



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 2519 George

17 February 2026

Sir

APPLICATION FOR REZONING AND PERMANENT DEPARTURE (PARKING REQUIREMENTS): ERF 2519 GEORGE

Attached hereto, please find attached 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 2519 George from Single Residential Zone I to Business Zone I.
- Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from the parking requirements in respect of “shops” stipulated in the table entitled “Minimum off-street parking requirements” in Section 42(2) of the George Integrated Zoning Scheme 2023, from 4 parking bays per 100m² to 3 parking bays per 100m² (PT1) to accommodate the proposed development on Erf 2519 George.

Your speedy consideration of the application will be appreciated.

Thanking you in anticipation.

Jan Vrolijk

MOTIVATION REPORT
APPLICATION FOR REZONING AND PERMANENT DEPARTURE (RELAXATION OF
PARKING REQUIREMENTS)
ERF 2519 GEORGE

17 February 2026



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MOTIVATION REPORT
APPLICATION FOR REZONING AND PERMANENT DEPARTURE (RELAXATION OF
PARKING REQUIREMENTS)
ERF 2519 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 2519 George from Single Residential Zone I to Business Zone I.
- 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 from the parking requirements in respect of “shops” stipulated in the table entitled “Minimum off-street parking requirements” in Section 42(2) of the George Integrated Zoning Scheme 2023, from 4 parking bays per 100m² to 3 parking bays per 100m² (PT1) to accommodate the proposed development on Erf 2519 George.

The proposed site plan and building plan is attached hereto as **Annexure “A”**. The completed application form for the proposed rezoning and permanent departure application is attached hereto as **Annexure “B”**.

2. DEVELOPMENT PROPOSAL

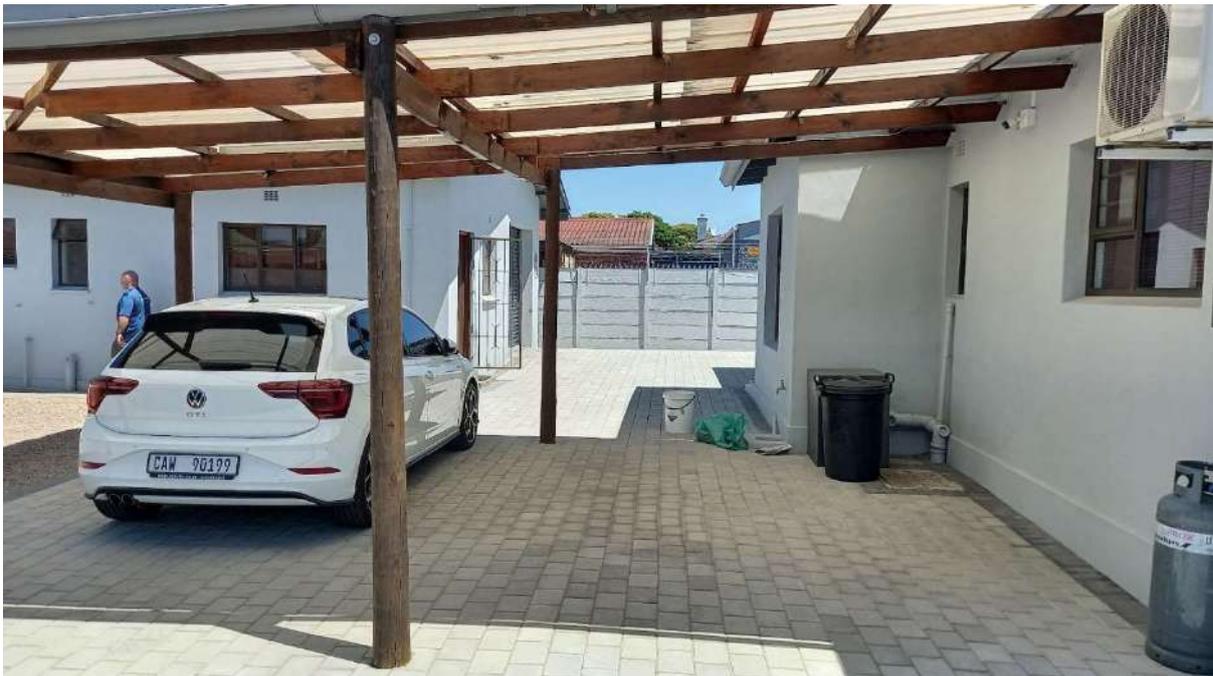
Erf 2519 George is developed with a single storey dwelling house with lean-to carports on the western side and southern side of the dwelling house, as well as a free-standing outbuilding located to the south-west of the dwelling house. Both the dwelling house and outbuilding are older than 60 years. The erf is currently unused.

The owner intends using the erf for business / office purposes, by repurposing the existing buildings and adding a further building of 150m² on the southern boundary of the erf. The area of the dwelling house is 152m² and that of the outbuilding is 74m². The total area of the existing

buildings is 226m². The total covered area, including the proposed addition, will, therefore, be 376m².

In terms of the parking requirement in respect of the proposed “shops” as stipulated in the George Integrated Zoning Scheme 2023, 15 on-site parking bays must be provided. Due to the limited extent of the application erf, as well as the size and locality of the existing and proposed buildings, it is possible to provide only 14 on-site parking bays.

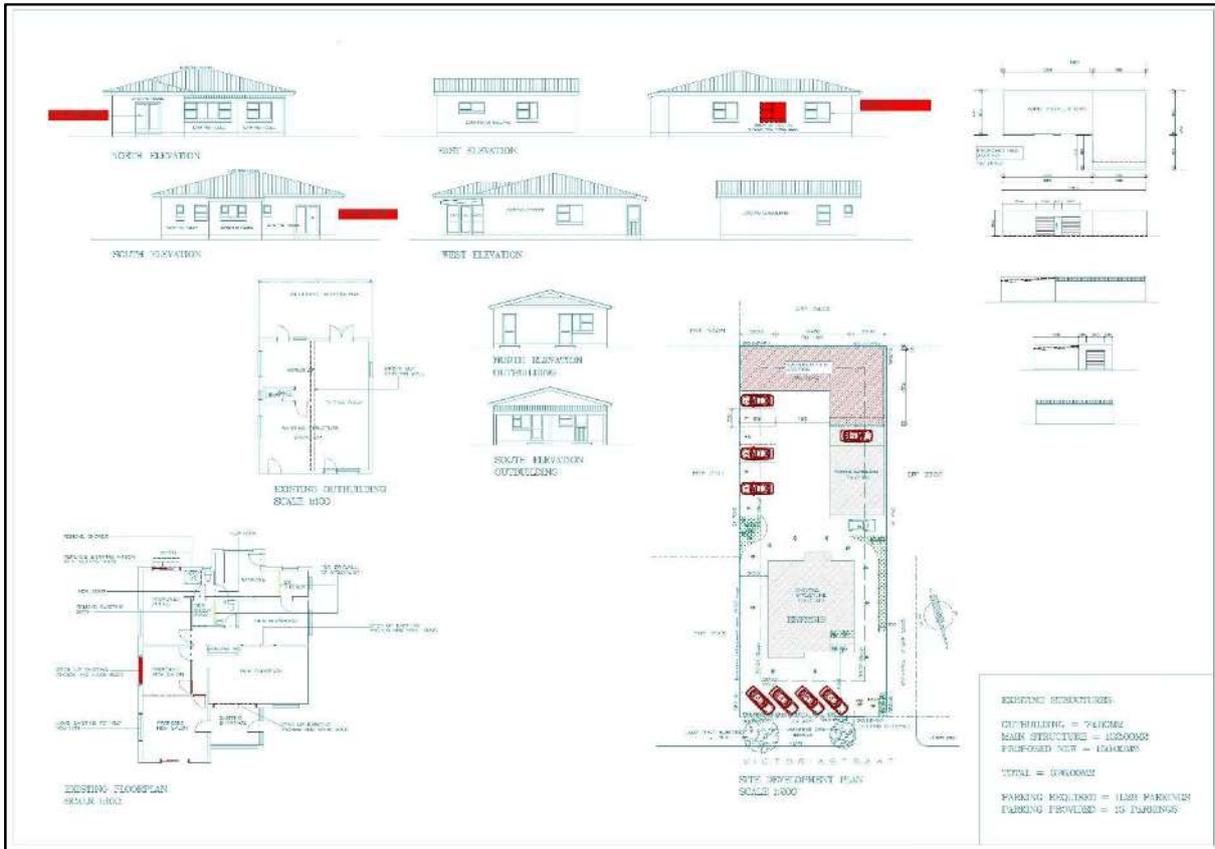
The existing access from Victoria Street will be retained as access to the parking area and all portions of the erf not used for building, parking or driveway purposes will be landscaped. The existing lean-to on the western side of the main building will be retained, but the lean-to on the southern side of the main building impedes vehicle movement and will be removed. Both lean-to structures have been erected without authorisation. The following photo shows the lean-to which will be removed.



The purpose of this application is therefore, to obtain approval for the rezoning of the application erf to accommodate the proposed business development, as well as for a permanent departure

to enable the relaxation of the parking requirement to enable the submission of building plans in respect of the proposed development.

The following site plan and building plan indicates the site layout of the proposed development on the application erf.



A copy of the proposed site plan and building plan is attached hereto as **Annexure "A"**.

3. PRE-APPLICATION CONSULTATION

The pre-application consultation discussion of the proposal by the relevant officials of George Municipality took place on 20 November 2024. 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 comments

- *Applicant to confirm intended uses/business. A site layout plan illustrating access and parking to be submitted.*
- *The property is noted to contain a structure that is older than 60 years. Applicant to submit a NID application to HWC before any additions/demolition is proposed to this structure.*
- *In terms of access, applicant to note that the property may be limited to one access point (ie existing access along north-western boundary of site).*

Spatial planning comments

- *Erf 2519, George is located in the CBD area of George according to the MSDF, 2023. Business related uses and Residential Intensification is supported in this area.*
- *The property falls inside the Medium-Term Business Development Edge according to the LSDF, 2012.*
- *Due to the lower intensity of the surrounding properties the character of the area should be addressed as part of the application.*

ETS comments

- *DC will be 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 2519 GEORGE

4.1 Locality

Erf 2519 George is situated at 15 Victoria Street, George, between Merriman Street in the east and Mitchell Street in the west, in the south-eastern portion of the George CBD.

The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure “D”**.

4.2 Existing land use

The application erf had been developed with a dwelling house and an outbuilding. The existing buildings have been repurposed for business use but are currently unused. The area surrounding the main building has been paved and the remainder of the erf is covered with gravel.

4.3 Extent

Erf 2519 George is 1 063m² in extent.

4.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023 the zoning of Erf 2519 George is Single Residential Zone I.

4.5 Surveyor General Diagram

The Surveyor General Diagram of Erf 2519 George is attached hereto as **Annexure “E”**.

4.6 Title Deed

Erf 2519 George is registered in the name of Hartzenberg Properties Proprietary Limited, Registration number 2025/297216/07. A copy of the Title Deed of the erf is attached hereto as **Annexure “F”**.

4.7 Power of Attorney

A certificate issued by the Commissioner of Companies & Intellectual Property Commission on 8 April 2025, certifying that Stephanus Gerhardus Hartzenberg is the only Director of Hartzenberg Properties Proprietary Limited Registration number 2025/297216/07, the registered owner of Erf 2519 George, is attached hereto as **Annexure "G"**.

A Power of attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Stephanus Gerhardus Hartzenberg, the only Director of Hartzenberg Properties Proprietary Limited Registration number 2025/297216/07, the registered owner of Erf 2519 George, to prepare the application referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure "H"**.

4.8 Consent of Bondholder

Erf 2519 George is not encumbered by a bond.

4.9 Conveyancer Certificate

A Conveyancer Certificate in respect of the Erf 2519 George is attached hereto as **Annexure "I"**. The Conveyancer Certificate confirms that there are no 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: ERF 2519 GEORGE

5.1 Introduction

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

The application erf has no visible slope. The topography of the erf had been considered in the design of the existing buildings and is ideal for the development of the proposed parking area on the property. The topography will therefore not have a negative impact on the proposed development and therefore, does not restrict the proposed 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 dwelling on the application erf and 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.

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

5.2.3 Vegetation

The only vegetation on the erf consisted of lawn on the northern (street) side of the erf, as well as a large tree on the southern side of the dwelling house. The vegetation has been removed to

accommodate the required on-site parking, as well as the driveway. The following photo, which was taken northwards along the eastern boundary, shows the gravelled area, as well as a portion of the paved driveway on the eastern side of the main building.



The undeveloped areas, not used for vehicular movement, will be landscaped.

There are two trees on the Victoria Street sidewalk. Both the street trees will be retained.

Vegetation will therefore have no influence on the proposed development of the erf.

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 of the application erf cannot be supported.

5.3 Proposed land use

The owner intends to use the erf for business purposes, by converting the existing dwelling house and outbuilding into offices, with a new building on the southern boundary of the erf.

A total of 14 paved on-site parking bays will be provided. Access will be provided via a one-way system with the existing access point in the north-western corner of the erf being used for both access and exit from Victoria Street. The driveway on the erf will also be paved.

5.4 Compatibility of the development proposal with existing planning documentation and policies

5.4.1 Introduction

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

5.4.2 "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.

Spatial justice		
Criteria	Compliance	Planning Implication
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 and the CBD of George being developed to its full potential.
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 Plan 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.
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 as proposed in this application.
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 as proposed in this application.

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).

Spatial sustainability		
Criteria	Compliance	Planning Implication
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 George Municipality. The George Municipality's income base will in fact be broadened through this development proposal. The development proposal that forms the subject of the application is furthermore located within the urban edge of George and is earmarked for development in terms of the George Spatial Development Framework, 2023.
Ensure that special consideration is given to the protection of prime and unique agricultural land.	Not applicable.	Erf 2519 George 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	Not applicable.	This provision does not apply to this application as the proposed

environmental management instruments.		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 proposed land use is in line with the mixed-use character of the surrounding 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.
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	Complies with.	All infrastructure required for the development will be provided by the developer at his cost in accordance with municipal requirements.
Promote land development in locations that are sustainable and limit urban sprawl.	Complies with.	The application erf is situated within the Urban Edge of George. The proposed development will, therefore, not result in urban sprawl.
Result in communities that are viable.	Complies with.	The proposed development, which is in line with the proposals in the Spatial Development Plan for George, 2023 will have a positive impact on surrounding property values and will contribute to the upgrading of the area, which could result in increasing property values in the vicinity. This could result in additional income for the Municipality, which in turn could be used to improve the quality of life of all the inhabitants.

Spatial efficiency		
Criteria	Compliance	Planning Implication

<p>Land development optimises the use of existing resources and infrastructure.</p>	<p>Complies with.</p>	<p>The application erf is situated within an existing serviced area. The required infrastructure for the proposed development will be provided by the developer at his costs. 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 services infrastructure.</p>
<p>Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.</p>	<p>Complies with.</p>	<p>In terms of the contents of this Motivation Report the proposed development will have no negative financial, social, economic or environmental impacts. The proposal will in fact have a positive effect on the surrounding area. It will thus be possible to comply with any procedures which the George Municipality has designed to minimise negative financial, social, economic or environmental impacts.</p>
<p>Development application procedures are efficient and streamlined and timeframes are adhered to by all parties.</p>	<p>Complies with.</p>	<p>George Municipality has adopted the George Municipality: Land Use Planning By-Law, 2023 which prescribes procedures and time frames developers must comply with when submitting land use applications, and which officials must consider when considering 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.</p>

<p>Spatial resilience</p>		
<p>Criteria</p>	<p>Compliance</p>	<p>Planning Implication</p>

<p>Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.</p>	<p>Complies with.</p>	<p>The application erf is situated within the Urban Edge and in the CBD of George and is thus situated in an area indicated for further development in the George Spatial Development Framework, 2023.</p>
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<p style="text-align: center;">Good administration</p>		
<p>Criteria</p>	<p>Compliance</p>	<p>Planning Implication</p>
<p>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.</p>	<p>This is general principle that municipalities need to comply with.</p>	<p>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.</p>
<p>All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.</p>	<p>This is general principle that municipalities need to comply with.</p>	<p>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</p>

		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 in order 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.

5.4.3 National Heritage Resources Act, 1999 (Act 25 of 1999)

The present 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 as Heritage Impact Assessment Consultant 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.

In their study, a copy of which is attached hereto as **Annexure “J”**, the consultants found that

“while generally in a good state of repair, buildings remaining on Erf 2519, George are no longer authentic nor good examples of type and are therefore considered of low contextual local cultural significance (Grade 3C / NCW).”

A copy of the Permit, dated 5 August 2025, containing the decision of Heritage Western Cape, is attached hereto as **Annexure “K”**.

5.4.4 “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 5.4.5 to 5.4.7 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 point 5.4.2 above. The comments in point 5.4.2 are thus also relevant as far as Section 59 of LUPA is concerned.

5.4.5 Western Cape Provincial Spatial Development Framework (WC PSDF)

5.4.5.1 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 point 5.4.2 above and it has been shown that the proposed development complies with the relevant principles mentioned.

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.

5.4.5.2 Protection of agricultural land

In terms of the WC-PSDF it is indicated that agricultural land must be protected. Erf 2519 George is zoned Single Residential Zone I. The erf is not used for agricultural purposes. This objective of the WC-PSDF is therefore not relevant to this application.

5.4.5.3 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 the application erf 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.

5.4.5.4 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.

5.4.5.5 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 and self-sufficiency, which could be used to determine whether this application falls within the stipulations of the framework. From the content of point 5.4.5 it seems clear that the application can indeed be considered compatible with the WC-PSDF.

5.4.6 George Spatial Development Framework, 2023 (GSDF)

Erf 2519 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 small business establishment, as proposed in this application, will therefore, fit in with the Spatial Development proposals for the George CBD.

Except for the indication that the application erf falls within the Urban Edge of George, as well as within the George 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.

5.4.7 George CBD Local Spatial Development Framework, 2016

Erf 2519 George is situated at 15 Victoria Street, George, between Merriman Street in the east and Mitchell Street in the west, in the south-east of the George CBD and thus falls within the “Low Priority Edge” of the “*Medium term Business Development Edge*” as indicated on the George Central Business District Spatial Development Plan.

The purpose of the application is to rezone the application erf from Single Residential Zone I to Business Zone I to accommodate the use of the application erf for business purposes.

The small business establishment, as proposed in this application, will contribute to the mixed-use activities in the CBD, without having a negative influence on the character of the area concerned. From the contents of this point it is clear that the rezoning as proposed in this application can be regarded as being in keeping and compatible with the George CBD Local Spatial Development Framework 2016 and therefore, can be supported.

5.4.8 George Integrated Zoning Scheme By-Law, 2023

Erf 2519 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 only be used for the purposes of a dwelling house. The owner, however, intends utilizing the erf for business purposes. The application erf will therefore have to be rezoned to Business Zone I. The objective of the “Business Zone I” 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 provide for intensive business and mixed-use development with relative few restrictions in order to promote urban vitality and economic growth.”

The primary land use right allowed on erven zoned Business Zone I is “*Business premises*”. The land use description of “*business premises*” is described as follows in the George Integrated Zoning Scheme By-Law, 2023:

““business premises” means a property from which business is conducted and-

- (a) *includes a shop, big box retail, liquor store, two electronic or mechanical playing devices, plant nursery, office, funeral parlour, financial institution and building for similar uses, place of assembly, place of leisure institution, hotel, hospital, conference facility, rooftop telecommunication station and multiple parking garage;*
- (b) *includes also the following land uses above ground floor only:*
 - (i) *flats,*
 - (ii) *caretaker’s quarters,*
 - (iii) *backpackers lodge,*
 - (iv) *youth hostel, as well as*
 - (v) *boarding houses; and*
- (c) *does not include a place of entertainment, gambling place, motor repair garage, industry, noxious trade, risk activity, adult entertainment, adult services or adult shop.”*

The land use description of “*shop*” is described as follows in the George Integrated Zoning Scheme By-Law, 2023:

“shop” means a property used for the retail sale of goods and services to the public, and –

- (a) includes a retail concern where goods which are sold in such a concern are manufactured or repaired, a funeral parlour, flats above ground floor, service trade, ancillary sale of alcoholic beverages, clinic, and the sale of motor vehicles and car wash; and
- (b) does not include a hotel, industry, motor repair garage, open air motor vehicle display, service station, restaurant, adult entertainment, adult services, adult shop or a liquor store”.

The application erf will be used mainly for the sale of - and installation of radios, tracking devices, dash cameras and reverse cameras and other electronic devices in motor vehicles. The bulk of the installation will take place within the proposed building on the southern boundary of the application erf. Vehicles will be taken in on appointment only. The nature of the main business on the erf is therefore such that the bulk of the vehicles visiting the erf will be taken in for installation of the mentioned equipment. The frequency of short-term parking will, therefore, be low.

The use of the application erf for business purposes, which includes offices and shops, as proposed in this application is therefore in accordance with the zoning objectives and land use descriptions in the George Integrated Zoning Scheme By-Law, 2023.

The proposed site plan and building plan in point 2 of this motivation report indicates the design and layout of the proposed business development. A copy of the proposed site plan and building plan is attached hereto as **Annexure “A”**.

The following table indicates the applicable development parameters in respect of the proposed business development in terms of Schedule II of the mentioned By-Law as well as the compliance of the proposal with the different parameter

Development Parameter	Description	Adherence
Coverage	100%	Adhered to.

Floor factor	3	Adhered to.
Height	<i>The highest point of a building may not exceed 15 metres to the top of the roof.</i>	Adhered to.
Building line	All boundaries: 0 metres	Adhered to.
Parking	4 Parking bays per 100m ² gla.	<i>Permanent departure applied for.</i>
Loading	Building 0m ² to 1 000m ² : None	Not required due to scale of development
Refuse room	<i>Required</i>	Will be provided

5.4.9 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 2519 George was scrutinised, and it was found that it contains no conditions prohibiting the rezoning as proposed.

5.4.10 Conclusion

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

5.5 Compatibility of the proposal with the character of the area

The application erf is situated in the south-east of the George CBD, close to the intersection of Victoria Street and Merriman Street. The area surrounding the application erf is currently characterized by mixed use development, with business development in Merriman Street, east of the application erf and a large private school north of the application erf, on the opposite side of Victoria Street. Erf 2517 George, adjacent and to the south-east of the application erf is

currently used for creche purposes. It is clear that the area is in a transitional phase, due to the implementation of the proposals of the Local Spatial Development Framework. The proposed small mixed-use business development on the application erf will contribute to the diversification of the existing business activities and will not be detrimental to the character of the area concerned.

The following photo, which was taken from west to east along the southern boundary of the application erf, shows the south-eastern boundary of the application erf. The lean-to on the adjacent erf, Erf 2517 George, which is currently used as a creche, is visible on the right-hand side of the photo. This lean-to extends up the communal boundary between the two erven. The proposed building on the southern side of the application erf will, therefore, extend up to the lean-to on the adjacent erf and will have no impact on the use of the adjacent erf.



The following photo, which was taken from north to south towards the southern boundary of the application erf, shows the southern boundary of the application erf. The northern side of the dwelling house on the adjacent erf (Erf 3408 George) is approximate 5 metres from this boundary. The dwelling house on the latter erf fronts to the west, where the outdoor living area, including the built braai is located. The proposed low profile, mono-pitched building on the southern boundary of the application erf will, therefore, not have an impact on the adjacent erf.



The following photo, which was taken from east to west along the southern boundary of the application erf, shows the south-western boundary of the application erf. The proposed building on the southern boundary of the application erf will link up with the existing building in the centre of the photo. As this portion of the new building will be situated opposite the backyard of the adjacent Erf 2520 George, the new building will not have an impact on the adjacent erf.



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

5.6 Compatibility of the proposal with the natural environment of the erf

The application erf is situated within the Urban Edge and the CBD of George. The natural vegetation on the erf had been removed during the initial development of the dwelling house. The existing trees on the sidewalks will be retained.

The open areas within the proposed development will as far as possible, be landscaped. The proposed development will thus not have a negative impact on the natural environment of the erf.

5.7 Potential of the erf

Erf 2519 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.

The application erf is surrounded by mixed land uses and is situated in the George CBD. The erf therefore has the potential to be developed at a higher intensity. The owner therefore intends developing the erf for business purposes.

The rezoning of the application erf, as proposed in this application, will therefore result in increasing the development potential of the erf.

5.8 Access to the erf

The application erf is situated in the south-eastern portion of the George CBD. The erf is easily accessible from the surrounding areas, via Victoria Street as well as Merriman Street.

As indicated on the proposed site plan and building plan, attached hereto as **Annexure "A"**, access to the proposed development is gained from Victoria Street, via the existing street access. The street access is wide enough to accommodate two-way traffic. There is good visibility in both directions into Victoria Street from the access point.

5.9 Provision of parking

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. 4 Parking bays per 100m² gross leasable area are required in respect of the proposed business development. The proposed development of approximately 376m² will therefore, require 15 on-site parking bays. Due to the limited extent of the application erf, as well as the size and locality of the existing and proposed buildings, it is possible to provide only 14 on-site parking bays. As the proposed provision of parking bays is not in line the mentioned requirement, application is made for a permanent departure to relax the parking requirement in respect of the development as proposed in this application. The provision of parking is discussed further in point 6 of this motivation report.

The proposed parking bays and the position of the vehicular access is shown on the proposed site plan and building plan attached hereto as **Annexure "A"**.

5.10 Provision of services

The application erf is situated within an existing serviced area. The required infrastructure for the proposed development will be provided by the developer at his costs. 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 services infrastructure.

6. DESIRABILITY OF THE APPLICATION FOR PERMANENT DEPARTURE (PARKING REQUIREMENT) IN RESPECT OF ERF 2519 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 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 surrounding 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.*

6.2 Existing planning in the area

The application erf is situated in the south-east of the George CBD, in close proximity to the public transportation routes in Nelson Mandela Boulevard and Hope 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. The area surrounding the application erf is characterized by mixed use development, with business development, schools and dwelling houses in the vicinity.

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

The permanent departure, as proposed in this application, will not establish an undesirable precedent and can be accommodated within the existing planning of the area concerned.

6.3 Impact on schools, open spaces and other community facilities

The proposed permanent departure will not result in an increase in the number of inhabitants of the application erf. As such, the permanent departure as applied for will not have a direct impact

on schools, open spaces and other community facilities in the area. This aspect is, therefore, not relevant to this application.

6.4 Impact on sunlight, view and privacy

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



The reduction of the number of on-site parking bays proposed in this application cannot have a negative influence on the sunlight, view or privacy of the adjacent erven. This aspect is, therefore, not relevant to this application.

6.5 Impact on streetscape

The following photo shows the current Victoria Street elevation of the application erf, including the 2 street trees which will be retained.



The minority of the on-site parking bays will be situated on the northern (street) side of the application erf, behind the steel palisade fence. The bulk of the parking bays will be situated on the southern side of the dwelling house and will be hidden from view from the street by the existing main building.

The reduction of the number of on-site parking bays proposed in this application cannot have a negative influence on the streetscape. The proposed permanent departure will, therefore, not have a negative impact on the streetscape in the vicinity of the application erf.

6.6 Impact on property values

As indicated in the previous points, the permanent departure as proposed in this application will not have a negative impact on any of the surrounding properties. The development on the erf 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 proposal.

6.7 Impact on provision of parking

The parking requirements applicable to different land uses are set out in a table entitled “Minimum off-street parking requirements” in Section 42 of the George Integrated Zoning Scheme By-Law, 2023. 4 Parking bays per 100m² gross leasable area are required in respect of a proposed business development. The proposed development of approximately 376m² will therefore, require 15 on-site parking bays. Due to the limited extent of the application erf, as well as the size and locality of the existing and proposed buildings, it is possible to provide only 14 on-site parking bays. The layout of the proposed parking bays is indicated on the proposed site layout plan attached hereto as **Annexure “A”**.

The provision of parking does, therefore, not conform with the requirement for “normal” areas, as set out in the George Integrated Zoning Scheme By-Law, 2023. The parking provided is, however, in line with the parking requirement in “PT1” areas, which is 3 parking bays per 100m², which results in only 12 parking bays being required in respect of the development proposal.

The application erf is situated in Victoria Street, in the south-east of the George CBD. The erf is located in close proximity to the main routes of the “GO George” public transportation service in both Nelson Mandela Boulevard and Hope Street. Application is therefore made for a permanent departure from the parking requirement in respect of the development proposed on the erf to align the parking with the parking required in Section 42(2) of the George Integrated Zoning Scheme 2023 in respect of “PT1” areas.

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.

- The application erf is situated in Victoria Street, in the south-east of the George CBD and is located within 300 metres from the main routes of the “Go George” public transportation service along both Nelson Mandela Boulevard, to the south and Hope Street to the east of the application erf. 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 applicable to “PT1” areas should apply.
- The purpose of a public transportation service is to curb 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 Nelson Mandela Boulevard and Hope Street, will enhance the accessibility to areas which are not within walking distance of the application erf. 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 on the application erf.
- The application erf will be used mainly for the sale of and installation of radios, tracking devices, dash cameras and reverse cameras and other electronic devices in motor vehicles. The bulk of the installation will take place within the proposed building on the southern boundary of the application erf. Vehicles will be taken in on appointment only. This will ensure that there will be a lower demand for short term client parking on the erf than in the case of, for instance, retail uses.

In view of the proximity to the public transport service and the lower demand for short term on-site parking due to the nature of the proposed main activity, it is argued that there is no reason why the application for the permanent departure cannot be approved.

6.8 Impact on traffic circulation

As indicated on the proposed site plan and building plan, attached hereto as **Annexure "A"**, the parking area will be accessed via the existing access to Victoria Street. No further access will, therefore, be required. There is good visibility from the exit point towards oncoming traffic in Victoria Street.

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

6.9 Provision of services

Existing municipal services are available to the application property. Should any upgrade or extension of 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 costs to any external parties. The proposal will thus not place any burden on municipal budget for the provision services infrastructure.

6.10 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 2519 George from Single Residential Zone I to Business Zone I.

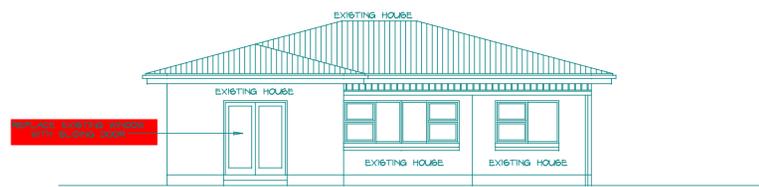
Application is also made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from the parking requirements in respect of “shops” stipulated in the table entitled “*Minimum off-street parking requirements*” in Section 42(2) of the George Integrated Zoning Scheme 2023, from 4 parking bays per 100m² to 3 parking bays per 100m² (PT1) to accommodate the proposed development on Erf 2519 George.

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

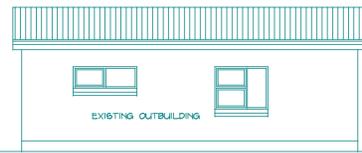
The proposal will not have a negative impact on the environment, development, public facilities, traffic circulation or Municipal services in the surrounding area.

The application 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.

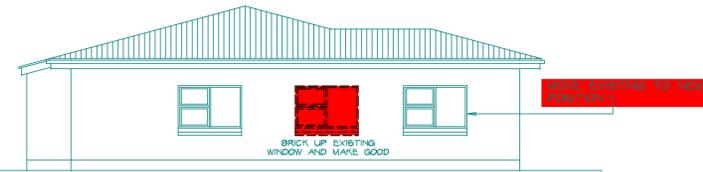
ANNEXURE "A" - PROPOSED SITE PLAN AND BUILDING PLAN



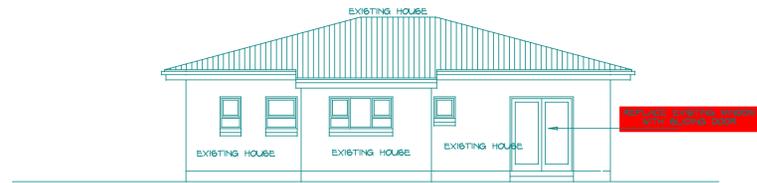
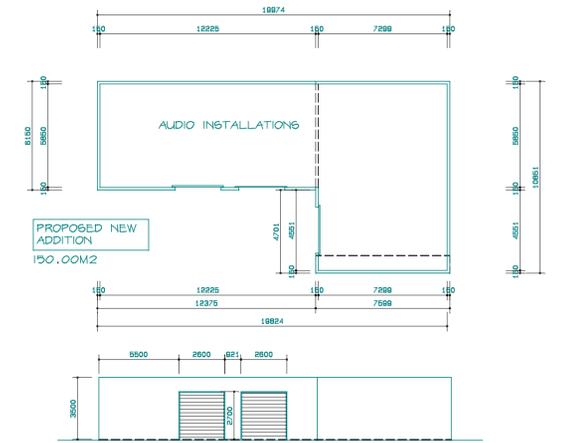
NORTH ELEVATION



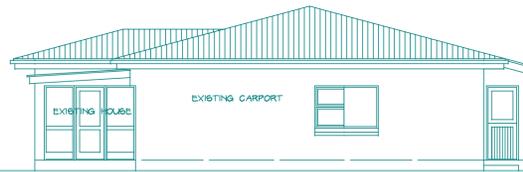
EAST ELEVATION



REMOVE EXISTING WINDOW AND MAKE GOOD



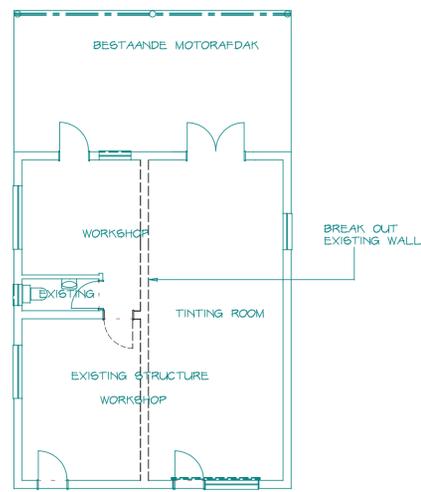
SOUTH ELEVATION



WEST ELEVATION



EXISTING OUTBUILDING



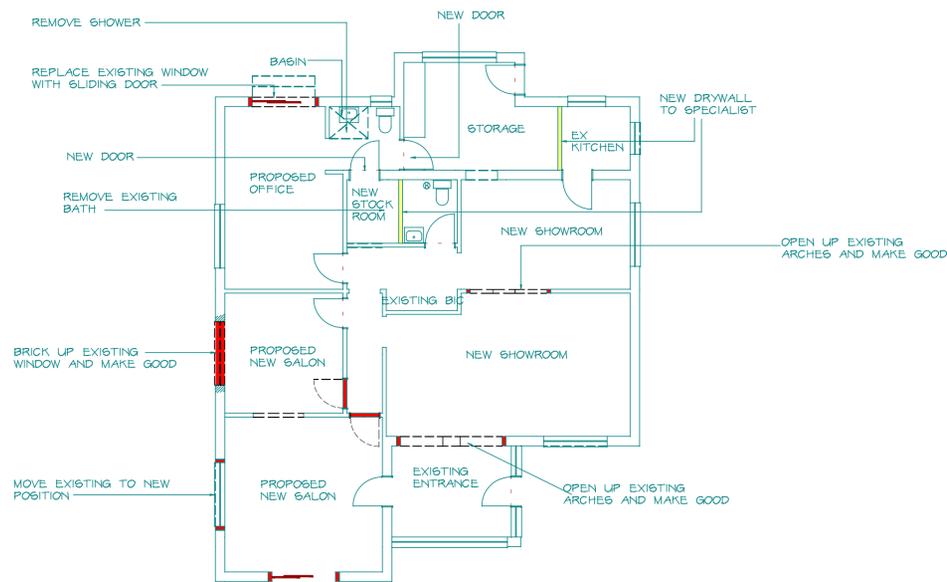
EXISTING OUTBUILDING
SCALE 1:100



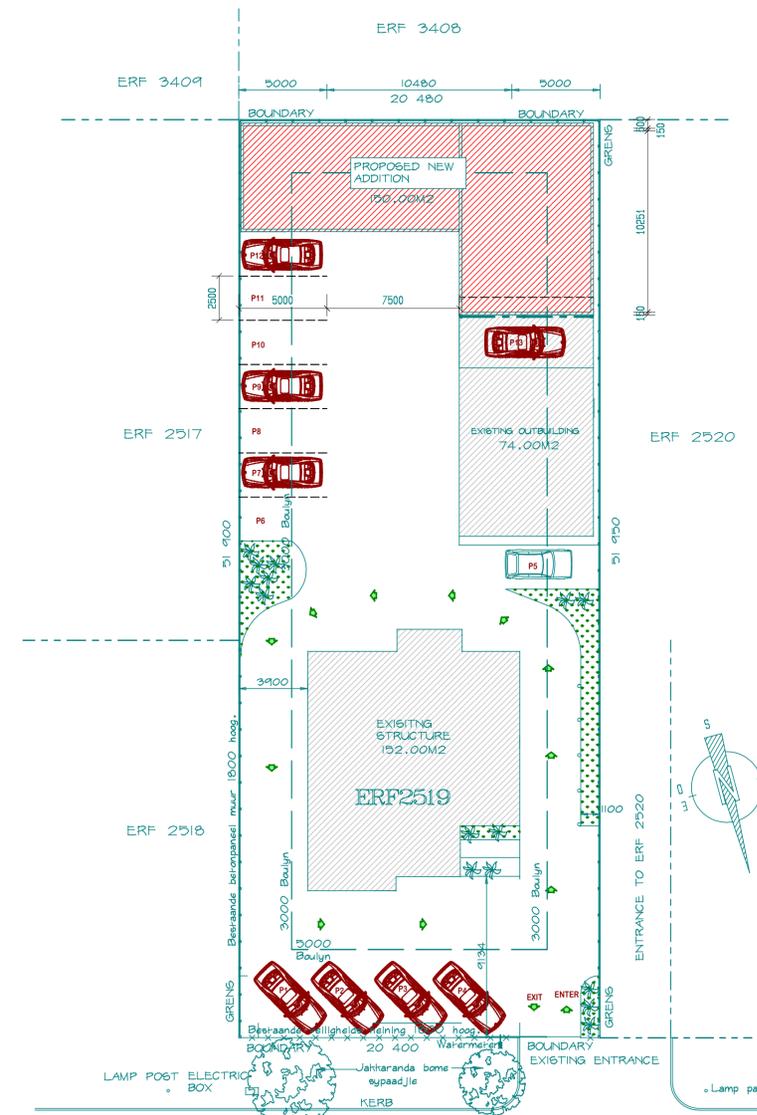
NORTH ELEVATION
OUTBUILDING



SOUTH ELEVATION
OUTBUILDING



EXISTING FLOORPLAN
SCALE 1:100



VICTORIA STRAAT

SITE DEVELOPMENT PLAN
SCALE 1:200

EXISTING STRUCTURES

OUTBUILDING = 74.00M2
MAIN STRUCTURE = 152.00M2
PROPOSED NEW = 150.00M2

TOTAL = 376.00M2

PARKING REQUIRED = 11.28 PARKINGS
PARKING PROVIDED = 13 PARKINGS

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)	Johannes George		
Surname	Vrolijk		
SACPLAN Reg No. (if applicable)	A/1386/2010		
Company name (if applicable)	Jan Vrolijk Town Planner / Stadsbeplanner		
Postal Address	P. O. Box 710		
	George	Postal Code	6530
Email	janvrolijk@jvtownplanner.co.za		
Tel	044 873 3011	Fax	086 510 4383
		Cell	082 464 7871

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

Registered owner	Hartzenberg Properties Proprietary Limited Registration Number Ltd Registration number 2025/297216/07		
Address	15 Victoria Street		
	George	Postal code	6529
E-mail	xtremeaudio@absamail.co.za		
Tel	N/a	Fax	N/a
		Cell	0833603795

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

Property Description [Erf / Erven / Portion(s) and	Erf 2519 George
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Farm number(s), allotment area.]											
Physical Address		15 Victoria Street, George									
GPS Coordinates				Town/City		George					
Current Zoning		Single Residential Zone I		Extent		1 063m²		Are there existing buildings?		Y	N
Current Land Use		Residential purposes, currently unused.									
Title Deed number & date		T67849/2025									
Any restrictive conditions prohibiting application?		Y	N	If Yes, list condition number(s).							
Are the restrictive conditions in favour of a third party(ies)?		Y	N	If Yes, list the party(ies).							
Is the property encumbered by a bond?		Y	N	If Yes, list Bondholder(s)?							
Has the Municipality already decided on the application(s)?		Y	N	If yes, list reference number(s)?							
Any existing unauthorized buildings and/or land use on the subject property(ies)?				Y	N	If yes, is this application to legalize the building / land use?				Y	N
Are there any pending court case / order relating to the subject property(ies)?				Y	N	Are there any land claim(s) registered on the subject property(ies)?				Y	N
PART D: PRE-APPLICATION CONSULTATION											
Has there been any pre-application consultation?			Y	N	If Yes, please complete the information below and attach the minutes.						
Official's name		Ilané Huyser & Fakazile Vava		Reference number		3495874		Date of consultation		20 November 2024	

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

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

BANKING DETAILS

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

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of 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 2519 George from Single Residential Zone I to Business Zone I.**
- **Application is also 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 requirements in respect of “shops” stipulated in the table entitled “Minimum off-street parking requirements” in Section 42(2) of the George Integrated Zoning Scheme 2023, from 4 parking bays per 100m² to 3 parking bays per 100m² (PT1) to accommodate the proposed development on Erf 2519 George.**

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

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

Is the following compulsory information attached?

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

Minimum and additional requirements:

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

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

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental -- Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A	Other (specify)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A			

Y	N	<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>
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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:

17 February 2026

Full name:

Johannes George Vrolijk

Professional capacity:

Professional Town Planner

SACPLAN Reg. Nr:

A/1386/2010

ANNEXURE "C" - PRE APPLICATION CONSULTATION FORM



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

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

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

PART A: PARTICULARS

Reference number: **3495874**

Purpose of consultation: 'n Aansoek om hersonering

Brief proposal: **Hersonering van Erf 2915 George vanaf Enkel Residensiële Sone I na Sakesone I**

Property(ies) description: **Erf 2519 George**

Date: **20 November 2024**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Muni.	044 801 9477	ihuyser@george.gov.za
Official	Fakazile Vava	George Muni.	044 801 9477	fvava@george.gov.za
Pre-applicant	Jan Vrolijk	Jan Vrolijk Town Planner	044 873 3011	janvrolijk@jvtownplanner.co.za

Documentation provided for discussion:

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

- **Titelakte van erf**
- **Liggingsplan**
- **L G Diagram**

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

YES	NO
-----	----

(If so, please provide a copy of the minutes)

ONTWIKKELINGSVOORSTEL

Erf 2519 George is tans Enkel Residensiële Sone I gesoneer en word tans te koop aangebied.

My klient ondersoek die moontlikheid om die erf aan te koop met die doel om die bestaande woonhuis en buitegeboue wat op die erf voorkom in 'n sakegebou/kantore te omskep. Die posisie van die bestaande woonhuis en buitegeboue op die erf is sodanig dat dit moontlik sal wees om aan die vereistes wat op 'n sake gesoneerde erf van toepassing sal wees te voldoen, byvoorbeeld parkeervereistes, dekking, ens.

Die erf is egter net buite die medium termyn sake ontwikkelingsgrens geleë en alhoewel daar reeds sakegesoneerde erwe (Erwe 2508, 2610, 2495, 2518, 2517 en 2604 George) in die onmiddellike omgewing buite die medium termyn sake ontwikkelingsgrens voorkom, bestaan daar onsekerheid by my klient of 'n aansoek vir hersonering van die erf na sakedoeleindes wel die ondersteuning van die munisipaliteit sal weg dra.

My klient het as sulks versoek dat 'n vooraf aansoek ingedien word om die kommentaar van die munisipaliteit insake die moontlike hersonering van die erf na Sakesone I te bekom.

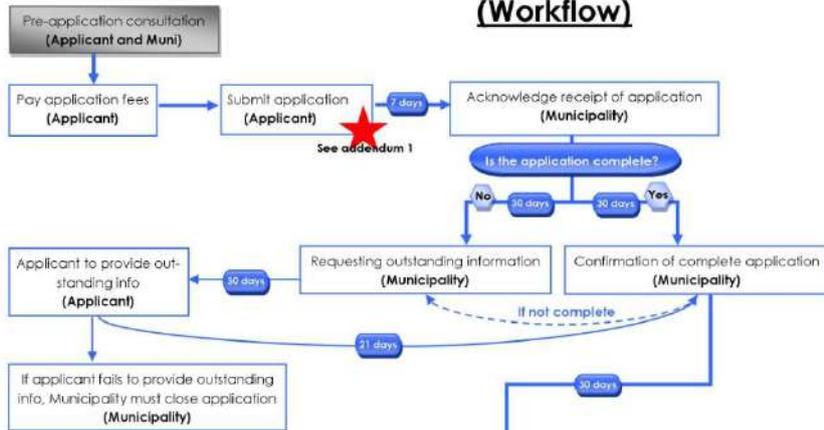
PART B: APPLICATION PROCESS

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

Draft By-Law on Municipal Land Use Planning

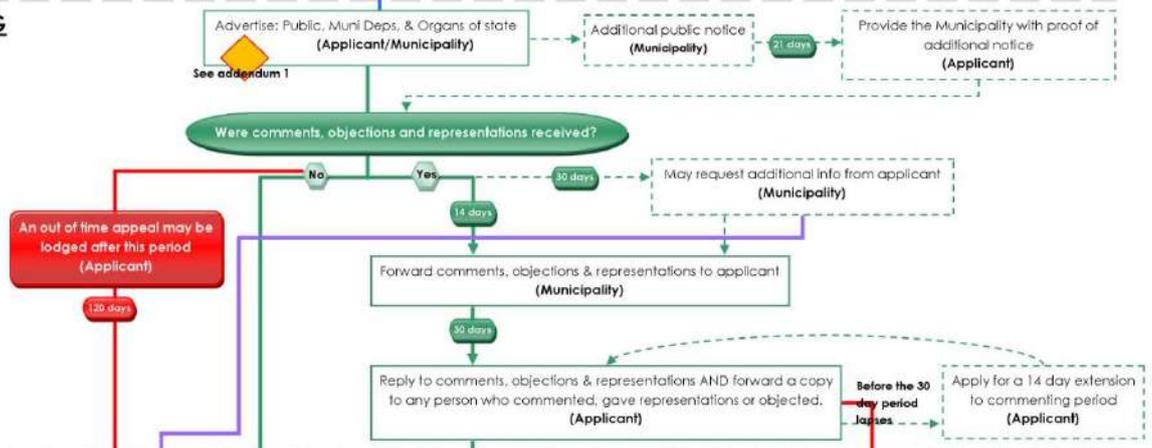
(Workflow)

SUBMISSION



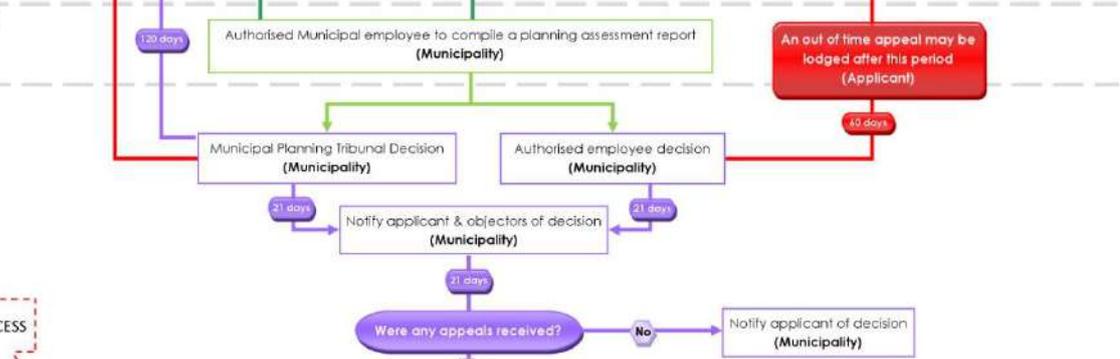
- Types of applications that can be submitted in terms of Section 15 (2)**
- (a) Rezoning of land
 - (b) Permanent departure
 - (c) Temporary departure
 - (d) Subdivision of land
 - (e) Consolidation of land
 - (f) Amendment, suspension or removal of restrictive conditions
 - (g) Permission required in terms of the zoning scheme
 - (h) Amendment, deletion or imposition of condition in respect of an approval
 - (i) Extension of validity period of an approval
 - (j) Approval of an overlay zone
 - (k) Phasing, amendment or cancellation of a subdivision plan or part thereof
 - (l) Permission required in terms of condition of approval
 - (m) Determination of zoning
 - (n) Closure of public place or part thereof
 - (o) Consent use
 - (p) Occasional use

ADVERTISING



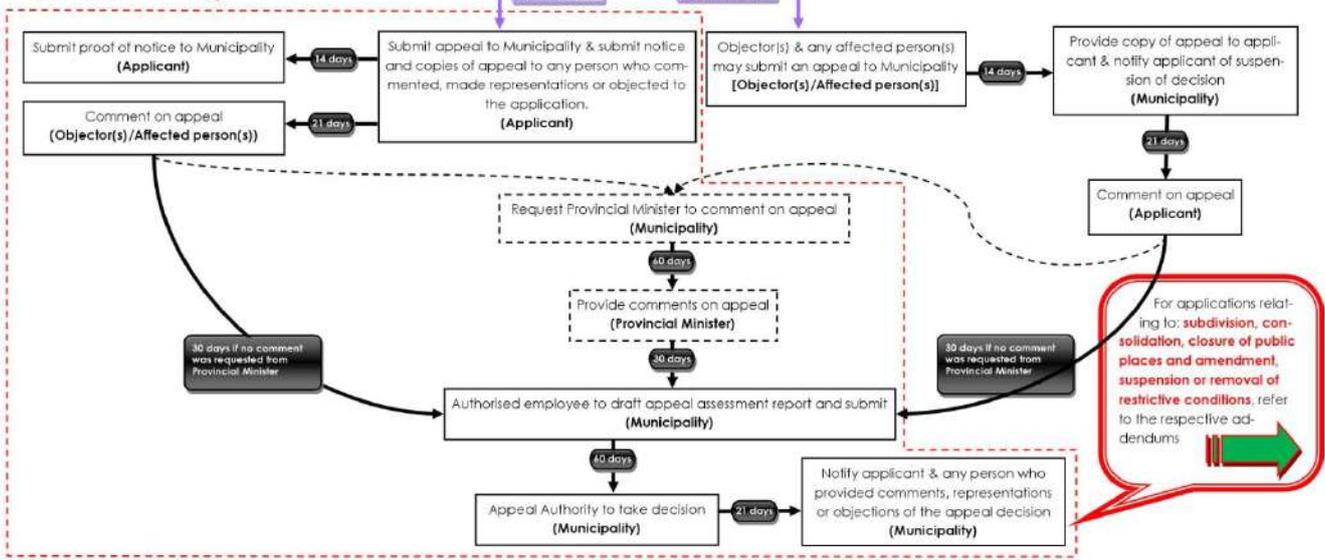
ASSESSMENT

DECISION



APPEAL PROCESS

APPEAL



PART C: QUESTIONNAIRES

SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant		What land use planning applications are required?	Application fees payable
x	2(a)	a rezoning of land;	To be determined
	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 homeowner's association;	R
	2(r)	to rectify a failure by a homeowner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant		What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N	Serving of notices (i.e. registered letters etc.)	R
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):			To be determined

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

SECTION B:

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

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	X		George Ruimtelike Ontwikkelingsraamwerk 2023 en die George Sentrale Sakegebied Plaaslike Ruimtelike Ontwikkelingsraamwerk	Sal bepaal word
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)]		X	N.v.t.	
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X		
<p>Zoning Scheme Regulation considerations:</p> <p>Which zoning scheme regulations apply to this site?</p> <p>Die George Geintegreerde Soneringskema Verordening, 2023</p> <p>What is the current zoning of the property?</p> <p>Enkel Residensiële Sone I</p> <p>What is the proposed zoning of the property?</p> <p>Sakesone I</p> <p>Does the proposal fall within the provisions/parameters of the zoning scheme?</p> <p>Ja</p> <p>Are additional applications required to deviate from the zoning scheme? (if yes, specify)</p> <p>Nee</p>				
QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?	X		N.v.t.	N.v.t.
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?		X	N.v.t.	N.v.t.

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / 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) (strikethrough irrelevant)		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)?			Sal bepaal moet word	South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
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? (strikethrough irrelevant)		X		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

**SECTION D:
SERVICE REQUIREMENTS**

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

Other services required? Please specify.			N.v.t.	
Development charges:	X			

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

COMPULSORY INFORMATION REQUIRED:					
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N	Bondholder's consent
MINIMUM AND ADDITIONAL REQUIREMENTS:					
Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y	N	Land Use Plan	Y	N	Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Home Owners' Association consent
Y	N	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (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

Pre-application as discussed on 20 November 2024 for proposed rezoning of Erf 2519, George from Single Residential to Business Zone I. No site layout plan was made available for the pre-app meeting:



Town Planning comments

- Applicant to confirm intended uses/business. A site layout plan illustrating accesses and parking to be submitted.
- The property is noted to contain a structure that is older than 60 years. Applicant to submit an NID application to HWC before any additions/demolition is proposed to this structure.
- In terms of access, applicant to note that the property may be limited to one access point (ie existing access along north-western boundary of the site).

Spatial planning comments

- Erf 2519, George is located in the CBD area of George according to the MSDF, 2023. Business related uses and Residential Intensification is supported in this area.
- The property falls inside the Medium-Term Business Development Edge according to the LSDF, 2012.
- Due to the lower intensity of the surrounding properties the character of the area should be addressed as part of the application.

ETS comments

- DC will be applicable.

PART F: SUMMARY / WAY FORWARD

Refer to comments above. Applicant is advised to submit another pre-application once more information is obtained with regards to the proposed development.

OFFICIAL: _____

Fakazile Vava (Town Planner)

SIGNED:  _____

Ilané Huyser (Senior Town Planner)

PRE-APPLICANT: **Johannes George Vrolijk**

(FULL NAME)

SIGNED: 

DATE: 2024.11.29

DATE: **15 November 2024**

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

ANNEXURE "D" - LOCALITY PLAN

ANNEXURE "E" - SURVEYOR-GENERAL DIAGRAM

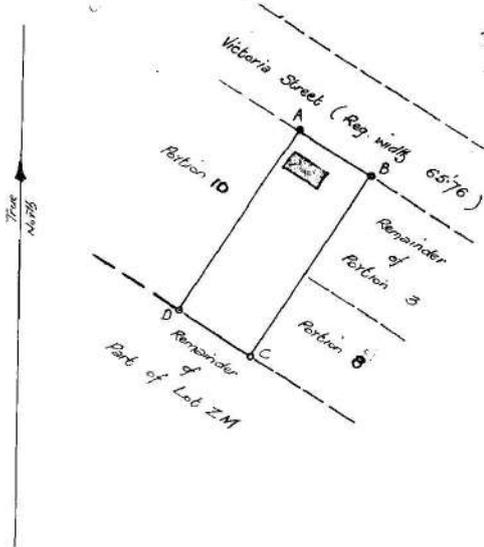
SUB-DIVISIONAL DIAGRAM,
Sect. 24 (b), Act No. 9 of 1927.

SIDES Cape Feet		ANGLES	
AB	65	A	90.0.0
BC	165	B	90.0.0
CD	65	C	90.0.0
DA	165	D	90.0.0

S. G. No. 3586/47

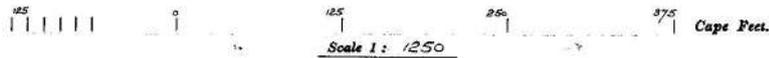
Approved

Ken. C. Lombard
Surveyor-General.
- 3 - 1 - 1948



A, B, C & D, round iron pegs 18" long & 1/2" diameter

* Now Erf 2519
GEORGE



The figure ABCD _____

represents * 10725 Square Feet of land being

Portion 9 (a portion of Portion 3) of Lot ZM

situate in the Municipality and _____

Division of George _____ Province of Cape of Good Hope.

Surveyed in April 1946 by me

J. Basual
Land Surveyor

This diagram is annexed to D.T.
No. 3604
dd. 23.2.48

Registrar of Deeds.

The original diagram is
No. 15/41 annexed to
D.T. 1541. 99. 4932

S. G. File No. S. 5775/38
S.R. No. E. 672/46
George Tnsp. Sheet 2.

NTU, BL-7DD
X
B
C

B.S.P.C.T.

ANNEXURE "F" - TITLE DEED

1267

Lombard Kotze Inc
134 Merriman Street
GEORGE
6530

Prepared by me



CONVEYANCER
SUSANNA PETRONELLA VERMEULEN
(83690)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 3 650 000,00	R. 2 281,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

T00067843 / 2025

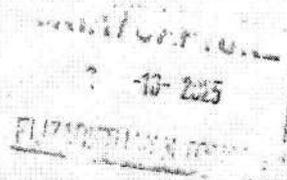
DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

LYNNE BOTHA (82076)

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

LIZIA EIENDOMME PROPRIETARY LIMITED
Registration Number: 2021/343105/07



which said Power of Attorney was signed at George on 1 July 2025

DATA / VERIFY

29 OCT 2025

Unathi Jongqo



And the appearer declared that his/her said principal had, on 31 March 2025, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

HARTZENBERG PROPERTIES PROPRIETARY LIMITED
Registration Number: 2025/297216/07

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

ERF 2519 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF WESTERN CAPE

IN EXTENT 1063 (ONE THOUSAND AND SIXTY THREE) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T3603/1948 with Diagram No. 9586/47 relating thereto and held by Deed of Transfer Number T31794/2025

A. SUBJECT to the conditions referred to in Deed of Transfer No T4932/1941.

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

LIZIA EIENDOMME PROPRIETARY LIMITED
Registration Number: 2021/343105/07

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

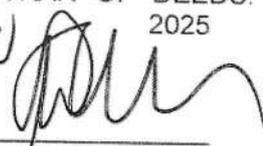
HARTZENBERG PROPERTIES PROPRIETARY LIMITED
Registration Number: 2025/297216/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R3 650 000,00 (THREE MILLION SIX HUNDRED AND FIFTY THOUSAND RAND).

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

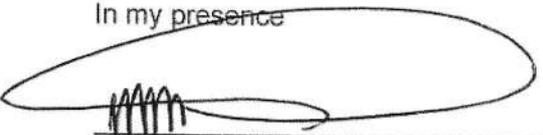
THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS:
WESTERN CAPE at CAPE TOWN on

23 October 2025



q.d.

In my presence



REGISTRAR OF DEEDS

f. b



ANNEXURE "G" – COMPANY REGISTRATION CERTIFICATE

Certificate issued by the Commissioner of Companies & Intellectual
Property Commission on Tuesday, April 8, 2025 at 13:20



Companies and Intellectual
Property Commission
a member of the dti group

COR14.3: Registration Certificate

Registration Number: 2025 / 297216 / 07
Enterprise Name: HARTZENBERG PROPERTIES

ENTERPRISE INFORMATION

Registration Number: 2025 / 297216 / 07
Enterprise Name: HARTZENBERG PROPERTIES
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: 9139792288

Addresses

POSTAL ADDRESS

7 KAPKAPPIE STREET
EDEN
GEORGE
WESTERN CAPE
6529

ADDRESS OF REGISTERED OFFICE

7 KAPKAPPIE STREET
EDEN
GEORGE
WESTERN CAPE
6529

ACTIVE MEMBERS / DIRECTORS

Surname and First Names	Type	ID Number / Date of Birth	Appointment Date	Addresses
HARTZENBERG, STEPHANUS GERHARDUS	Director	7812295052089	07/04/2025	Postal: 98 WELLINGTON STREET, DENNEOORD, GEORGE, WESTERN CAPE, 6529 Residential: 98 WELLINGTON STREET, DENNEOORD, GEORGE, WESTERN CAPE, 6529



ANNEXURE "H" - POWER OF ATTORNEY

POWER OF ATTORNEY

I, the undersigned

Stephanus Gerhardus Hartzenberg

in my capacity as the only Director of

Hartzenberg Properties (Pty) Ltd Registration number 2025/297216/07

the registered owner of

Erf 2519 George

do hereby appoint Jan Vrolijk Town Planner/Stadsbeplanner to prepare, sign and submit the following application 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 the Erf 2519 George from Single Residential Zone I to Business Zone I.*
- *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 requirements in respect of "shops" stipulated in the table entitled "Minimum off-street parking requirements" in Section 42(2) of the George Integrated Zoning Scheme 2023, from 4 parking bays per 100m² to 3 parking bays per 100m² (PT1) to accommodate the proposed development on Erf 2519 George.*

Signed at George on 17 February 2026



Stephanus Gerhardus Hartzenberg

ANNEXURE "I" - CONVEYANCER CERTIFICATE

CONVEYANCER'S CERTIFICATE

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

ERF 2519 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 2519 George from Single Residential Zone I to Business Zone I.
- 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 requirements in respect of “shops” stipulated in the table entitled “Minimum off-street parking requirements” in Section 42(2) of the George Integrated Zoning Scheme 2023, from 4 parking bays per 100m² to 3 parking bays per 100m² (PT1) to accommodate the proposed development on Erf 2519 George.

APPLICATION DATE

February 2026

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:

T67849/2025 (current Title Deed)

in respect of:

**ERF 2519 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

IN EXTENT: 1 063 (ONE ZERO SIC THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T67849/2025

REGISTERED in the name of

**HARTZENBERG PROPERTIES PROPRIETARY LIMITED REGISTRATION NUMBER
2025/297216/07**

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 no bond registered over the property.

SIGNED at GEORGE on 5 February 2026



CONVEYANCER

ANNEXURE "J" – HERITAGE REPORT

DRAFT VERSION – PUBLIC CONSULTATION ONLY

PERMIT APPLICATION FOR ALTERATIONS AND ADDITIONS TO STRUCTURES OLDER THAN 60 YEARS, IN TERMS OF SECTION 34 OF THE NATIONAL HERITAGE RESOURCES ACT, 1999 (ACT 25 OF 1999):

ERF 2519 (15 VICTORIA STREET), GEORGE DISTRICT AND MUNICIPALITY



ON BEHALF OF: HENTIQUE 2421 CC

FEBRUARY 2025

COPYRIGHT RESERVED

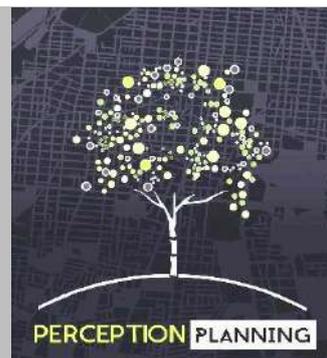
STÉFAN DE KOCK
PERCEPTION Planning
7 Imelda Court, 103 Meade Street, George

Cell: 082 568 4719

Fax: 086 510 8357

E-mail: perceptionplanning@gmail.com

www.behance.net/perceptionplanningSA



PERCEPTION Planning

URBAN & REGIONAL PLANNING - ENVIRONMENTAL PLANNING - HERITAGE IMPACT ASSESSMENT

CONTENTS

1. INTRODUCTION
2. HERITAGE STATUTORY FRAMEWORK
3. SITE DESCRIPTION
4. PROPOSED DEVELOPMENT
5. FOCUSED HISTORIC BACKGROUND
 - 5.1 Early establishment of George
 - 5.2 Erf 2519, George
6. HERITAGE RESOURCES AND ISSUES
7. PUBLIC PARTICIPATION
 - 7.1 Comments received
8. RECOMMENDATION

ANNEXURES

1. Section 34 Application form
2. Title deed, SG Diagram, Power of Attorney
3. Photographs
4. Ground Floor Plan/ Site Development Plan/ Elevations
5. Proof of Public Consultation

FIGURES

1. Locality – Broad urban context
2. Closer urban context/ Structures older than 60 years
3. 2022 aerial image Erf 3143
4. Proposed works/ historic core
5. Extract 1919 commonage survey
6. 1946 diagram for street block
7. 1936 aerial imagery
8. 1957 aerial imagery

REFERENCES and ACKNOWLEDGEMENTS

1. Cape Town Archives
2. Cape Town Deeds Office
3. Department of Rural Development and Land Reform, Mowbray
4. George Museum Archives
5. George Valuation Roll, 1926 (KNY/7/1/2/1/6)
6. Kathleen Schulz, Southern Cape Historian
7. Surveyor General Office

ABBREVIATIONS

1. HIA – Heritage Impact Assessment
2. HWC – Heritage Western Cape
3. NGSI – National Geo-Spatial Information, Department of Rural Development and Land Reform
4. NHRA - National Heritage Resources Act, 1999 (Act 25 of 1999)
5. PPP – Public Participation Process

COVER: Collage of images by author, February 2025

1. INTRODUCTION

PERCEPTION Planning was appointed by Ian Venter (SA ID 681213 5141 085) on behalf of Hentique 2421 CC (being the registered property owner) to submit to Heritage Western Cape (HWC) a Permit application for proposed alterations and additions to buildings older than 60 years in terms of Section 34 of the National Heritage Resources Act, 1999 (Act 25 of 1999) (hereafter referred to as the "NHRA"). An official permit application form is attached as **Annexure 1**. Copies of the Mandate, Power of Attorney, Title Deed and SG Diagram are attached as part of **Annexure 2**.

The cadastral land unit involved in this application is as follows:

- Erf 2195 (George Central), George District and Municipality, measuring 1,063m², registered to Hentique 2421 CC (Reg. No. 1999/069519/23) and held under title deed T 63180/2012.

2. HERITAGE STATUTORY FRAMEWORK

Section 34 of the NHRA states that "No person may alter or demolish any structure or part of a structure which is older than 60 years without a permit from the relevant provincial heritage resources agency" (i.e. Heritage Western Cape). This report is therefore compiled within this legislative context. The South African heritage resources management system is based on grading, which provides for assigning the appropriate level of management responsibility to a heritage resource. The following table provides a summary of grading categories applicable to Grade III (Local) heritage resources and possible management strategies applicable¹.

Grading	Description of resource	Examples of possible Management Strategies	Cultural Significance
III A	Such a resource must be an excellent example of its kind or must be sufficiently rare. These are heritage resources which are significant in the context of an area.	This grading is applied to buildings and sites that have sufficient intrinsic significance to be regarded as local heritage resources; and are significant enough to warrant that any alteration, both internal and external, is regulated. Such buildings and sites may be representative, being excellent examples of their kind, or may be rare. In either case, they should receive maximum protection at local level.	High Significance
III B	Such a resource might have similar significances to those of a Grade III A resource, but to a lesser degree. These are heritage resources which are significant in the context of a townscape, neighbourhood, settlement, or community.	Like Grade IIIA buildings and sites, such buildings and sites may be representative, being excellent examples of their kind, or may be rare, but less so than Grade IIIA examples. They would receive less stringent protection than Grade IIIA buildings and sites at local level.	Medium Significance
III C	Such a resource is of contributing significance to the environs. These are heritage resources which are significant in the context of a streetscape or direct neighbourhood.	This grading is applied to buildings and/or sites whose significance is contextual, i.e. in large part due to its contribution to the character or significance of the environs. These buildings and sites should, as a consequence, only be regulated if the significance of the environs is sufficient to warrant protective measures, regardless of whether the site falls within a Conservation or Heritage Area. Internal alterations should not necessarily be regulated.	Low Significance
NCW	A resource that, after appropriate investigation, has been determined to not have enough heritage significance to be retained as part of the National Estate.	No further actions under the NHRA are required. This must be motivated by the applicant and approved by the authority. Section 34 can even be lifted by HWC for structures in this category if they are older than 60 years.	No research potential or other significance

Table 1: Grading categories of Local Built Environment Resources (Heritage Western Cape, 2016).

3. SITE DESCRIPTION

Erf 2195, George (1,063m² in extent) is situated within the southeast periphery of the George Central Business District with vehicular access directly off Victoria Street. The property is ±900m southeast of York Street and ±204m northeast of Nelson Mandela Boulevard (formerly Albert Street/ Sandkraal Road), both of which are important movement routes linking the George CBD with the oldest industrial areas as well as outlying residential suburbs. The historic George railway station, which has largely fallen into disuse, is ±570m northeast of the property. The closest protected site, namely the George DRC precinct (a Provincial Heritage Site) is located ±1,17km to the north (**Figure 1**).

¹ Grading: Purpose and Management Implications, Heritage Western Cape, 16th March 2016

Built form within the proximity of the property includes a relatively high density of buildings older than 60 years, mostly dwellings representative of local vernacular architecture often replicated during 1940's – 1950's for use as middle-class residential homes in George (Figure 2). Several such buildings within the proximity of the property remain in a good condition and are good examples of type whilst other had been altered through inappropriate interventions in the past.



Figure 1: Location of property within broader urban context (GoogleEarth©, 2024 as edited).

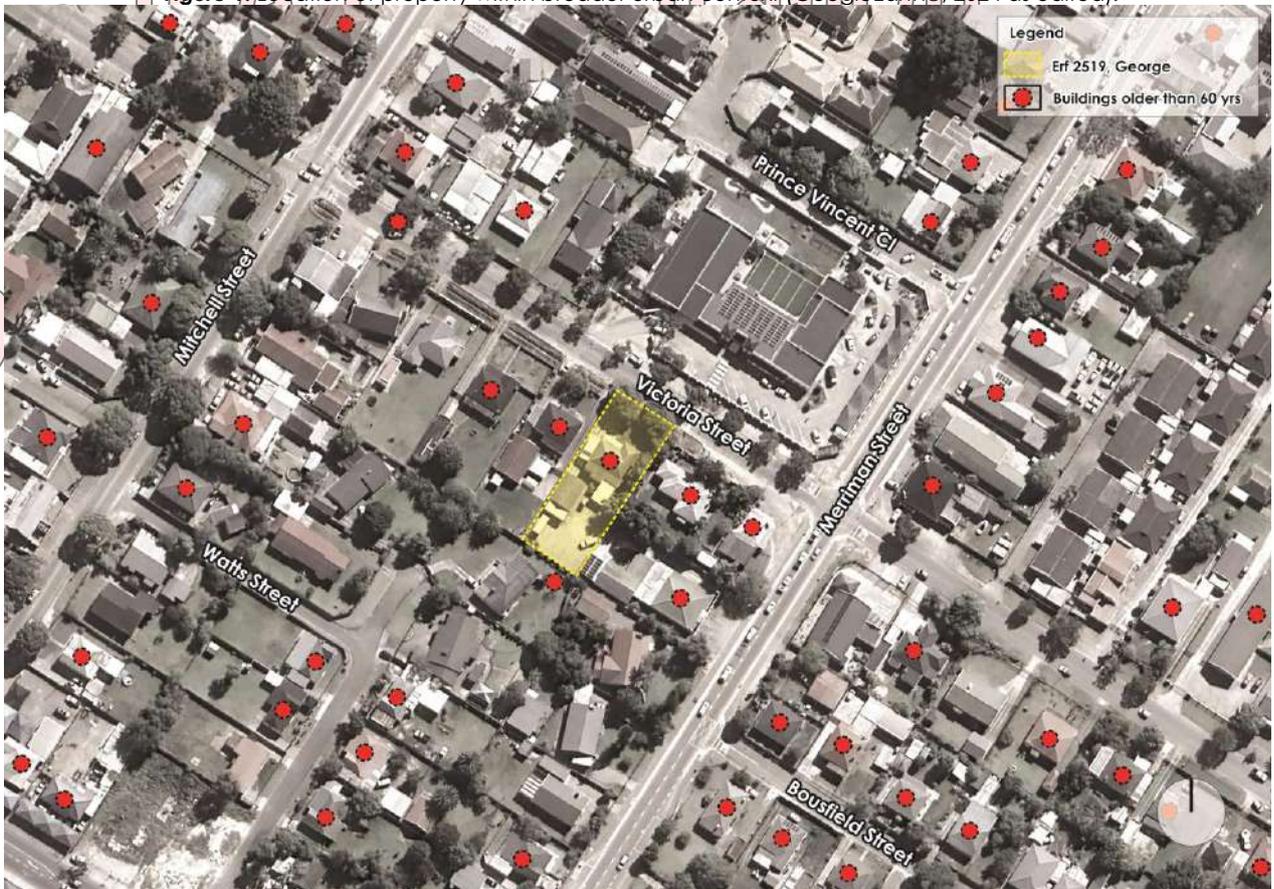


Figure 2: Erf 2519 within closer urban context; buildings older than 60yrs (GoogleEarth©, 2024 as edited).

The property is furthermore located within what may be described as an inner urban transitional area characterised by mixed land use including e.g. business, single residential, group housing, apartments and community orientated uses.

The property contains a single storey, hipped roof dwelling pre-dating 1936, the original built form of which is representative of the local vernacular typology described above. A modest outbuilding (also older than 60 years) is located to the rear. Further description of these buildings follows in Section 6 below.



Figure 3: Recent aerial of Erf 2195 highlighting the historic built envelopes (GM GIS 2022, as edited).

Photographs of the exterior and interior of the building, as well as images illustrating broader (street view) contexts, are attached as part of **Annexure 3** to this report.

4. PROPOSED DEVELOPMENT

A site visit was undertaken on 19th February 2025. According to the Site Development Plan and municipal submission drawings (Drawing No. 25-04 dated 14th February 2025), attached to this report as **Annexure 4**, the proposed alterations and additions include components summarized below and illustrated in **Figure 4**.

Main building:

- Proposed works are generally focused on repurposing the residential dwelling for business (office) purposes.
- Converting the enclosed stoep (originally would have been open) to new waiting area.
- Lounge area to be divided into a reception area and new office using dry walling.
- Various internal alterations aimed at reconfiguring existing rooms for business use. This would include, *inter alia*, a disabled bathroom, additional office space and computer service area.
- Installation of new (larger) window to the southeast-facing elevation.

Outbuilding:

- Convert existing outbuilding/ garage to three offices, a boardroom, kitchenette and ablution facilities with new fenestration and fixtures.

Property:

- Existing (modern) perimeter fencing to be retained.
- New driveway and parking area (nine parking spaces) to be provided as well as landscaping and planting of new trees.
- Landscaping would be provided as indicated on the site development plan.

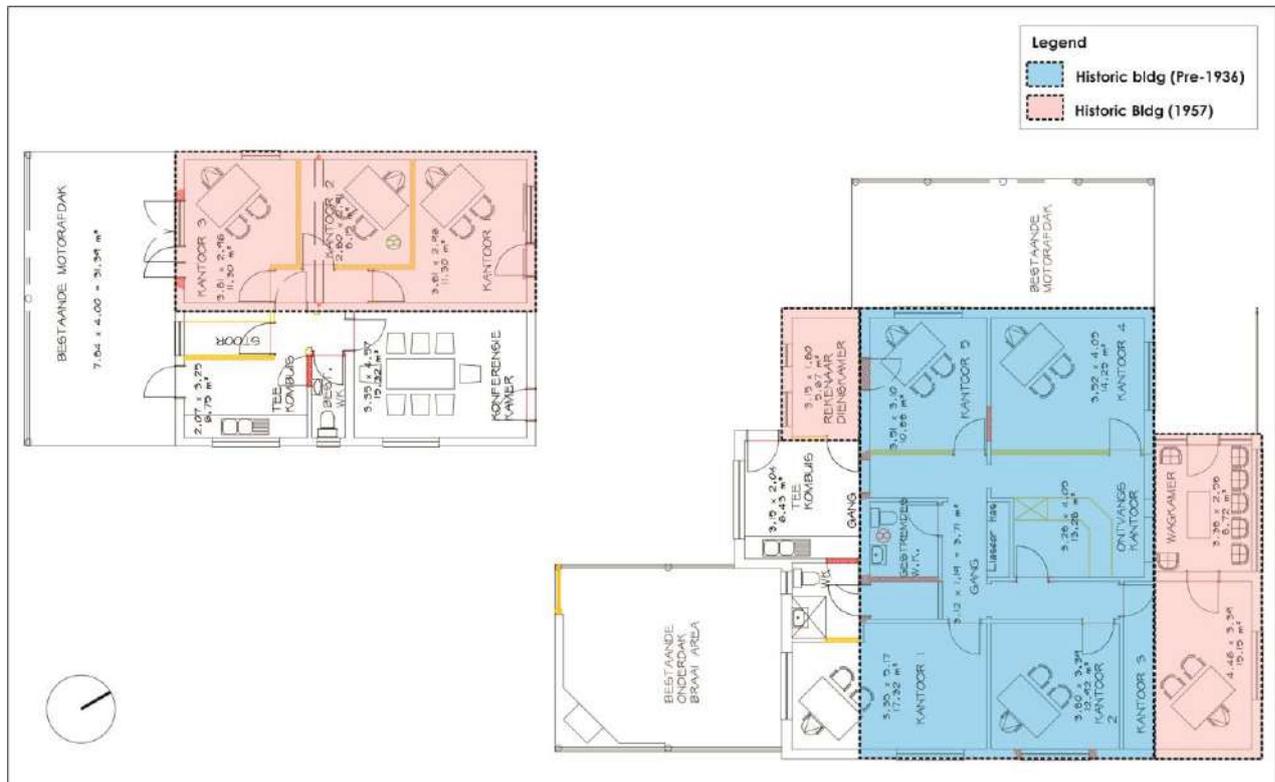


Figure 4: Proposed works in relation to historic built fabric of the main and outbuilding situated on Erf 2519, George.

To implement the proposed change of use a land use planning application would need to be submitted to and approved by the local planning authority in terms of the George Municipality Land Use Planning Bylaw (P.N. 8747/2023).

5. FOCUSED HISTORIC BACKGROUND

Historical background research focussed on relevant primary sources obtained in the George Museum Archives as well as other primary and secondary sources.

5.1 Early establishment of George

The town of George was established on land registered as a loan farm named "Post Rivier" 1760, in favour of Koert Grobbelaar². Jan Coetsee (Koert Grobbelaar's stepson) extended the lease until Coetsee's death in 1782³. In 1777 the Dutch East India Company (DEIC) had decided to establish a new Company Post to monitor the felling of indigenous woods. The DEIC annexed the farm Post Rivier in order to further establish the boundaries of the woodcutter's post. Although George was established as a town in 1811, the first freeholds were only granted in 1814 by which time the town grid had been laid out.

Formalisation of the first town layout (1812) appear to have been done by J H Voorman⁴, most likely with some input from then landrost Van Kervel. The basic layout of the town bears resemblance to that of Uitenhage although with various improvements. The layout consisted of two parallel streets, namely York Street (±60m wide but increasing to ±100m width at the top end) and a second, being the narrower Meade Street. These two streets run into a cross street, Courtenay Street, in which the main public buildings dating back to the Colonial Period were situated.

5.2 Erf 2519, George

From a settlement morphological perspective the property forms part of eastward urban expansion to the original (1812) town grid layout during the mid-1940's and 1950's (post WWII), which coincided with a period of rapid economic growth and which in the town of George, saw urban expansion including construction of many residential homes, new factories and associated infrastructure.

Erf 2519, George formed part of early "Lot ZM", being the street block defined by Victoria, Merriman, Mitchell and Adderley streets, the latter of which was renamed to Albert Street, and more recently, to Nelson Mandela Boulevard. Lot M (measuring 4 morgen 296 square roods) was first transferred to the George Municipality on 17th November 1881⁵.

² Cape Archives (CA)RLR 15/2 p. 511

³ CA MOOC8/18.49a

⁴ Cape Town Archives (CTA) CO 2576 1811, July 3rd. Letter from Landrost A van Kervel to Colonial Office requesting plan of Town layout compiled by Voorman to be returned as it was the only copy made.

⁵ SG Diagram 2453/1894

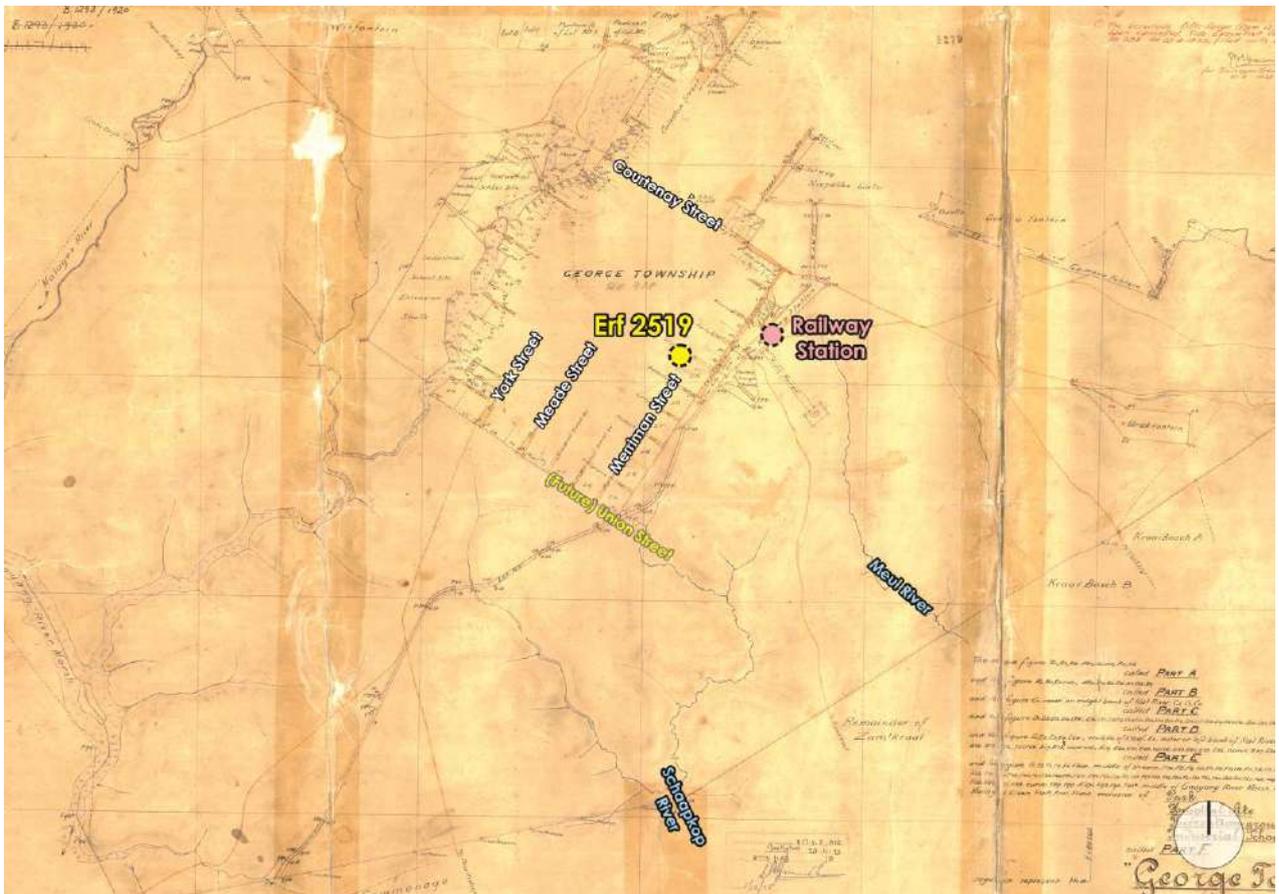


Figure 5: Location of study area within context of 1919 survey diagram for the George Commonage (SGO, as edited).

Portion A of Lot ZM, being the southern half of the street block defined by Victoria, Merriman, Mitchell and Albert (Nelson Mandela Boulevard) streets, (then measuring 2.27 morgen/ ±1.944 ha) was subsequently transferred from the George Municipality to Sameul J Levendal on 29th September 1897 and again to Harry Watts on 8th February 1935⁶. The estate established on the southern portion of the street block was registered as "Watts Lodge", though the name became obscured in time.

The northern portion of the streetblock (i.e. early Lot ZM) was transferred from George Municipality to DM Ballot during 1897, thus at the same time as first transfer of the southern portion to SJ Levendal. This parcel of land was then systematically subdivided during the 1940's (Figure 6).



Figure 6: Erf 2519 within context of 1946 subdivision layout for "Watts Lodge". Note symmetry of dwelling unit types, some of which remain evident with the present urban landscape (SGO as edited).

⁶ SG Diagram 5069/1934

First framed during 1948, Erf 2519, George (initially "portion 9 of early Lot ZD") measured 10725 square feet and was transferred on 23rd February 1948 (owner not known). The adjoining Erf 2520, George (initially portion 10 of Lot ZM) was subdivided and transferred on the same date. The diagrams for both properties denote existing buildings of the same extent and orientation by this date.

Given the date of subdivision, it is not surprising that the 1926 Valuation Roll for George⁷ contains no reference to Erf 2519. A more recent ownership timeline obtained through the Deeds Office digital archive is reflected below:

Title Deed No.	Transfer Date	Transferred To:
T 3603/1948	1948	Unknown
T 3330/1959	1959	Gerhardus Petrus Hancke
T 44367/1993	1993	Gertruida Abigael Estate Hancke
T 2748/1994	1994	David John Faddel
T 92156/1995	1995	Hendrik & Antionette Cecilia Hofmeyr
T 63180/2012	2012	Hentique 2421 CC

From a colonial perspective, it is therefore evident that Erf 2519, George forms part of a broader urban cultural landscape context, the origins of which are intrinsically linked to the early establishment and expansion of the town of George.

6. HERITAGE RESOURCES AND ISSUES

The property is recorded in the George Built Heritage Asset Register (2016) (GBHAR), describing the main building as having been negatively impacted through significant alterations. HWC's IGIC approved the proposed Grade 3C grading. Photographs in the register (dated 2016) shows the already altered main building (residential dwelling) with palisade fencing along the street-facing boundary. Two mature trees within the road reserve directly in front of the property remain.

While several buildings older than 60 years occur along this stretch of Victoria Street many have been transformed through inappropriate additions and alteration though the dwelling located on Erf 2520 (directly west of Erf 2519 (see Figure 6) remains largely intact and a good example of type. The streetscape directly opposite Erf 2519 is defined the entrance and monotonous boundary walling to a modern private school, which does not positively contribute to the overall streetscape.



Figure 7: Erf 2519 within context of 1936 imagery (Aerial survey 114, Flight strip 16, Image 18507, as edited).

⁷ KNY/7/1/2/1/6

As mentioned in Section 5 above the 1947 diagram for Erf 2519 (as well as adjoining Erf 2920) denotes a single dwelling on each, the location, orientation and extent of which correspond with two rectangular, hipped roof buildings on each of these erven evident on the on the earliest available (1936) aerial imagery for the area. The image shows the main building with a pedestrian access off Victoria Street and a small outbuilding to the rear (**Figure 7**). The historic core of the main therefore pre-dates 1936 (refer to Figure 4).

Subsequent (1957) shows the dwelling, now with extensions to the front and rear elevations, as well as a larger separate outbuilding (single garage) to the rear. Separate pedestrian and vehicular accesses off Merriman Street are evident (**Figure 8**).



Figure 8: Erf 3143 within context of 1957 imagery (Aerial survey 403, Flight strip 6, Image 3257, as edited).

During the site visit it was apparent that previous landowners undertook various interventions to the main building, which included replacement of original timber flooring, ceilings, internal doors, floor skirtings as well original timber-framed fenestration. The front porch, which would originally have been open, had been enclosed with modern materials thereby negatively impacting the authenticity of the street-facing elevation. Other interventions undertaken include addition of a large lean-to carport to the northwest (side) elevation, addition to the southwest facing (rear) elevation and another lean-to structure (open entertainment area) to the rear. The outbuilding (former single garage) was expanded and original double doors bricked up.

Therefore, while generally in a good state of repair, buildings remaining on Erf 2519, George are no longer authentic nor good examples of type and are therefore considered of low contextual local cultural significance (Grade 3C/ NCW). Proposed works as outlined throughout this report is therefore recommended for approval.

7. PUBLIC PARTICIPATION

The public participation process (PPP) will be conducted in accordance with requirements outlined in the HWC Public Consultation Guidelines, June 2019. The study area is situated within the jurisdiction of George Municipality and within an area covered by two local conservation bodies registered with HWC in terms of Section 25 of the National Heritage Resources Act, 1999 (Act 25 of 1999). The PPP will extend over a minimum 30-day period and include the following components:

- Details regarding the proposal will be circulated to the local planning authority (George Municipality).
- Details regarding the proposal will be circulated to the local conservation bodies (George Heritage Trust and Simon van der Stel Foundation: Southern Cape).

Contact details of interested and affected parties are listed in the table below.

Organisation / Department	Contact Person	E-mail
George Municipality (Human Settlement Planning & Development and Building Control)	Ilané Huyser Fickerie Toyer Robert Janse van Rensburg	ihuyser@george.gov.za ftoyer@george.gov.za rhjansevanrensborg@george.gov.za
George Heritage Trust	Mr. Willie-John van Niekerk	thegeorgeheritagetrust@gmail.com
Simon v/d Stel Foundation (Southern Cape)	Dr. Natie de Swardt	natiedes@telkomsa.net

7.1 Comments received

8. RECOMMENDATION

Having regard to the above assessment, it is recommended that the application in terms of Section 34 of National Heritage Resources Act, 1999 (Act 25 of 1999), for proposed alterations and additions to structures older than 60 years situated on Erf 1295 (George Central), George District, as outlined on municipal submission drawings by Gideon Henning Draughting Services (Drawing No. 25-04 dated 14th February 2025) be approved by Heritage Western Cape.

PERCEPTION Planning
27th February 2025



STEFAN DE KOCK
Hons: TRP(SA) EIA Mgmt(IRL) Pr Pln PHP

DRAFT VERSION
Public Consultation Only

ANNEXURE "I" – HERITAGE PERMIT

Our Ref: HM / GARDEN ROUTE / GEORGE / ERF 2519
Case No.: HWC25072106CN0728
Enquiries: Corne Nortje
E-mail: corne.nortje@westerncape.gov.za
Tel: 021 829 3317



Stéfán Ethan de Kock
Perception Planning
perceptionplanning@gmail.com

PERMIT MINOR WORKS
CASE NUMBER: HWC25072106CN0728

Issued in terms of Section 34 of the National Heritage Resources Act, 1999 (Act 25 of 1999) and Regulation 3(3)(a) of PN 298 (29 August 2003)

This permit is valid for three years from the date of issue.

Proposed Action: Internal Alterations
Site: Erf 2519, 15 Victoria Street, George
Graded: IIC

Permit issued in accordance with Drawings:

No: 25-04 - Revision 0
Dated: 14 February 2025
Drawings prepared by: GP Henning from Gideon Henning Draughting Services



Conditions applicable to this Permit:

1. Work to be done strictly in accordance with the HWC stamped plans.

NOTE:

- This decision is subject to an **appeal period of 14 working days. Kindly note that the appeal period is calculated from the date indicated on the HWC date stamp, which is the date the appeal is sent, and not the date of signature.**
- Appeals to HWC are to be submitted to HWC.Appeals@westerncape.gov.za
- The applicant is required to inform any party who has expressed a bona fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date above. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date, and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
- **Work may NOT be initiated during this 14-day appeal period.**
- If any archaeological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately.
- This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.
- **An HWC STAMPED PLAN must be always present on the site and must be produced on demand by any heritage inspector, building control official, or any person duly authorized to do so.**
- **A copy of this permit must be displayed in a prominent place on the site until the permitted work is completed.**

Should you have any further queries, please contact the official above and quote the case number.

.....
Waseefa Dhansay
Assistant Director: Professional Services

www.westerncape.gov.za/cas

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** P.O. Box 1665, Cape Town, 8000
• **Tel:** +27 (0)21 483 5959 • **E-mail:** ceoheritage@westerncape.gov.za

Straatadres: Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • **Posadres:** Posbus 1665, Kaapstad, 8000
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Idilesi yendawo: kumgangatho 3, kwisakhiwo iprotea Assurance, Greenmarket Square, eKapa, 8000 • **Idilesi yeposi:** Inombolo yebhokisi yeposi 1665, eKapa, 8000 • **Iinombolo zomnxeba:** +27 (0)21 483 5959 • **Idilesi ye-imeyile:** ceoheritage@westerncape.gov.za

ALGEMENE NOTAS.

1. AL DIE WERK WAT GEDOEN WORD MOET VOLGENS DIE NASIONALE BDU-REGULASIES EN DIE PLAASLIKE OMSKEPINGS WET GEDOEN WORD.
2. KONTRAKTEURS MOET ALLE MATES, HOOGTES EN VLAKKE OP DIE PERSEEL NAGAAN EN HULSELF TEN VOLLE BEKEND MAAK MET DIE AARD EN OMWANG VAN DIE WERK VOORDAT GETEIGER OF AAN ENIGE WERK BEGIN WORD.
3. BEREKENDE MATES MOET IN VOORRANG GENEEM WORD BO BESKAALDE MATES.
4. KONTRAKTEURS MOET DIE PLASING VAN DIE GEBOU OP DIE PERSEEL MET DIE EIGENAR NAGAAN VOORDAT AAN ENIGE UITSETWERK BEGIN WORD.
5. VOORDAT AAN ENIGE ELEKTRISIEWERK BEGIN WORD MOET DIE ELEKTRIESE KONTRAKTEUR DIE ELEKTRIESE UITLEG MET DIE EIGENAR OP DIE PERSEEL NAGAAN.
6. WAAR FONDASIEWERKE AS KEERMURE 1000 IN HOOGTE OORSKRY MOET SULKE MURE 300 MM DIK WES.
7. HOUDRAAM KONSTRUKSIES MOET STRENG VOLGENS S.A.B.S. 082 OPGERIG WORD.
8. SPOLMURE MOET VOORSIEN WORD VAN ALLE NODIGE VOEGERING ROM-OM ALLE OPENINGE, DEURE, VENSTERS, BO ALLE BETON BALK EN BLAAIE EN MOET VOORSIEN WORD MET SYFERGATE TEEN 1000 MMS. H-H.
9. HIERDIE PLAN EN DIE KOPIEREG DAARVAN BEHOORT AAN GIDEON HENNING TEKENDIENSTE EN MAG GEENSINS GEBRUIK, GEKOPIEER OF HERPRODUSEER WORD SONDER VOORAF GESKREWE TOESTEMMING NIE.



05 August 2025

APPROVED

KLIENT:
LIZIA EIENDOMME

BESKRYWING: -
OPMETINGS TEKENING EN
VOORGESTELDE INTERNE
VERANDERINGE AAN BEST-
AANDE GEBOU OP ERF 2519,
VICTORIASTRAAT, GEORGE.

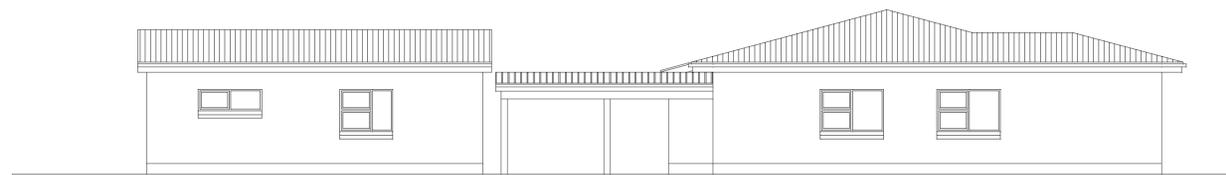
DATUM: - 14-02-2025
SKAAL: - 1:200; 1:100
GETEKEN: - G.P. HENNING
Pr. G. Arg. Tek. 6114(6A)
AREA: - 225 M²

GIDEON HENNING
TEKENDIENSTE.
CRADDOCKSTRAAT 80. Reg. Nr. ST0077
POSBUS 72 (19 Nov 2001)
GEORGE
6530 TEL. 044 - 8744585
FAX.

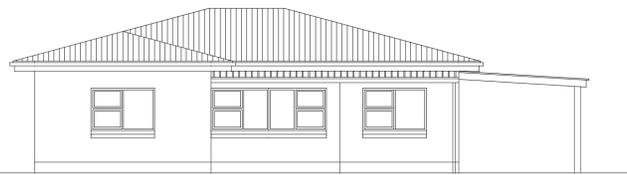
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25-04



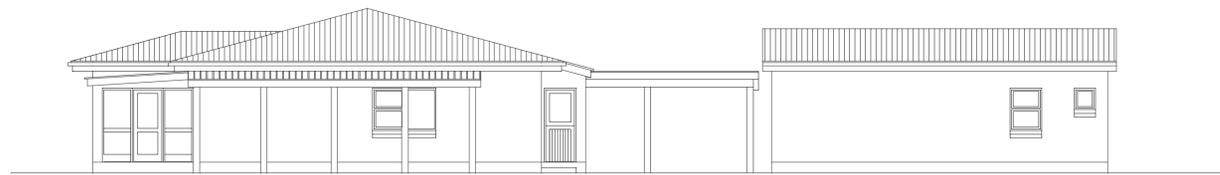
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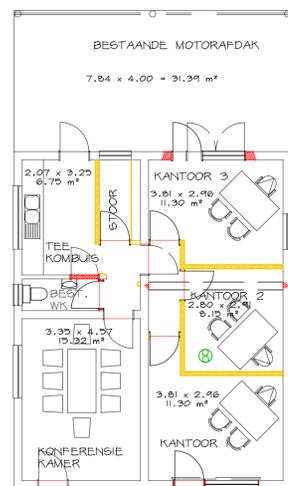
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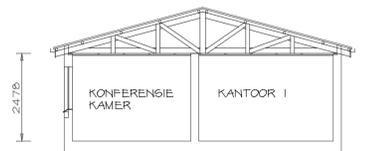
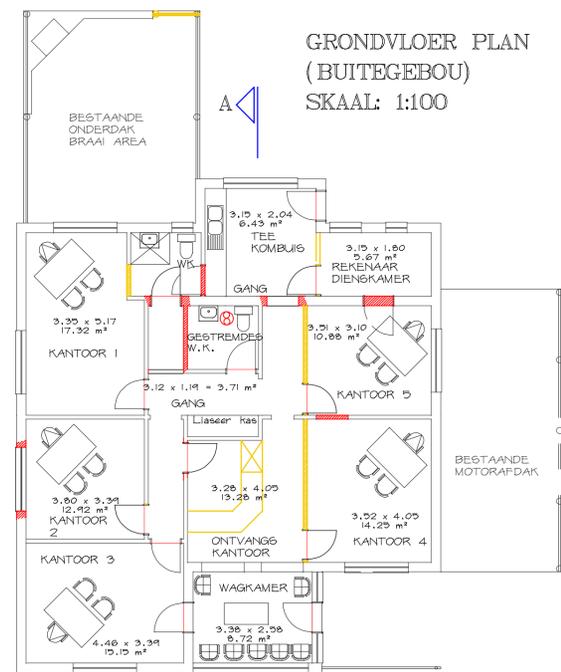
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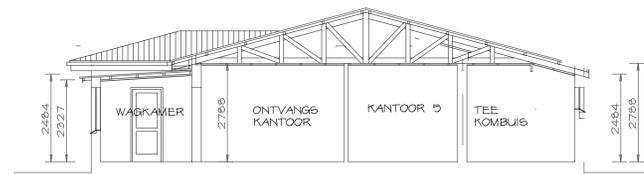
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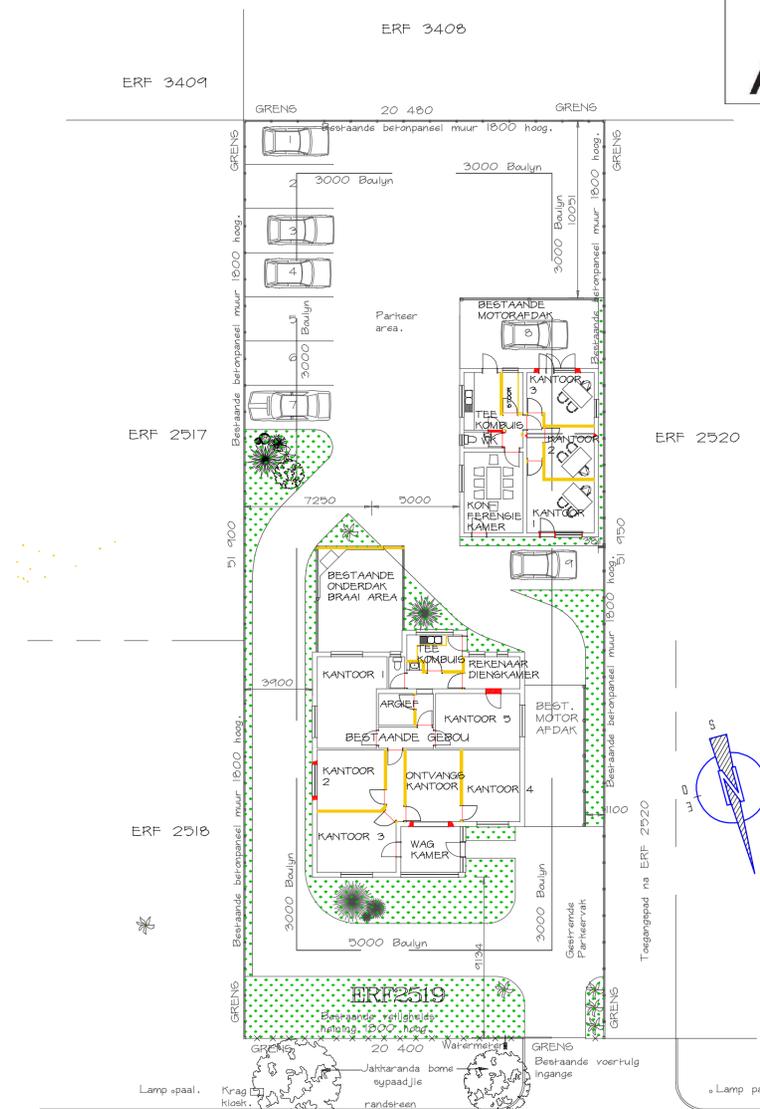


DEURSNEE: B-B
SKAAL: 1:100



DEURSNEE: A-A
SKAAL: 1:100

SKEDULE VAN AREAS:	
AREA VAN ERF:	1064 M ²
AREA VAN GEBOUE:	225 M ² = 21.15%
VERHUURINGS AREA:	163 M ² = 15.32%
PARKERING BENODIG TEEN 1 PER 25 M ² :	= 7 VAKKE
PARKERING BESKIKBAAR:	= 13 VAKKE



VICTORIASTRAAT

TERREIN ONTWIKKELINGS PLAN:
SKAAL: 1:200

GRONDVLOER PLAN:
SKAAL: 1:100