsement of the title deed. A copy of the endorsed title deed will be submitted to the municipality.

#### 5.5.10 Conclusion

From the above information it is clear that the application for rezoning complies with the mentioned Planning Polices and Planning Guidelines and can be considered desirable.

### 5.6 Compatibility of the proposal with the character of the area

The area surrounding the application erf is characterized by mixed use development, with business development, blocks of flats, group housing and dwelling houses located near the erf.

The area is served by the public transport routes of the “Go George” transportation service along Merriman Street. The proposed flats will thus create further diversification as far as the land use, density and type of dwelling units in the area are concerned.

Being situated in a mixed-use area, in close proximity to a public transportation route (Merriman Street) and near all the amenities associated with the George CBD it is evident that the development as proposed in this application complies with the mentioned location requirements.

The proposed rezoning as proposed in this application will, therefore, be compatible with the existing, as well as the future character of the surrounding area.

### **5.7 Compatibility of the proposal with the natural environment of the area**

The application erf is situated within the Urban Edge of George. All the vegetation on the erf will be removed during the initial development of the erf. The current development on the application erf will be replaced by flats, refuse area, service yard, a parking area and gardens which will be landscaped in accordance with a landscaping plan to be submitted as part of the site development plan approval process to be followed once the land use application has been finalized.

The development as proposed in this application will therefore, fit in with the proposed high density residential character envisaged for the area concerned.

### **5.8 Potential of erf**

Erf 2617 George is zoned Single Residential Zone I in terms of the George Integrated Zoning Scheme By-Law, 2023. In terms of this zoning, the erf may be used for the purposes of a dwelling house and a second dwelling.

The application erf is situated within the “*Densification Zone*” between the CBD and the railway line, as indicated on the George Spatial Development Framework, 2023. The erf, therefore, has the potential to be developed at a higher intensity, such as General Residential Zone IV, as is

proposed in this application, without having a negative influence on the character of the area concerned.

### 5.9 Access to erf

The application erf is situated in Bousfield Street between Merriman Street in the west and Hope Street in the east. The erf is as such easily accessible from the George CBD.

As indicated on the proposed site layout plan attached hereto as **Annexure “A”**, vehicular access to the proposed development will be provided from Bousfield Street via a 5.0 metre wide paved access. Stacking space of 6.0 metres, measured from the erf boundary, for vehicles entering the site will be provided. Visibility in both directions into Bousfield Street is good.

### 5.10 Provision of parking

It is the intention to develop the application erf with a double storey block of flats, consisting of 14 flats, with 7 flats on each floor. The 14 flats will consist of 13 flats with 2 habitable rooms or less and 1 flat with 3 or more habitable rooms.

The parking requirements applicable to different land uses are set out in a table in Section 42 of the George Integrated Zoning Scheme By-Law, 2023. In terms of a “*Normal Area*” as per the By-law

- 1.75 parking bays per flat consisting of three or more habitable rooms needs to be provided for the residents of the flat plus 0.25 bays per dwelling unit for visitors.
- 1.25 parking bays per flat consisting of two or less habitable rooms needs to be provided for the residents of the flat plus 0.25 bays per dwelling unit for visitors.

In terms of a “*PT1 Area*” as per the By-law

- 1.25 parking bays per flat consisting of three or more habitable rooms needs to be provided for the residents of the flat plus 0.25 bays per dwelling unit for visitors.

- 1.0 parking bays per flat consisting of two or less habitable rooms needs to be provided for the residents of the flat plus 0.25 bays per dwelling unit for visitors.

In terms of the latter requirement 18 parking bays should be provided within the boundaries of the erf for the 14 flats. The fact that the required number of parking bays for the development is to be provided in accordance with a “PT1 Area”, necessitates that an application for relaxation of the parking requirements is necessary.

The provision of parking is discussed in detail in point 6.7 of this motivation report, where it will be indicated that, as the application erf is situated in a “PT1” area, the parking provided is sufficient.

### **5.11 Provision of services**

In terms of the signed pre-application consultation document, it is indicated that municipal water and/or sewerage is available. Existing municipal civil services are thus available to the application erf. Should any upgrade or extension of these services be required because of this application, this will be at cost of the developer and to the satisfaction of the municipality. The proposal will thus not result in infrastructure (water and/or sewerage) costs to any external parties. The proposal will thus not place any burden on municipal budget for the provision water and/or sewerage services infrastructure.

In terms signed pre-application consultation document, it is indicated that an Electro Technical Services Report be submitted for consideration. The owner has appointed BDE Consulting Engineers to prepare the Electro Technical Services Report as required by “ETS” (Electro-technical Services Department). A copy of the Electro Technical Services Report is attached hereto as **Annexure “L”**.

Based on the findings of this report, the following conclusion is reached by BDE Consulting Engineers:

*“According to the load measurements and calculations done it seems there is enough spare capacity available at MS Victoria and the identified feeder to connect the development planned at Erf 2617 George.”*

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

## **6. DESIRABILITY OF THE APPLICATION FOR PERMANENT DEPARTURES (RELAXATION OF BUILDING LINES AND PARKING REQUIREMENT) IN RESPECT OF ERF 2617 GEORGE**

### **6.1 Introduction**

Specific issues which must be addressed in the motivation of applications are highlighted in the Land Use Planning By-Law for George Municipality, 2023. These issues are, however, aimed at more complex applications and are not applicable to lesser applications, such as permanent departures in respect of relaxation of building lines and parking requirements.

This application will therefore be motivated with reference to the following aspects:

- *Compatibility of the proposal with the existing planning and land uses of the surrounding area.*
- *The impact that the proposal will have on the environment.*
- *The impact that the proposal will have on traffic and parking in the surrounding area.*
- *The impact that the proposal will have on surrounding facilities such as schools, open spaces and other community facilities, should the application result in an increase in the population of the area concerned.*
- *The impact that the proposal will have on the existing character of the surrounding area and the right of the inhabitants of the area in respect of property values, privacy, view, sunlight, et cetera.*
- *Provision of essential services.*

## 6.1 Existing planning in the area

The area surrounding the application erf is characterized by mixed use development, with business development, blocks of flats, group housing and dwelling houses in the vicinity. The area is served by the public transportation routes of the “Go George” transportation service along Merriman Street, which is within walking distance from the application erf.

As indicated on the proposed site plan and building plan, a copy of which is attached hereto as **Annexure “A”**, 18 parking bays will be provided on site, of which 14 parking bays which will be located “behind” the security fence on the street side of the building. Seven of the 14 parking bays behind the security fence will be covered with shade cloth carports. An application for relaxation of the 3.0 metre eastern side and the rear building line will be necessary to allow for the 7 shade cloth carports.

An application for relaxation of the parking requirements is also necessary.

Erf 2617 George is located in the George CBD which is characterized with buildings developed at various distances from erf boundaries with carport associated with business buildings and block of flats located in side and rear building lines on many erven. This is a general development trend in the CBD.

The proposed relaxation of the parking requirement is in line with the stipulation in the George Integrated Zoning Scheme By-Law, 2023, for areas within walking distance of the public transportation service.

The relaxation of the building lines and parking requirements as proposed in this application will thus not create an undesirable precedent and can as far as the applicant is concerned be accommodated within the existing planning of the area

## 6.2 Impact on schools, open spaces and other community facilities

The flats which are proposed are 1-bedroom flats which are earmarked for the single person or couples. It is thus anticipated that the flats will have no impact on the availability of schools.

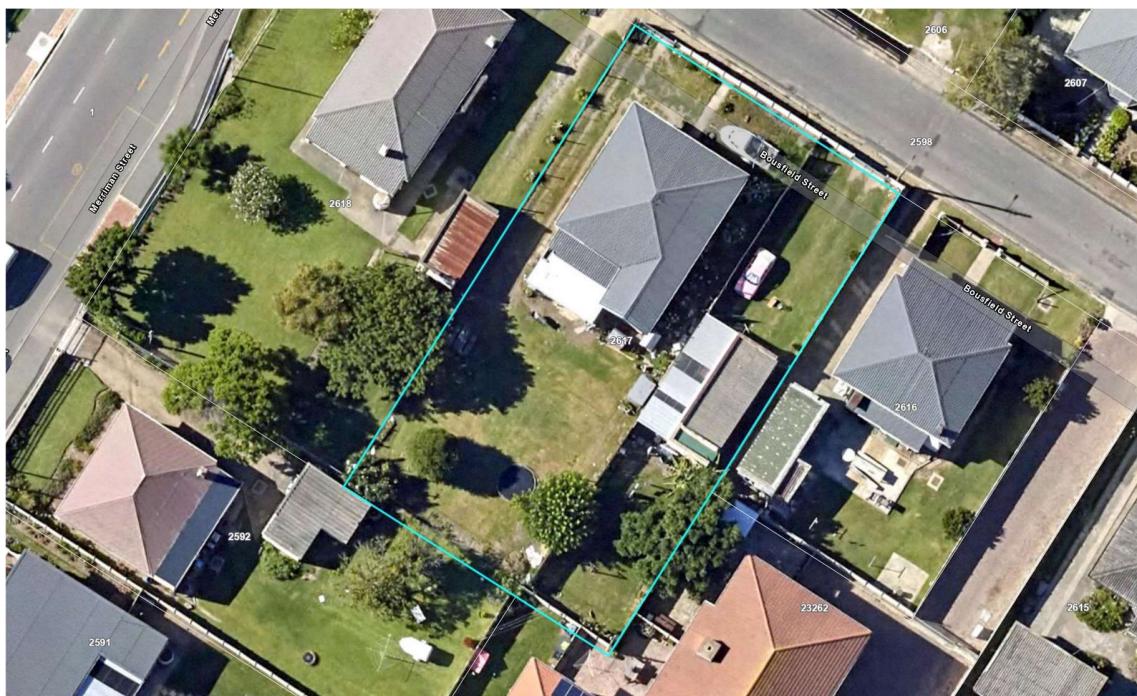
Various community facilities are located within walking distance of the development and should thus not pose a restriction on the development.

Open space as required in terms of the George Integrated Zoning Scheme By-law, 2023 will be provided within the boundaries of the erf on which the flats are to be developed. As indicated in several previous points in this motivation report, the proposed development will in fact provide more functional open space than the required 10% of the size of the property which is required in terms of the George Integrated Zoning Scheme By-law, 2023.

From the above it is clear that this application will not have a negative impact on schools, open spaces and other community facilities.

### 6.3 Impact on sunlight, view and privacy

The following aerial photo indicates the properties surrounding the application property.



The only erven which could be affected by the proposed relaxation of the eastern side and rear boundary building lines on the application erf, are Erf 2616 George and Erf 23262 George, which are situated to the east and south of the application erf.

The proposed carports will be located “behind” the dwelling house on Erf 2616 George and will as such not affect the sunlight or northern view of the existing dwelling house on Erf 2616 George. The driveway of the dwelling house on Erf 2616 George is furthermore located along the eastern boundary of Erf 2617 George. As the carports will not be used for habitable purposes and the driveway of Erf 2616 George is not used for outdoor recreation the privacy of Erf 2617 George will also not be affected by the proposal.

As far as Erf 23262 George is concerned it should be noted that this erf is developed with double storey flats. The carports will be located behind an existing boundary wall and will as such have no effect on the privacy, sunlight or view of flats on Erf 23262 George.

The proposed relaxation of the parking requirement can also have no an impact on the sunlight, view or privacy of the adjacent erven.

It is clear from the motivation in this point, that the permanent departures as proposed in this application can have no negative impact on sunlight, view or privacy in respect of the adjacent erven.

#### **6.4 Impact on streetscape**

The existing dwelling house and outbuildings will be demolished to accommodate the development as proposed. The side elevation of the block of flats will front towards the street. The proposed block of flats will be located approximately 5 metres from the street boundary.

The proposed carport will be located at a distance of 6 metres from the street boundary and will be screened from Bousfield Street by a wall and a sliding gate and will as such not be visible from Bousfield Street.

The proposed permanent building line departures will, therefore, have no impact on the streetscape of the application erf.

## 6.5 Impact on property values

As indicated in the previous points, the carports in respect of which the permanent departures are required, will not have a negative impact on any of the surrounding properties. The architectural design of the prosed development is sound and the finish of a good quality. The development represents a substantial capital investment in the property by the owner.

The value of surrounding properties can, therefore, not be negatively impacted upon by the permanent departures as proposed in this application.

## 6.6 Impact on provision of parking

It is the intention to develop the application erf with a double storey block of flats, consisting of 14 flats, with 7 flats on each floor. The 14 flats will consist of 13 flats with 2 habitable rooms or less and 1 flat with 3 or more habitable rooms.

The parking requirements applicable to different land uses are set out in a table in Section 42 of the George Integrated Zoning Scheme By-Law, 2023. In terms of a “*Normal Area*” as per the By-law

- 1.75 parking bays per flat consisting of three or more habitable rooms needs to be provided for the residents of the flat plus 0.25 bays per dwelling unit for visitors.
- 1.25 parking bays per flat consisting of two or less habitable rooms needs to be provided for the residents of the flat plus 0.25 bays per dwelling unit for visitors.

In terms of a “*PT1 Area*” as per the By-law

- 1.25 parking bays per flat consisting of three or more habitable rooms needs to be provided for the residents of the flat plus 0.25 bays per dwelling unit for visitors.

- 1.0 parking bays per flat consisting of two or less habitable rooms needs to be provided for the residents of the flat plus 0.25 bays per dwelling unit for visitors.

In terms of the latter requirement 18 parking bays should be provided within the boundaries of the erf for the 14 flats. The fact that the required number of parking bays for the development is to be provided in accordance with a “PT1 Area”, necessitates that an application for relaxation of the parking requirements is necessary.

Application is as such made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from the parking requirement applicable to the

- 13 flats with 2 habitable rooms or less, stipulated in the table entitled “Minimum off-street parking requirements” in Section 42(2) of the George Integrated Zoning Scheme 2023 from 1.5 parking bays per unit to 1.25 parking bays per unit (including visitor parking), and
- 1 flat with 3 habitable rooms or more, stipulated in the table entitled “Minimum off-street parking requirements” in Section 42(2) of the George Integrated Zoning Scheme 2023 from 2.0 parking bays per unit to 1.5 parking bays per unit (including visitor parking).

In this regard the following aspects should be considered:

- In the table “Minimum off-street parking requirements” in Section 42 of the George Integrated Zoning Scheme By-Law, 2023, different parking requirements, which vary according to the area where the application erf is situated, are proposed. The table refers to “*Normal Areas, PT1 Areas and PT2 Areas*”, with “PT” referring to “*Public Transport*”. The philosophy behind the differentiation in parking requirement in the table is that the larger the availability of public transport, the lower the parking requirement. It is indicated that the “*PT1 Areas and PT2 Areas*” must be indicated on the zoning map accompanying the By-Law. The plan indicating the areas is not available yet. The differentiated parking requirements can, therefore, not be implemented without a specific application for relaxation of the parking requirement. It has, however, been indicated by officials responsible for the determination of the parking requirements that it is generally accepted that the “*PT1*” parking requirements apply along bus routes. In terms of the “*PT1*” parking

requirements, 1.25 parking bays per dwelling unit may be provided for flats with 2 habitable rooms or less (including visitor parking) and 1.5 parking bays per dwelling unit may be provided for flats with 3 or more habitable rooms (including visitor parking). As a total of 14 flats will be developed on the application erf, 18 parking bays will be required in terms of the PT1 requirement.

- The application erf is situated in Bousfield Street, approximately 50 metres to the east of Merriman Street, a Go-George bus route. The application erf is thus within walking distance from the bus route along Merriman Street. It is therefore clear that the locality of the application erf conforms with the requirement to be considered being situated within a "PT1" area and that the parking ratio applied for can be applied in respect of the proposed development.
- The purpose of a public transportation service is to kerb the use of private vehicles, which will result in optimal use of the public transportation service. By lowering the parking requirement, the public is encouraged to use public transport. The relaxation of the parking requirement, therefore, has a direct impact on the success of the public transportation service. Due to the locality of the application erf, any owner / tenant can conveniently use the public transportation service to access the required facilities.
- The fact that the application erf is located within walking distance from the bus routes along Merriman Street will enhance the accessibility to areas which are not within walking distance of the application erf, such as the Garden Route Mall development area. This fact also creates the opportunity to relax the parking requirement on the application erf.
- Due to the location of the application erf on the mentioned transportation route, the erf is also easily accessible to general labourers in the complex.

The relaxation of the building line as proposed in this application has no impact on the provision of the required number of parking bays as the proposed carports will be used for the parking of vehicles of the residents of the flats.

In view of the above, it is argued that there is no reason why the application for the relaxation of the parking requirements and the building lines cannot be approved.

## **6.7 Impact on traffic circulation**

As indicated on the proposed site plan and building plan, attached hereto as **Annexure "A"**, the application property will be enclosed with a security fence which will be setback 6 metres from the street boundary of the erf. Sufficient stacking space will thus be provided on the street side of the gate and there is good visibility in both directions into Bousfield Street from the access point.

The carports will be located behind the security fence and will be at such a distance from Bousfield Street that it cannot have any impact on traffic circulation in Bousfield Street.

The four parking bays to be provided between the security fence and the street boundary of the erf and will be accessed via the 6 metres stacking space that will be provided and will as such also have no impact on traffic circulation along Bousfield Street.

The permanent departures as applied for in this application can have no negative impact on the traffic circulation in Bousfield Street.

## **6.8 Provision of services**

The existing building on Erf 2617 George is to be demolished, and a new block of flats will be erected on the site. The provision of services to the proposed flats development will be planned and installed with the building line relaxations in mind. The relaxation of the building lines will thus not impose any restriction on the development proposal.

## **6.9 Firefighting**

The firefighting requirements stipulated in the fire-regulations will not be negatively impacted upon as the application property will still be fully accessible for fire-fighting purposes.

## **7. CONCLUSION**

Application is made in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of Erf 2617 George from Residential Zone I to General Residential Zone IV for the development of a block of flats (14 flats).

Application is also made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for permanent departures for the relaxation of the eastern side and rear boundary building line to accommodate carports as well as from the parking requirement applicable to "Flats", stipulated in the table entitled "Minimum off-street parking requirements" in Section 42(2) of the George Integrated Zoning Scheme 2023.

As indicated in this report the proposed applications for rezoning and permanent departures in respect of the application erf is compatible with all existing planning documents, spatial plans, legislation and policy documents applicable to the applications.

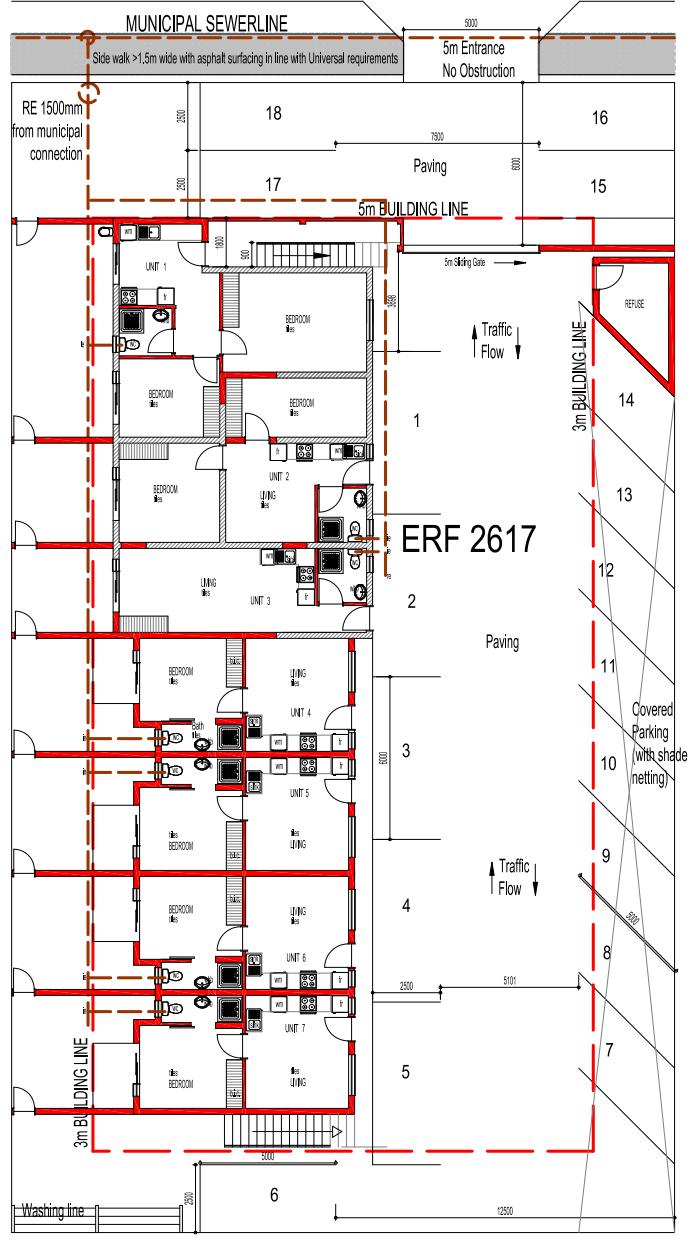
The proposal will not have a negative impact on the environment, development, public facilities, traffic circulation or Municipal services in the surrounding area.

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

**ANNEXURE “A” – PROPOSED SITE PLAN AND BUILDING PLAN**



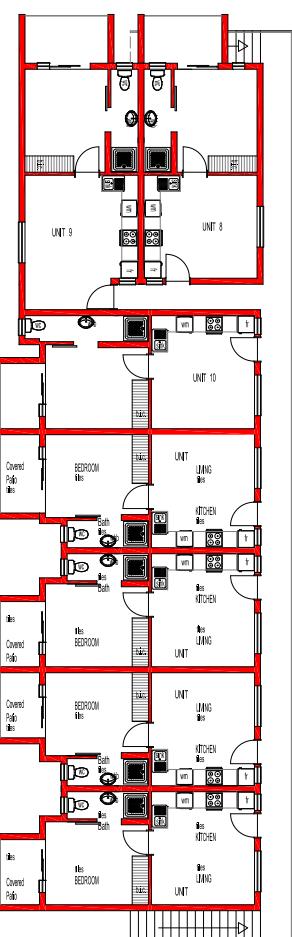
# BOUSFIELD STREET



**GROUND FLOOR / SITE PLAN**  
**SCALE 1:100**

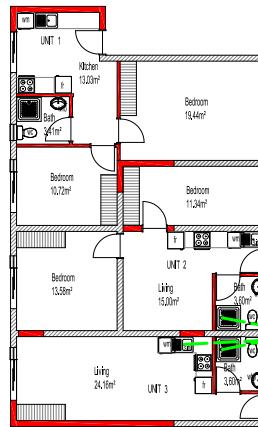


**WEST NORTH-WEST ELEVATION**  
**SCALE 1:100**

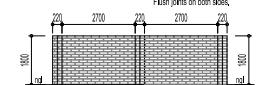


**FIRST FLOOR**  
**SCALE 1:100**

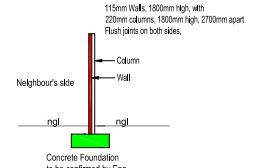
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**UNIT 1 - 3**  
**SCALE 1:100**



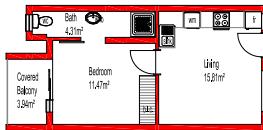
**SIDE BOUNDARY WALL DETAIL**  
**SCALE 1:100**



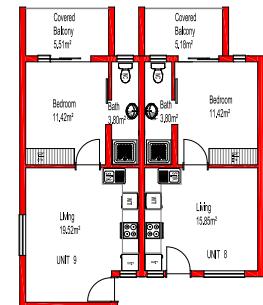
## **TYPICAL BOUNDARY WALL SCALE 1:50**

**NOTE.**

West-side boundary will be a 1800mm high Clear-Vu fence.  
Street - and 6m of west boundary will be 115mm Walls, 1800mm high, with 220mm columns (1800mm high) and 2700mm apart.  
Flush joints on both sides.



**TYPE 4 - 7 & 10 - 14**  
**SCALE 1:100**



**UNIT 8 & 9**  
**SCALE 1:100**

<u>DEVELOPMENT PROPOSAL:</u>	
<u>AMENDMENT SCHEME:</u>	
<u>ZONING:</u>	
Stand size:	1 037m <sup>2</sup>
<u>COVERAGE:</u>	
Ground floor:	292.57m <sup>2</sup>
Coverage allowed:	?
Coverage provided:	27%
 <u>F.A.R.</u>	
Unit 1	46.60m <sup>2</sup>
Unit 2	43.52m <sup>2</sup>
Unit 3	27.76m <sup>2</sup>
Unit 4	35.33m <sup>2</sup>
Unit 5	35.33m <sup>2</sup>
Unit 6	35.33m <sup>2</sup>
Unit 7	35.33m <sup>2</sup>
Unit 8	36.25m <sup>2</sup>
Unit 9	40.25m <sup>2</sup>
Unit 10	35.33m <sup>2</sup>
Unit 11	35.33m <sup>2</sup>
Unit 12	35.33m <sup>2</sup>
Unit 13	35.33m <sup>2</sup>
Unit 14	35.33m <sup>2</sup>
Total:	514.15m <sup>2</sup>
 <u>F.A.R. allowed:</u>	?
<u>F.A.R. provided:</u>	0.47
 <u>PARKING:</u>	
Required:	18 bays
Provided:	18 bays
 <u>HEIGHT</u>	
Allowed (2 storey):	15.000m
Provided (2 storey):	6.548m
 <u>GARDEN</u>	
Required:	110,000m <sup>2</sup> (10%)
Provided:	195,34m <sup>2</sup> (18%)

**EXECU-PROJECTS Pty (Ltd)**  
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 Architects • Interior Designers • Project Managers • Quantity Surveyors

PROJECT

PROPOSED DEVELOPMENT FOR  
KANET GEORGE  
ERF 2617  
BOUSFIELD STREET  
GEORGE

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**DRAWING DESCRIPT**

**SITE PLAN**

**ANNEXURE “B” – APPLICATION FORM**



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

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

### **PART A: APPLICANT DETAILS**

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

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

Registered owner	<b>Zelda Human</b>				
Address	<b>19 Camfersdrif Road</b>				
	<b>George</b>			<b>Postal code</b>	
E-mail	<b><a href="mailto:coenradhuman@gmail.com">coenradhuman@gmail.com</a></b>				
Tel	<b>N/a</b>	Fax	<b>N/a</b>	Cell	<b>082 452 4954</b>

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

Property Description [Erf / Erven / Portion(s) and	<b>Erf 2617 George</b>			
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Farm number(s), allotment area.]								
Physical Address	<b>10 Bousfield Street, George</b>							
GPS Coordinates					Town/City	George		
Current Zoning	<b>Single Residential Zone I</b>			Extent	<b>1 037m<sup>2</sup></b>	Are there existing buildings?	<b>Y</b>	<b>N</b>
Current Land Use	<b>Dwelling house, second dwelling and outbuilding</b>							
Title Deed number & date	<b>T38494/2025</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)?	<b>FNB – Consent letter attached to application</b>				
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>

#### **PART D: PRE-APPLICATION CONSULTATION**

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>R Janse van Rensburg &amp; I Huyser</b>	Reference number	<b>3841035</b>		Date of consultation	<b>15 September 2025</b>		

#### **PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE**

\*Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.

#### BANKING DETAILS

Name: **George Municipality**  
 Bank: **First National Bank (FNB)**  
 Branch no.: **210554**  
 Account no.: **62869623150**  
 Type: **Public Sector Cheque Account**  
 Swift Code: **FIRNZAJJ**  
 VAT Registration Nr: **4630193664**  
 E-MAIL: **msbrits@george.gov.za**  
 \*Payment reference: **Erven \_\_\_\_\_, George/Wilderness/Hoekwil...**

#### PART F: DETAILS OF PROPOSAL

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

An application in terms of

- *Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of Erf 2617 George from Single Residential Zone 1 to General Residential Zone IV for the development of a block of flats (14 flats).*
- *Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from the parking requirement applicable to 13 flats with 2 habitable rooms or less, stipulated in the table entitled "Minimum off-street parking requirements" in Section 42(2) of the George Integrated Zoning Scheme 2023 from 1.5 parking bays per unit to 1.25 parking bays per unit (including visitor parking) in respect of Erf 2617 George.*
- *Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from the parking requirement applicable to 1 flat with 3 habitable rooms or more, stipulated in the table entitled "Minimum off-street parking requirements" in Section 42(2) of the George Integrated Zoning Scheme 2023 from 2.0 parking bays per unit to 1.5 parking bays per unit (including visitor parking) in respect of Erf 2617 George.*
- *Section 15(2)(f) of the Land Use Planning By-Law for George Municipality, 2023 for the removal of condition B.(a) to (d) from Title Deed T38494/2025, the title deed of Erf 2617 George.*
- *Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the eastern side and the rear building line on Erf 2617 George from 3.0 meters to 0.0 meters to allow for the construction of shade cloth carports.*

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

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

*Is the following compulsory information attached?*

<b>Y</b>	<b>N</b>	<i>Completed application form</i>	<b>Y</b>	<b>N</b>	<i>Pre-application Checklist (where applicable)</i>
<b>Y</b>	<b>N</b>	<i>Power of Attorney / Owner's consent if applicant is not owner</i>	<b>Y</b>	<b>N</b>	<i>Bondholder's consent</i>

Y	N	<i>Motivation report / letter</i>	Y	N	<i>Proof of payment of fees</i>
Y	N	<i>Full copy of the Title Deed</i>	Y	N	<i>S.G. noting sheet extract / Erf diagram / General Plan</i>
Y	N	<i>Locality Plan</i>	Y	N	<i>Site layout plan</i>

*Minimum and additional requirements:*

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

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

Y	N/A	<i>National Heritage Resources Act, 1999 (Act 25 of 1999)</i>	Y	N/A	<i>Specific Environmental Management Act(s) (SEMA)</i>
Y	N/A	<i>National Environmental Management Act, 1998 (Act 107 of 1998)</i>			<i>(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),</i>
Y	N/A	<i>Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)</i>			<i>National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),</i>
Y	N/A	<i>Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)</i>			

Y	<b>N/A</b>	<i>Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations</i>				<i>National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998)</i> <i>(strikethrough irrelevant)</i>
Y	<b>N/A</b>	<i>Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)</i>	Y	<b>N/A</b>	<i>Other (specify)</i>	
Y	<b>N</b>	<i>If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A</i>				
Y	<b>N</b>	<i>If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?</i>				

## SECTION I: DECLARATION

I hereby wish to confirm the following:

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

Applicant's signature:



Date:

**24 November 2025**

Full name:

**Johannes George Vrolijk**

Professional capacity:

**Professional Town Planner**

SACPLAN Reg. Nr:

**A/1386/2010**

**ANNEXURE “C” – SIGNED PRE-APPLICATION CONSULTATION FORM**

**LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM**

**PLEASE NOTE:**

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

**PART A: PARTICULARS**

Reference number: **Collab no. 3841035**

Purpose of consultation: **Application for rezoning and departure (parking requirements) - Erf 2617 George.**

Brief proposal: **Rezoning from Single Residential Zone I to General Residential Zone IV and departure for relaxation of parking requirements.**

Property(ies) description: **Erf 2617 George**

Date: **3 September 2025**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilane Huyser	George Municipality	044 801 9477	<a href="mailto:ihuyser@george.gov.za">ihuyser@george.gov.za</a>
Official	Robert Janse van Rensburg	George Municipality	044 801 9555	<a href="mailto:rjansevanrensburg@george.gov.za">rjansevanrensburg@george.gov.za</a>
Pre-applicant	Jan Vrolijk	Jan Vrolijk Town Planner / Stadsbeplanner	044 873 3011 / 082 464 7871	<a href="mailto:janvrolijk@jvtownplanner.co.za">janvrolijk@jvtownplanner.co.za</a>

**Documentation provided for discussion:**

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

- **Title deed of erf**
- **Locality plan**
- **General Plan**
- **Proposed development plan**

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
-----	----

#### **DEVELOPMENT PROPOSAL**

It is the intention of a developer to develop the erf with a block of flats in accordance with the proposed development attached hereto. To allow for this development the erf will have to be rezoned from Single Residential Zone I to General Residential Zone IV.

The development proposal will consist of a double storey building which will house 14 flats in total with 7 flats on each floor. The 14 flats will consist of 13 flats with 2 habitable rooms or less and 1 flat with 3 or more habitable rooms.

In terms of the normal parking requirements 22 parking bays are required for the 14 flats. In terms of a PT1 determination 18 parking bays are required for the 14 flats. As it will only be possible to provide 18 parking bays on the erf an application for relaxation of the parking bays will also be required.

All other development parameters applicable to a General Residential Zone IV zoning will be complied with and no other departures are required.

#### **APPLICATION**

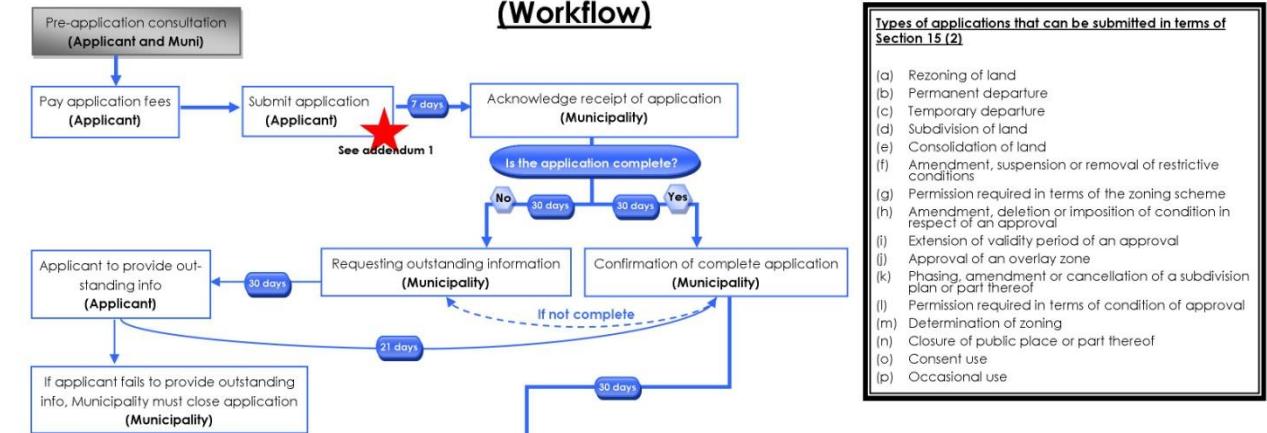
- An application will have to be submitted in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of Erf 2617 George from Single Residential Zone I to General Residential Zone IV to allow for a development consisting of 14 flats to be developed on the erf
- An application will have to be submitted in terms of Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the relaxation of the parking requirements applicable to a flat consisting of two habitable rooms from 1.5 parking bays per flat to 1.25 parking bays per flat (visitor parking included) and for a flat consisting of three or more habitable rooms from 2.0 parking bays per flat to 1.5 parking bays per flat (visitor parking included).

## PART B: APPLICATION PROCESS

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

### SUBMISSION

### Draft By-Law on Municipal Land Use Planning (Workflow)



### ADVERTISING



Were comments, objections and representations received?

An out of time appeal may be lodged after this period (Applicant) 120 days



Reply to comments, objections & representations AND forward a copy to any person who commented, gave representations or objected. (Applicant) 30 days

Before the 30 day period lapses Apply for a 14 day extension to commenting period (Applicant)

### ASSESSMENT

### DECISION

Authorised Municipal employee to compile a planning assessment report (Municipality)

An out of time appeal may be lodged after this period (Applicant) 60 days

Municipal Planning Tribunal Decision (Municipality)

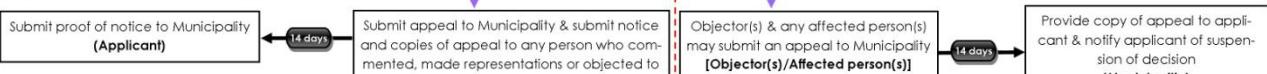
Authorised employee decision (Municipality)

Notify applicant & objectors of decision (Municipality) 21 days

Notify applicant of decision (Municipality) 21 days

### APPEAL

APPEAL PROCESS 14 days



Comment on appeal (Applicant)

Request Provincial Minister to comment on appeal (Municipality) 10 days

Provide comments on appeal (Provincial Minister) 30 days

Authorised employee to draft appeal assessment report and submit (Municipality) 40 days

Notify applicant & any person who provided comments, representations or objections of the appeal decision (Municipality) 21 days

For applications relating to: subdivision, consolidation, closure of public places and amendment, suspension or removal of restrictive conditions, refer to the respective addendums 30 days if no comment was requested from Provincial Minister

**PART C: QUESTIONNAIRES**

**SECTION A:**

**DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES**

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

Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
<b>TOTAL APPLICATION FEE* (VAT excluded):</b>			To be confirmed

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

#### SECTION B:

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

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?			George Spatial Development Framework, 2023 and George Central Business Local Spatial Development Framework	To be determined
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)]			Condition B (all owners listed in the GP to be informed) Conveyancer to confirm if removal is required.	Conveyancer certificate to confirm
Any other Municipal by-law that may be relevant to application? (If yes, specify)			X	
<b>Zoning Scheme Regulation considerations:</b> Which zoning scheme regulations apply to this site? <b>George Integrated Zoning Scheme By-law, 2023</b> What is the current zoning of the property? <b>Single Residential Zone I</b> What is the proposed zoning of the property? <b>General Residential Zone IV</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>Yes – departure (parking requirements)</b>				

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT

Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?			X	
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?			X	

**SECTION C:**

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

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

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

#### SECTION D:

#### **SERVICE REQUIREMENTS**

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: <i>(list internal department)</i>
Electricity supply:			X	Directorate: Electro-technical Services

Water supply:			X	Directorate: Civil Engineering Services
Sewerage and waste water:			X	Directorate: Civil Engineering Services
Stormwater:			X	Directorate: Civil Engineering Services
Road network:			X	Directorate: Civil Engineering Services
Telecommunication services:			X	
Other services required? Please specify.			X	
Development charges:			X	

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

##### COMPULSORY INFORMATION REQUIRED:

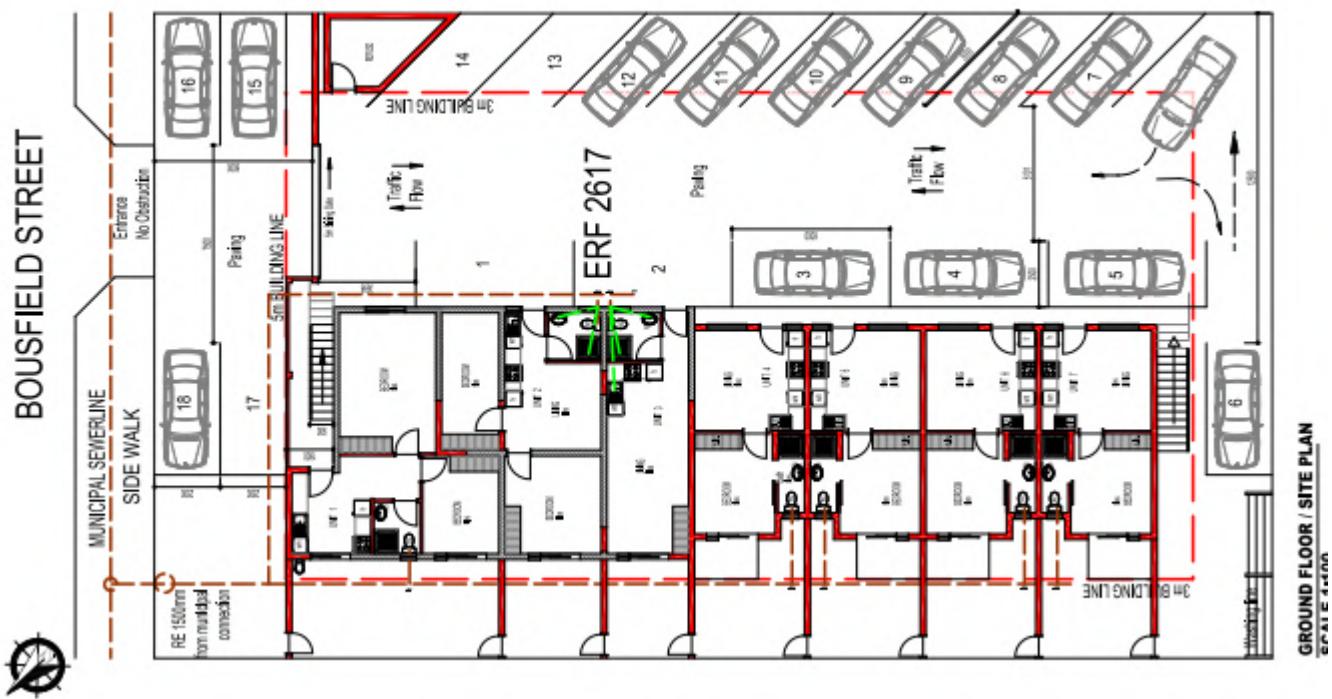
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)		Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter		Y	N	Full copy of the Title Deed
Y	N	Locality Plan		Y	N	Site Layout Plan
Y	N	Proof of payment of fees		Y	N	Bondholder's consent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

##### MINIMUM AND ADDITIONAL REQUIREMENTS:

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

#### PART E: DISCUSSION

The Pre-Application dated 10 September 2025 refers. The plan presented is illustrated below:



### Town Planning

- The property is located within the CBD area identified in the MSDF.
- Application to be motivated in terms of the LSDF, MSDF, GIZS, etc.
- The proposed parking manoeuvrability and placement is questionable. To be clarified in the application submitted.
- Departures to be applied for where applicable.
- Height to be motivated in terms of the surrounding character and developments.
- A NID will have to be submitted to Heritage Western Cape.
- See title condition B that may be restrictive, and that may need to be removed.

### CES

#### Access

- Be restricted to Bousfield Street
- Access is permitted in accordance with the George Integrated Zoning Scheme (GIZS) 2023 regulations.
- Parking Study will be required, which need to indicate how the internal parking would be able to be operated. Site impact assessment would be required.

#### Parking

- All parking must be provided on-site, in compliance with the GIZS 2023 parking requirements
- No parking is allowed within the road reserve, and the owner may be held liable for any costs incurred to prevent unauthorized parking in this area.
- All vehicle mobility should be done on site and must be indicated on the layout plan.
- PT1 may be considered.

#### Development Charges (DCs)

- Normal Development Charges (DCs), if applicable, will be levied in accordance with the DC policy and the applicable By-law and or policy.

#### Water & Sewer

- Municipal water and/or sanitation is available, subject to network &/or treatment capacity required confirmation.
- The location of existing municipal services must be confirm on site.

**Stormwater**

- The developer must ensure full compliance with the relevant Stormwater By-law.

**ETS**

- Electrical services report required.
- DC's applicable

**PART F: SUMMARY / WAY FORWARD**

See comments in Part E.

OFFICIAL: **Robert Janse van Rensburg**

Town Planner

PRE-APPLICANT: **Johannes George Vrolijk**

(FULL NAME)




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

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

DATE: \_\_\_\_\_ **15/09/2025** \_\_\_\_\_

DATE: **3 September 2025**

OFFICIAL: **Ilané Huyser**

(Senior Town Planner)



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

DATE: \_\_\_\_\_ **15.09.2025** \_\_\_\_\_

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

**ANNEXURE "D" - LOCALITY PLAN**

# Erf 2617 George - Locality plan



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

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

0

0.04

0.07

0.14 km

Date: 9/3/2025 2:04 PM

Scale: 1:1,230



**ANNEXURE “E” – GENERAL PLAN**



**ANNEXURE "F" – TITLE DEED**

1267

Lombard Kotze Ing  
Merrimanstraat 134  
GEORGE  
6530

## Opgestel deur my

**TRANSPORTBESORGER  
SUSANNA PETRONELLA VERMEULEN  
(83690)**

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 2 100 000,00	R 22 81,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

VERBOND	MORTGAGED
V/H FOR R. 2160 000,00	
000019157 / 2025	 MICHAEL MORTGAGE SURVEYOR
2025-07-04	DATA / CAPTURE 08-07-2025 YOLANDI GI MORTGAGE SURVEYOR

T 000038494 / 2025

## TRANSPORTAKTE

**HIERBY WORD BEKEND GEMAAK DAT**

~~LYNNE BOTHA (82076)~~ SUSANNA PETRONELLA VERMEULEN (83690)

voor my verskyn het, REGISTRATEUR VAN AKTES: WES KAAP te KAAPSTAD, hy/sy die genoemde komparant synde behoorlik daartoe gemagtig kragtens 'n Volmag aan hom/haar verleen deur

**JOHANNA LEEUWNER**  
**Identiteitsnummer 621224 0063 08 6**  
**Getroud buite gemeenskap van goed**

welke Volmag geteken is te George op 25 April 2025

En genoemde Komparant het verklaar dat sy/haar prinsipaal, op 28 Februarie 2025, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy/sy, in sy/haar voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

**KANET GEORGE EIENDOMS BEPERK**  
**Registrasienommer 2025/270096/07**

diese Opvolgers in titel of Regverkrygendes, in volkome en vrye eiendom

**ERF 2617 GEORGE**  
**IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE**  
**PROVINSIE WES-KAAP**

**GROOT 1037 (EENDUISEND SEWE EN DERTIG) Vierkante meter**

**AANVANKLIK OORGEDRA** kragtens Transportakte Nommer T17774/1945 met Kaart Nommer 4838/1945 wat daarop betrekking het en gehou kragtens Transportakte Nommer T31429/2016

- A. **ONDERHEWIG** aan die volgende voorwaardes waarna verwys word in Transportakte Nommer T5318/1929;
- B. **ONDERHEWIG VERDER** aan die volgende voorwaardes genoem in Transportakte Nommer T17774/1945 opgelê deur die Administrateur van die Kaaprovincie by die goedkeuring van die onderverdeling van erf nommer 19 Wistaria Onderverdeelde Landgoed kragters Ordonnansie Nommer 33 van 1934 naamlik:

SYNDE ten gunste van die geregistreerde eienaar van enige erf in die onderverdeelde eiendom:

- (a) That this erf be used for residential purposes only;
- (b) That only one dwelling, together with such outbuildings as are ordinarily required to be used therewith, be erected on this erf;
- (c) That not more than one-half the area of this erf be built upon;
- (d) that no building or structure or any portion thereof except boundary walls and fences shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf. No such building or structure excepting boundary walls and fences shall be erected within 1,57 metres of the lateral or 3,15 metres of the rear boundary common to any adjoining erf, provided that, with the consent of Council an outbuilding not exceeding 3,05 metres in height, measured from the floor to the wall plate and no portion of which will be used for human habitation may be erected within the above prescribed rear space."

SYNDE ten gunste van die Administrateur

“(e) that this erf be not subdivided except with the consent in writing of the administrator.”

SYNDE ten gunste van die Munisipaliteit van George:

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

WESHALWE die komparant afstand doen van al die regte en titel wat

**JOHANNA LEEUWNER, Getroud soos vermeld**

voorheen op genoemde eiendom gehad het, en gevvolglik ook erken het dat sy geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

**KANET GEORGE EIENDOMS BEPERK,  
Registrasienommer 2025/270096/07**

diese Opvolgers in titel of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomsdig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken dit dat die verkoopprys die bedrag van R2 100 000,00 (TWEE MILJOEN EEN HONDERD DUISEND RAND) beloop.

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

ALDUS GEDOEN EN VERLY op die Kantoor van die REGISTRATEUR VAN AKTES: WES KAAP te KAAPSTAD op hede die *40e Julie 2025*



q.q.

In my teenwoordigheid



**REGISTRATEUR VAN AKTES**



**ANNEXURE "G" – COMPANY REGISTRATION CERTIFICATE**

Certificate issued by the Commissioner of Companies & Intellectual Property Commission on Monday, April 7, 2025 at 16:06



Companies and Intellectual Property Commission  
a member of the dti group

COR14.3: Registration Certificate

Registration Number: 2025 / 270096 / 07  
Enterprise Name: KANET GEORGE

**ENTERPRISE INFORMATION**

Registration Number	2025 / 270096 / 07	
Enterprise Name	<b>KANET GEORGE</b>	
Registration Date	07/04/2025	
Business Start Date	07/04/2025	
Enterprise Type	Private Company	
Enterprise Status	In Business	
Financial Year End	February	
TAX Number	9256393274	
Addresses	<u>POSTAL ADDRESS</u> 11 RETIEF STREET POTCHEFSTROOM POTCHEFSTROOM NORTH WEST 2531	<u>ADDRESS OF REGISTERED OFFICE</u> 11 RETIEF STREET POTCHEFSTROOM POTCHEFSTROOM NORTH WEST 2531

**ACTIVE MEMBERS / DIRECTORS**

Surname and First Names	Type	ID Number / Date of Birth	Appointment Date	Addresses
HUMAN, ZELDA	Director	8204040231086	07/04/2025	Postal: 19 CAMPHER STREET, CAMPHERSDRIFT, GEORGE, WESTERN CAPE, 6529 Residential: 19 CAMPHER STREET, CAMPHERSDRIFT, GEORGE, WESTERN CAPE, 6529

Page 1 of 1

**Physical Address**  
the dti Campus - Block F  
77 Meintjies Street  
Sunnyside 0001

**Postal Address: Companies**  
P O Box 429  
Pretoria  
0001

**Docex:** 256  
**Web:** [www.cipc.co.za](http://www.cipc.co.za)  
**Contact Centre:** 086 100 2472 (CIPC)  
**Contact Centre (International):** +27 12 394 9573



**ANNEXURE "H" - POWER OF ATTORNEY**

## POWER OF ATTORNEY

I, the undersigned

**Zelda Human**

in my capacity as the only Director of

**Kanet George Eiendoms Beperk Registration number 2025/270096/07**

registered owner of

**Erf 2617 George**

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

- An application in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of Erf 2617 George from Single Residential Zone 1 to General Residential Zone IV for the development of a block of flats (14 flats).
- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from the parking requirement applicable to 13 flats with 2 habitable rooms or less, stipulated in the table entitled "Minimum off-street parking requirements" in Section 42(2) of the George Integrated Zoning Scheme 2023 from 1.5 parking bays per unit to 1.25 parking bays per unit (including visitor parking) in respect of Erf 2617 George.
- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from the parking requirement applicable to 1 flat with 3 habitable rooms or more, stipulated in the table entitled "Minimum off-street parking requirements" in Section 42(2) of the George Integrated Zoning Scheme 2023 from 2.0 parking bays per unit to 1.5 parking bays per unit (including visitor parking) in respect of Erf 2617 George.



- An application in terms of Section 15(2)(f) of the Land Use Planning By-Law for George Municipality, 2023 for the removal of condition B.(a) to (d) from Title Deed T38494/2025, the title deed of Erf 2617 George.
- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the eastern side and the rear building line on Erf 2617 George from 3.0 meters to 0.0 meters to allow for the construction of shade cloth carports.

Signed at George on 24 November 2025



Zelda Human

**ANNEXURE "I" – BONDHOLDER'S CONSENT**



FNB HSLS

Second floor, FNB Fairland  
1 Enterprise Road  
Fairland  
2195

PO Box 1065  
Johannesburg  
2000

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

Your reference: 3/22054345

Our reference: S MOLAPISI

Tel: 087 328 0035

EMAIL: Misconsents@fnb.co.za

26<sup>TH</sup> SEPTEMBER 2025

KANET GEORGE PTY LTD  
10 BOUSFIELD STREET  
GEORGE CENTRAL  
6529

Dear Sirs,

---

**REZONING OF THE PROPERTY**

**HOME LOAN IN THE NAME OF KANET GEORGE PTY LTD**  
**OVER ERF 2617 GEORGE CENTRAL**  
**BOND ACCOUNT NUMBER: 3 000 022 054 345**

We, FirstRand Bank Limited (1929/001225/06) hereby give consent for the Application to rezone the abovementioned property from Single Residential Zone I to General Residential Zone IV (14 flats).and to obtain the rights for flats.  
Application for the relaxation of the parking requirements applicable to a two-room flat from 1.5 parking bay per flat to 1.25 parking bay per flat (including visitor parking); and  
Application for the removal of condition B.(a) to (d) from Title Deed, subject to:

**Once the Rezoning application has been approved by the local authority, further lending will have to be done Commercial Property Finance Division.**

**This is not our market as our Home Loans Division finance single residential properties.**

**Should you require any further lending, you will be required to apply to our Commercial Property Finance Division, and it is then subject to their specific Credit and Legal requirements.**

You may contact FNB Commercial Property Finance Division on Tel 086 036 2273 or Fax (011) 388 8989 to enquire about their product specific application forms and processes.

**Kindly advise us in writing once the request has been approved by the local authorities**

Yours faithfully,

**Miscellaneous Consent**  
**FNB Home & Structured Lending Solutions**

---

**ANNEXURE "J" - CONVEYANCER CERTIFICATE**

## CONVEYANCER'S CERTIFICATE

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

ERF 2617 GEORGE

#### APPLICATION DETAILS

- An application in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of Erf 2617 George from Single Residential Zone 1 to General Residential Zone IV for the development of a block of flats (14 flats).
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- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the eastern side and the rear building line on Erf 2617 George from 3.0 meters to 0.0 meters to allow for the construction of shade cloth carports.

#### APPLICATION DATE

June 2024

I, the undersigned

ANDALEEN CHIMES a duly qualified and admitted Conveyancer, practicing at A Chimes & Van Wyk Attorneys, Cathedral Street, George do hereby certify as follows:

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

**T38494/2025**

(current Title Deed)

in respect of:

**ERF 2617 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
WESTERN CAPE PROVINCE**

**IN EXTENT: 1 037 (ONE ZERO THREE SEVEN) SQUARE METRES**

**HELD BY DEED OF TRANSFER NUMBER T38494/2025**

REGISTERED in the name of

**KANET GEORGE EIENDOMS BEPERK REGISTRATION NUMBER 2025/270096/07**

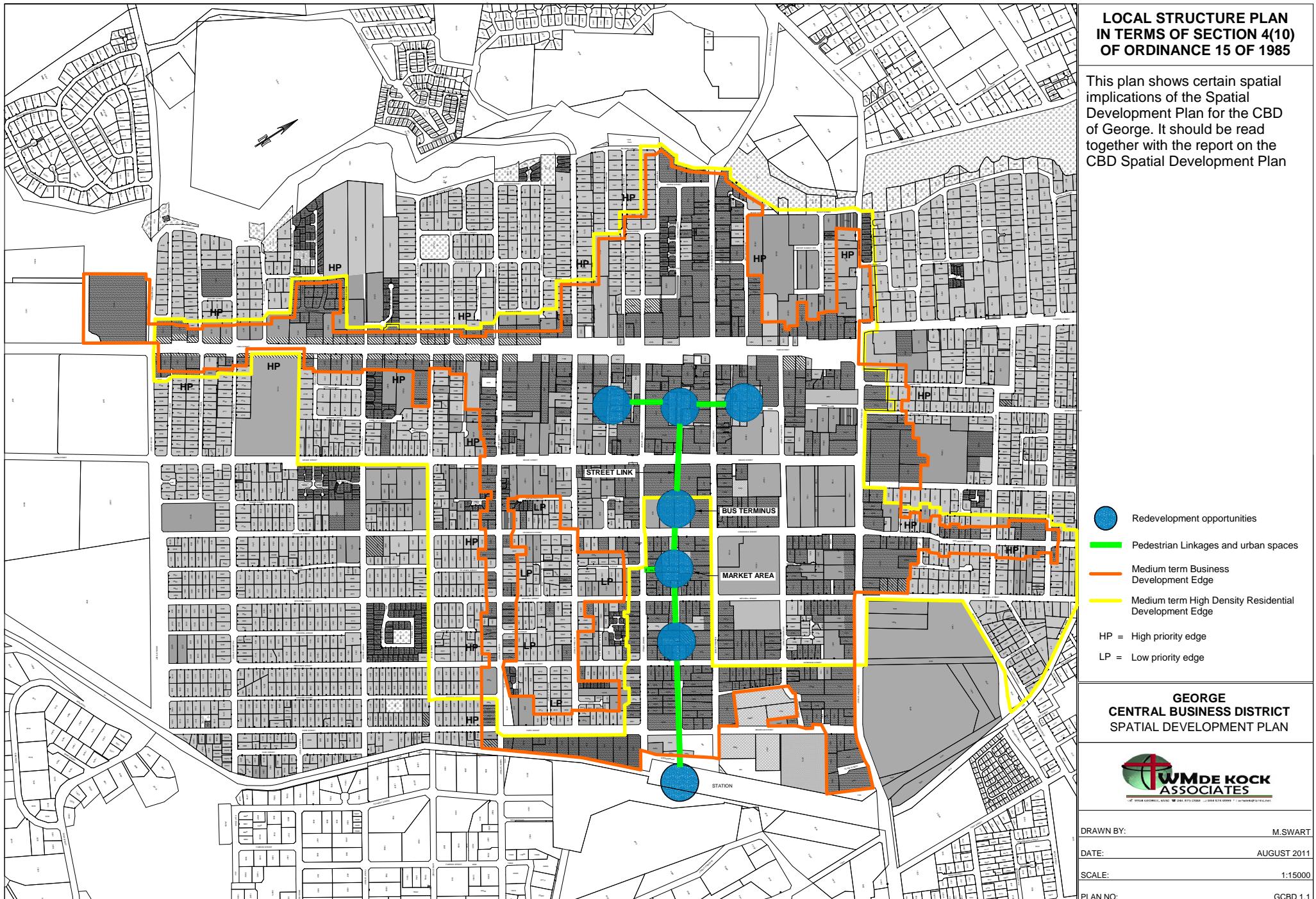
2. I have appraised myself with the details of the abovementioned Land Development Application.
3. The abovementioned Title Deed contains no conditions restricting the contemplated Land Use in terms of the abovementioned Land Development Application.
4. There is a bond registered over the property.

**SIGNED at GEORGE on 21 November 2025**

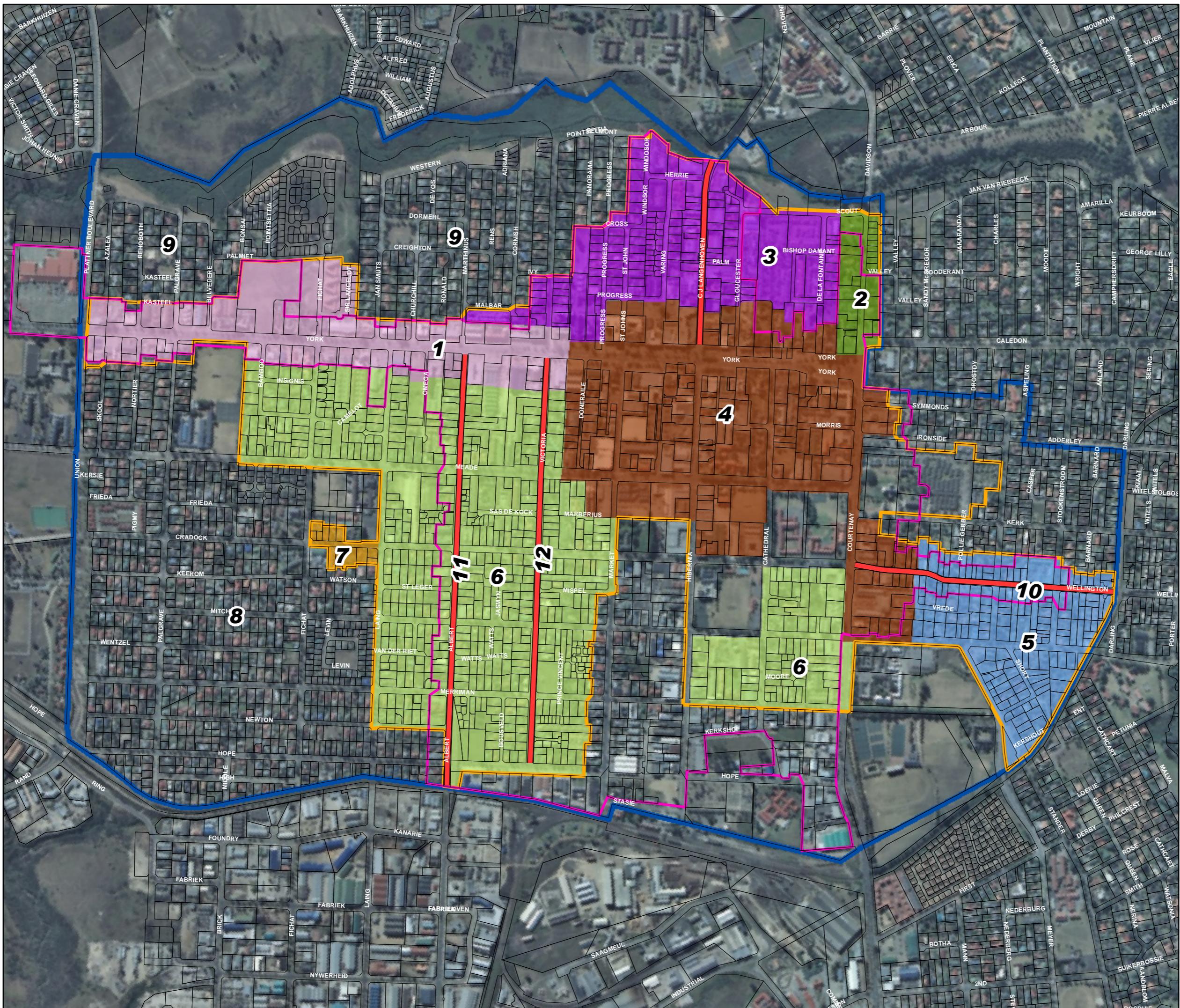


**CONVEYANCER**

**ANNEXURE "K" – GEORGE CBD SPATIAL DEVELOPMENT PLAN, 2012**



**ANNEXURE "L" – RESIDENTIAL DENSIFICATION STRATEGY PLAN, 2012**



**COPYRIGHT:**  
This drawing is the copyright of DELplan Urban & Regional Planning. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a Professional Land Surveyor. Any discrepancies should please be reported to DELPlan immediately.

**KOPIEREG:**  
Die kopiereg van hierdie tekening behoort aan DELplan Urban & Regional Planning. Moenie daarvan afskaal nie, maar verwys na afstande soos aangedui. Alle afmetings moet deur 'n Professionele Landmeter nagegaan en bevestig word. Enige teenstrydigheid moet asseblief dadelik aan DELplan rapporteer word.

**PROJECT:** George CBD **PROJEK:**

George CBD

**DESCRIPTION:** Residential densification strategy **BESKRYWING:**

Residential densification strategy

**TITLE:** Layout Plan **TITEL:**

Layout Plan

**LEGEND:** **LEGENDE:**

- 0 Study Area
- 0 High Density Residential Edge
- 0 Business Development Edge

A3 Scale: 1:10,000



1:10,000



Tel: 044 873 4566 ■ Email: planning@delplan.co.za  
www.delplan.co.za

**DESIGNED:** DV **ONTWERP:**

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

**DATE:** FEB 2012 **DATUM:**

PLAN NO: 405/GEO/06\_GIS/GeorgeCBD  
PLAN NR: 405/GEO/06\_GIS/GeorgeCBD

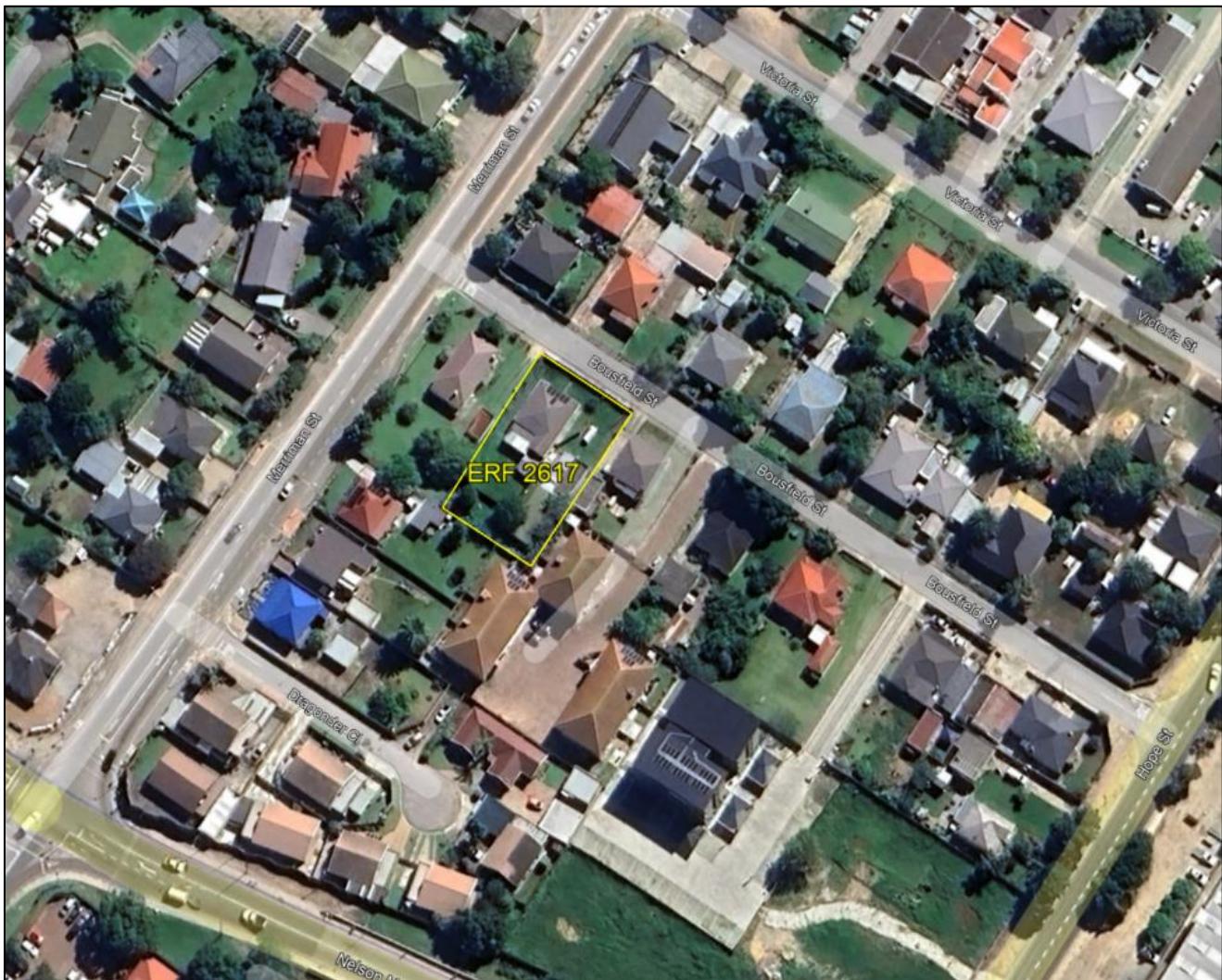
**ANNEXURE “M” – ELECTRO TECHNICAL SERVICES REPORT**

## ELECTRO TECHNICAL REPORT FOR:

### PROPOSED NEW DEVELOPMENT:

ERF 2617

10 BOUSFIELD STREET  
GEORGE-SOUTH



Submitted by:  
**BDE Consulting Engineers**  
November 2025  
Reference: GRG574, Revision 0

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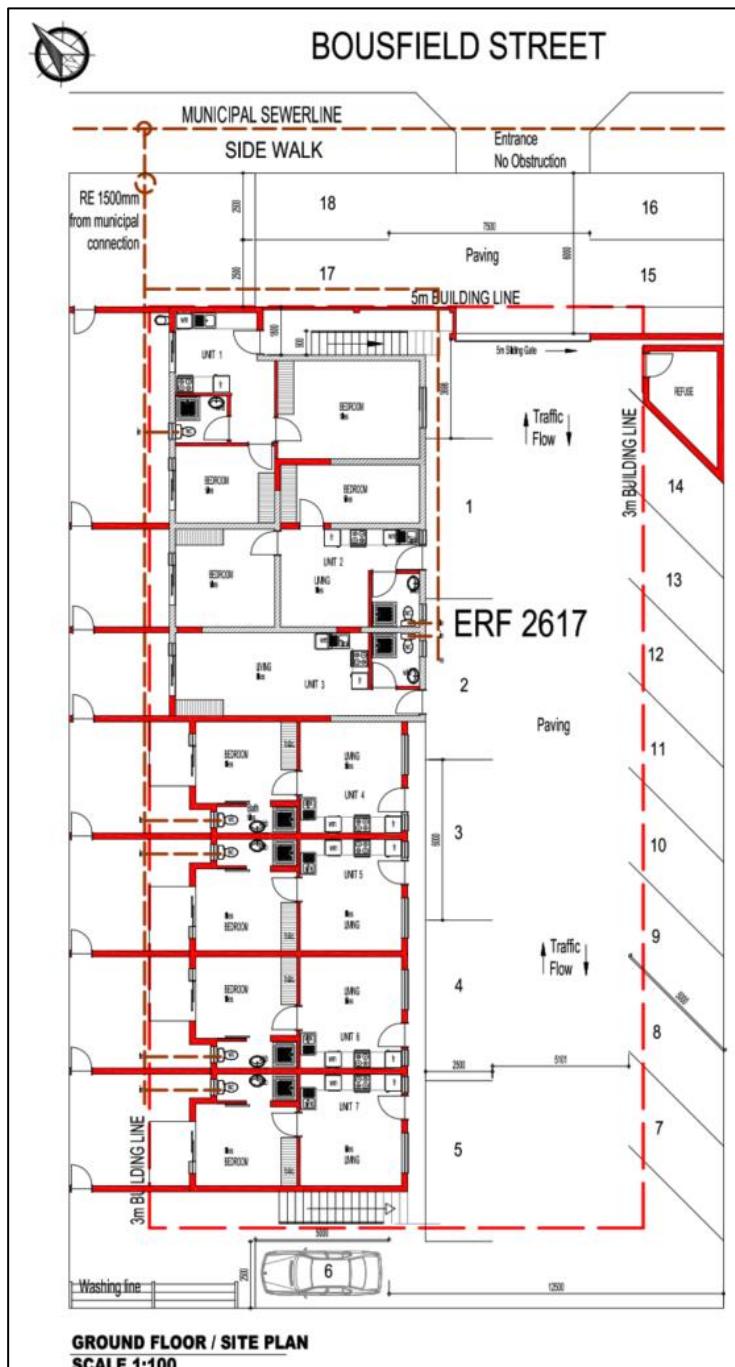
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## 1. INTRODUCTION

This electrical engineering services report covers the electrical infrastructure required to electrically service fourteen new apartment housing units on Erf 2617, Bousfield Street, George, Western Cape. The site development plan of the housing units is presented in figure 1.

Figure 1: Site Development Plan: Erf 2617, Bousfield Street, George.



## 2. EXISTING ELECTRICAL INFRASTRUCTURE

The Erf 2617 development is within the licensed electricity distribution area of George Municipality.

An existing 500kVA mini-substation, MS Victoria No.1, is in Victoria Street. A  $185\text{mm}^2$  Al 4c cable supply K1A and K1B in Merriman Street, of which Kiosk 1B is supplying an overhead MV line in Bousfield Street. Erf 2617 is currently supplied with a single-phase connection from this overhead line. K1C and K1D are supplied from K1B via a  $95\text{mm}^2$  Al 4c cable and a  $35\text{ mm}^2$  Cu 4c cable respectively.

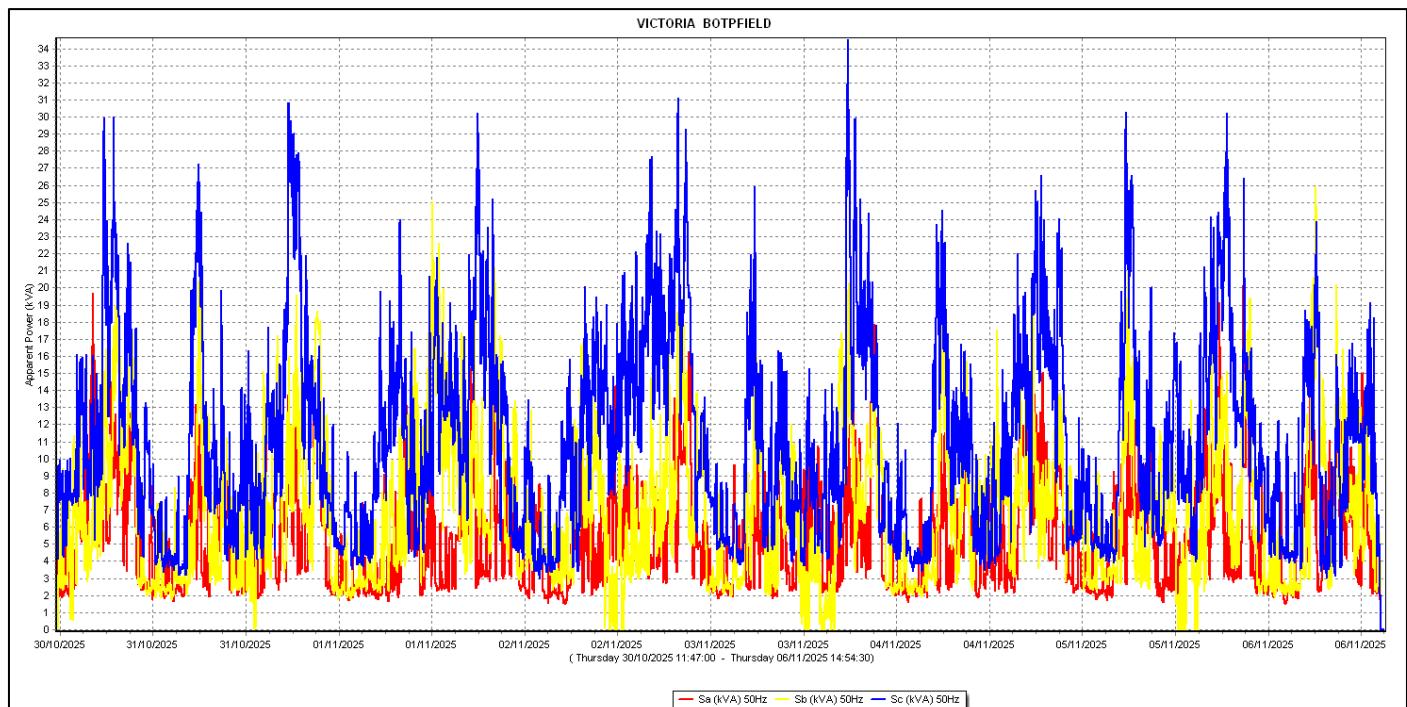
See figure 2 for the complete electrical supply area surrounding the Erf 2617 development.

Figure 2: Existing electrical supply area surrounding the Erf 2617 development.



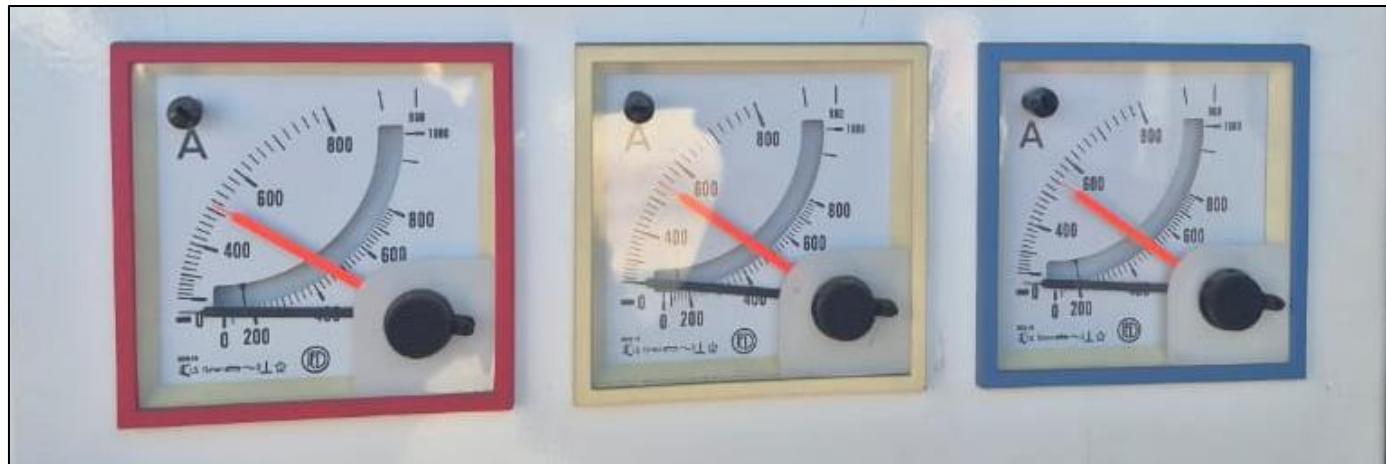
Power measurement metering was installed from 30 October 2025 to 6 November 2025, to confirm the current maximum demand of the LV feeder. For this period the combined maximum demand measured over the three phases was  $\pm 60.5\text{kVA}$ . See graph 3.

Graph 3: Maximum demand measured on LV feeder from MS Victoria to Kiosk 1D.



The maximum demand of MS Victoria, as indicated in photo 4, and the measured results, as presented in Graph 3, confirms that there is sufficient spare capacity available on MS Victoria and the LV feeder to accommodate the new envisaged development at Erf 2617.

Photo 4: Maximum demand indicated per phase for MS Victoria.



### 3. EXPECTED DEMAND AND AVAILABLE ELECTRICAL CAPACITY

It is expected that the after diversified maximum demand (ADMD) electrical power needed, will approximately be 2.5kVA per housing unit (or 3kVA per unit considering cold load pick-up after periods of load shedding).

The total expected load demand forecasted for the development is summarised in Table 5.

Table 5: Expected load demand.

Description	#	Designed ADMD (kVA/unit)	Expected ADMD (kVA/unit)	Total expected kVA
Estimated existing maximum demand on MS Victoria				±380.0
Erf 2617 development	14	3.0	2.5	±35.3
<b>Total load forecast on MS Victoria – including new Erf 2617 development</b>				<b>±415.0</b>
Capacity of MS Victoria				500.0

### 4. PROPOSED ELECTRICITY DISTRIBUTION NETWORK

#### 4.1. Electrical design, Design level & analysis

The proposed electrical design allows for the installation of a 50mm<sup>2</sup> Cu 4c cable from the overhead line on the pole in front of Erf 2617, to a 9-way Bulk Metering Kiosk (BMK) to accommodate a bulk meter for the development. The municipal BMK will supply the private LV network via a 50mm<sup>2</sup> Cu 4c cable to the private Main Distribution Board (MDB) inside the development.

The new 50mm<sup>2</sup> Cu 4c cable feeder is electrically designed to supply the new development with an estimated loading of ±35.3kVA (±54.3A). The after diversified maximum demand (ADMD) of 2.5kVA per apartment unit for the combined feeder correlates to a before diversified maximum demand (BDMD) of ±6.85kVA per apartment connection (according to the Herman-Beta probabilistic load flow algorithm).

#### 4.2. Municipal connection

- The point of connection will be the new Bulk Metering Kiosk (BMK) to be installed at the entrance to the development and be fitted with a bulk tariff electricity meter and a 60A 3-phase circuit breaker (sized to match the development's expected demand).
- The BMK is supplied from the 500kVA mini substation (MS Victoria) in Victoria Street, via combinations of 185mm<sup>2</sup> Al, 50 mm<sup>2</sup> Cu and 64 mm<sup>2</sup> Cu cables.

- There are currently no breakers installed in Kiosk 1B to protect the cable feeders from Kiosk 1B. It is proposed to install a 150A breaker each for the 95mm<sup>2</sup> Al 4c cable feeder and the 50mm<sup>2</sup> Cu 4c cable feeder.
- The municipal BMK will supply the private LV network via a private Main Distribution Board (MDB) inside the development.
- Single phase service connections to the housing units will be done with 16mm<sup>2</sup> 2 core Cu cables with separate 16mm<sup>2</sup> BCEW.
- Individual sub metering will be done using a private prepayment metering system.
- The design, supply, and installation will be done following the ruling Municipal specifications and requirements.
- George Municipality will take over the equipment to be installed up to and including the BMK.
- The standard municipal development charges (DC's) payable will be applicable. The calculation shall be done at LV level, based on an electrical 3-phase connection from the existing LV overhead network in front of the development.

REFER TO ANNEXURE A TO ANNEXURE C FOR THE PROPOSED LV RETICULATION LAYOUT AND THE NETWORK ANALYSIS STUDY RESULTS.

## 5. CONCLUSION

### 5.1. General

According to the load measurements and calculations done it seems there is enough spare capacity available at MS Victoria and the identified feeder to connect the development planned at Erf 2617.

### 5.2. Costing

The complete electrical infrastructure required for the development will be supplied and installed by the Developer.

### 5.3. Municipal approval required.

- Approval of the electrical design to incorporate the development into the existing municipal network.
- Construction drawings will be submitted for approval before the commencement of construction.

For and on behalf of BDE Consulting Engineers,



Paul Lambrechts (Pr.Eng.)

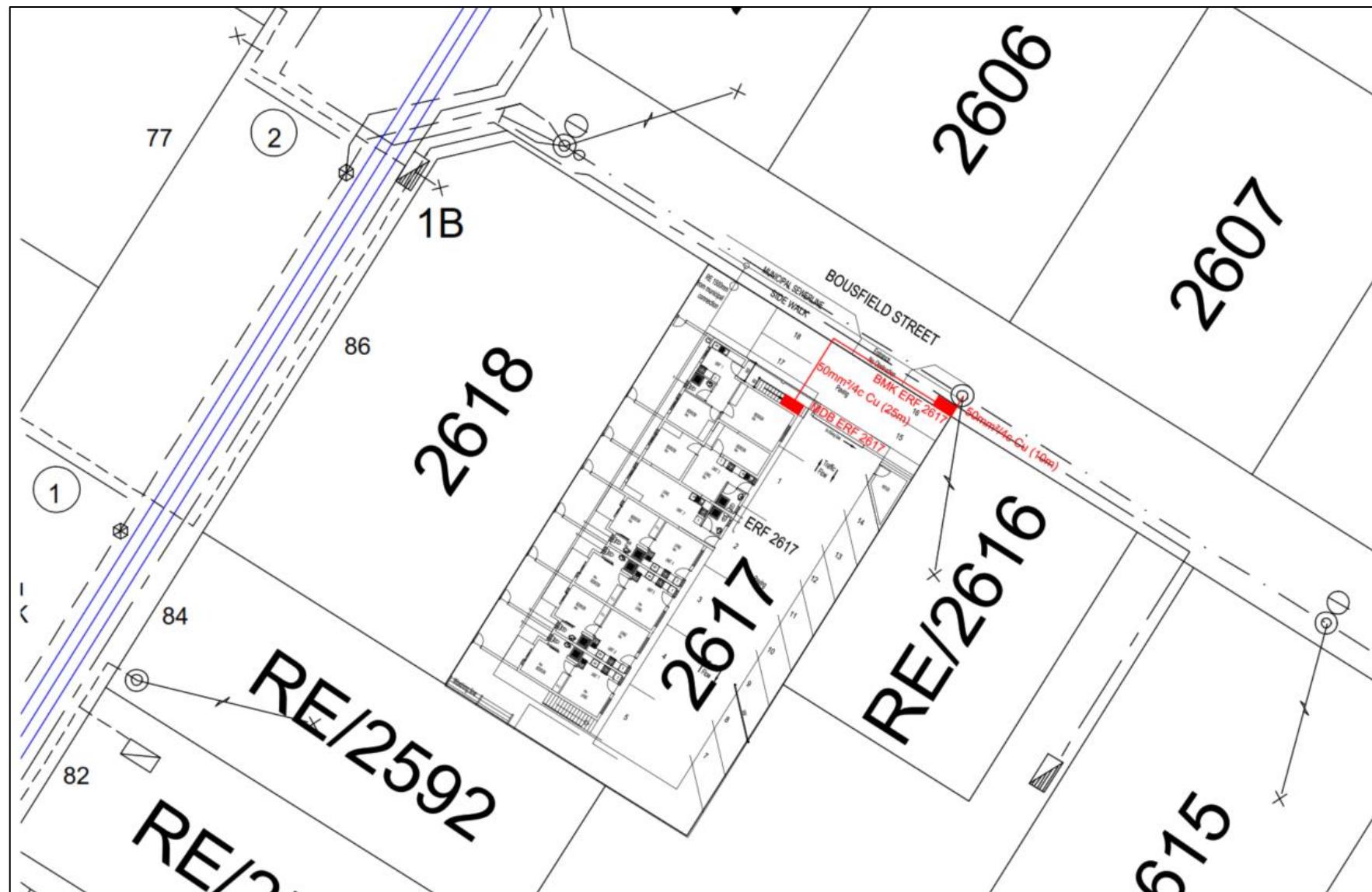
**BDE CONSULTING ENGINEERS**

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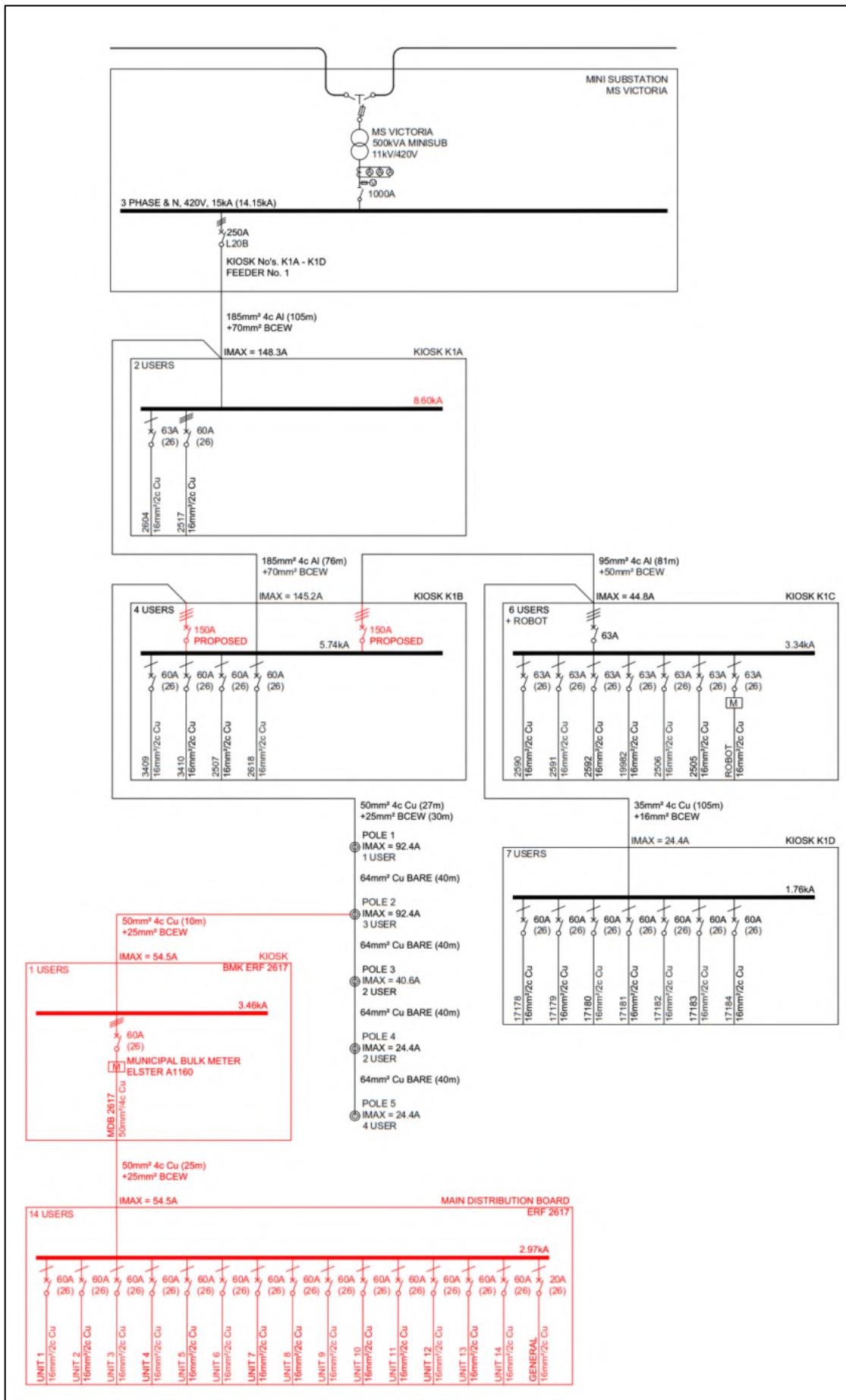
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## 6. ANNEXURES

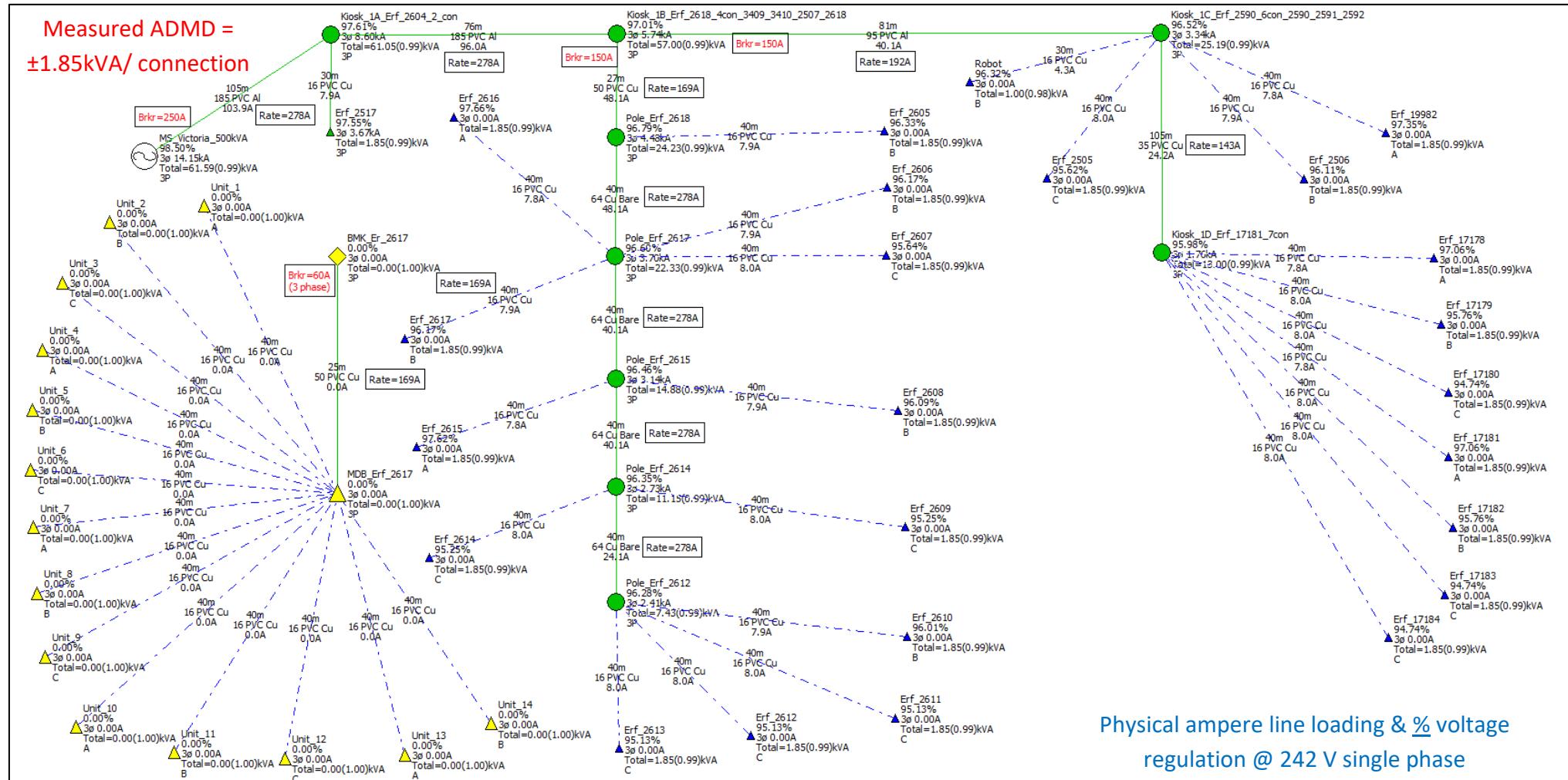
### 6.1. Annexure A: Proposed integration of development into municipal network.



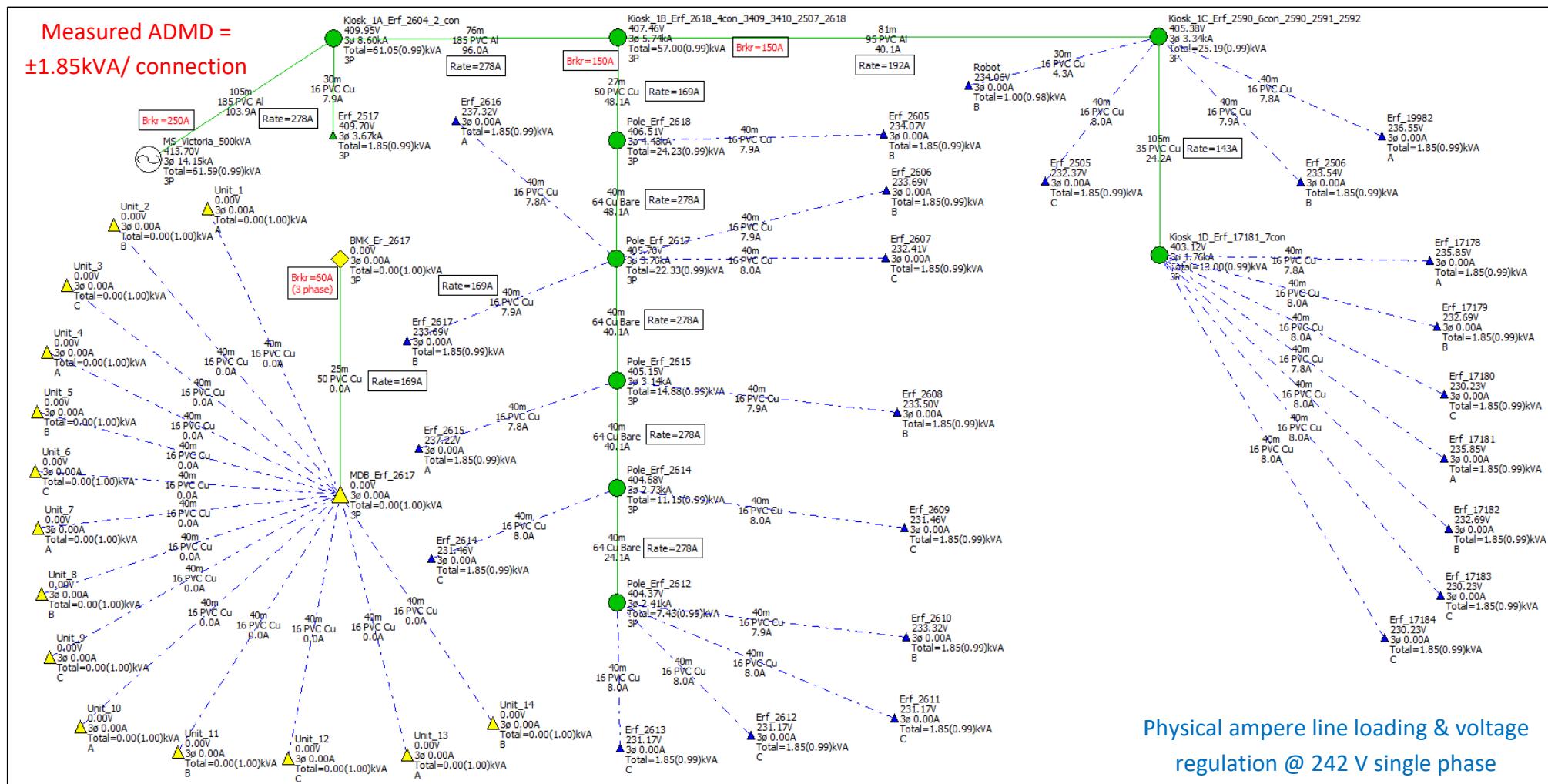
## 6.2. Annexure B: Electrical schematic diagram.



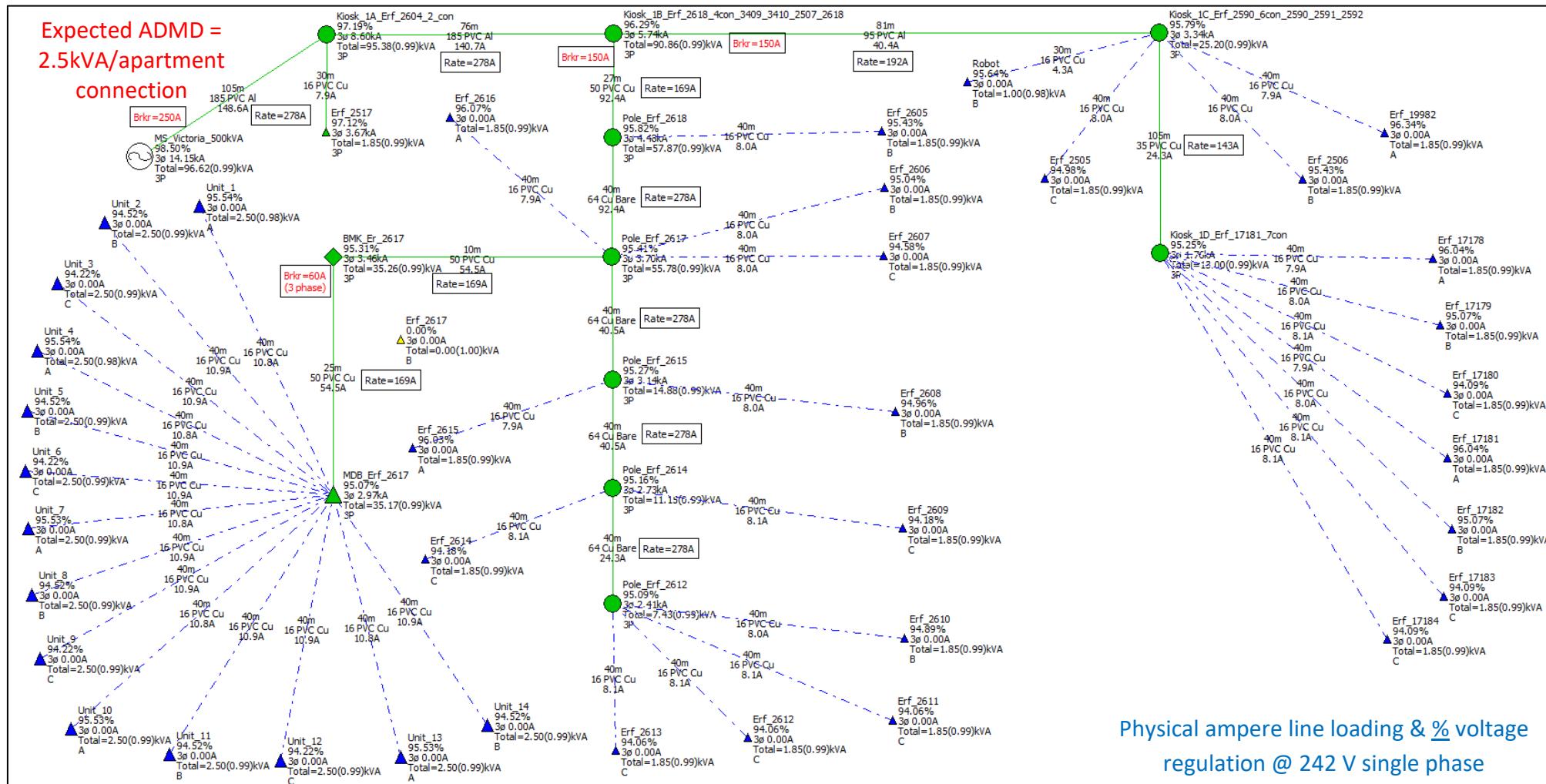
### 6.3. Annexure C: Network analysis study results.



Measured ADMD =  
±1.85kVA/ connection



Expected ADMD =  
2.5kVA/apartment  
connection



Expected ADMD =  
2.5kVA/apartment  
connection

