



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 3725 George

18 February 2026

Sir

APPLICATION FOR REZONING): ERF3725 GEORGE

Please find attached an application in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 for the rezoning of Erf 3725 George from Single Residential Zone I to Business Zone I.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

Jan Vrolijk

**MOTIVATION REPORT
APPLICATION FOR REZONING
ERF 3725 GEORGE**

18 February 2026



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Annexure "D": Locality plan

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MOTIVATION REPORT
APPLICATION FOR REZONING
ERF 3725 GEORGE

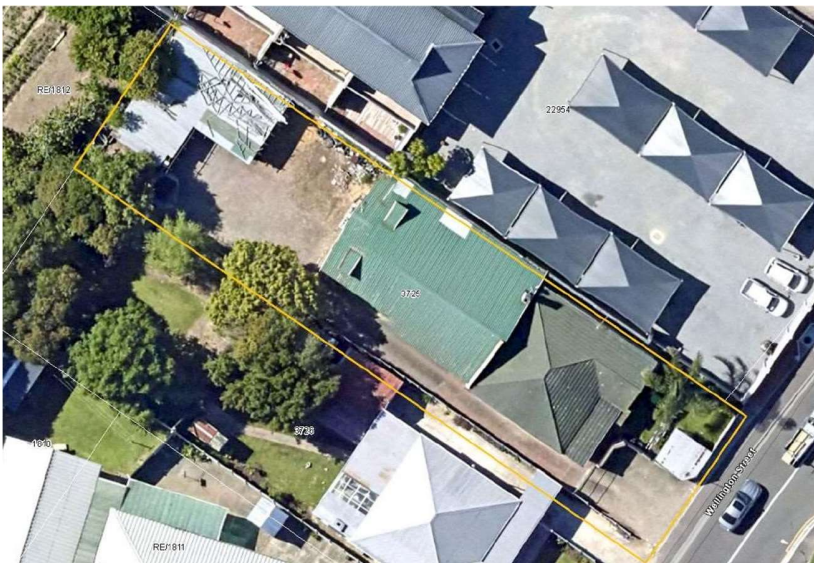
1. APPLICATION

Application is made in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 for the rezoning of Erf 3725 George from Single Residential Zone I to Business Zone I.

The completed application form for the rezoning application is attached hereto as **Annexure "A"**.

2. DEVELOPMENT PROPOSAL

Erf 3725 George is developed with a dwelling house and associated outbuildings. The existing dwelling house is most properly older than 60 years as it is indicated on the Surveyor General Diagram of the erf which is dated 1964. The dwelling house has thus been in existence in 1964. Additions were, however, added to the back of the dwelling house at a later stage as indicated



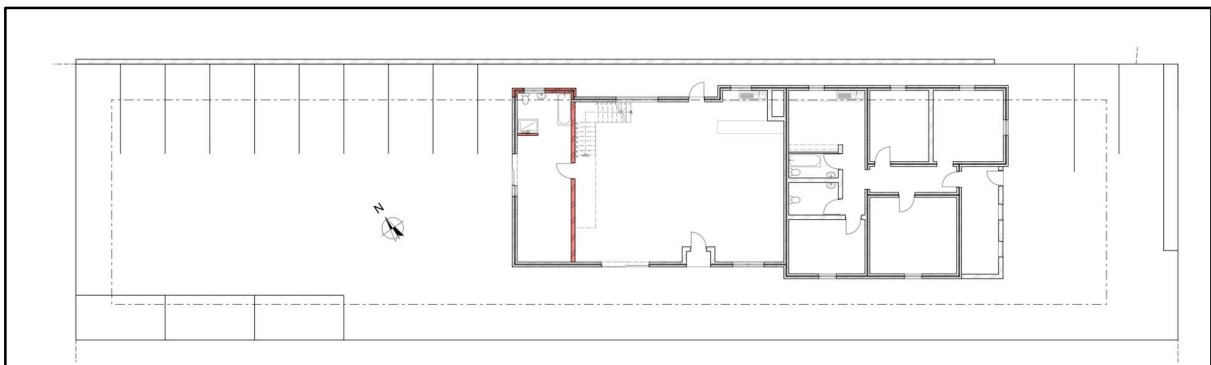
on the aerial photo to the left.

The carports located at the back of the erf will be demolished to allow for the provision of the required parking bays for the proposed business building.

The owner, an elderly person, intends to rezone the property for business

purposes in order to sell the property with business rights. It is not the current owner's intention to convert the existing building on Erf 3725 George into a business premises and to develop the erf for business purposes. It will be up to a potential purchaser to decide how the existing dwelling house is to be converted into a business premises. It will thus also be the responsibility of the new owner to submit the required building plans for their proposed business use when the building is converted into a business building. As the building is older than 60 years the new owner will also be liable for the submission of the proposed building plan to Western Cape Heritage for approval. As the present owner has no idea as to how the building will be converted into a business building it is not possible for the present owner to apply to Heritage Western Cape for the issuing of the required Heritage development permit.

The existing building on the erf has a floor area of approximately 316m². In terms of the parking requirements of 4 parking spaces per 100m² business floor area 13 parking bays need to be provided on the erf if the existing building is to be converted into a business building. The sketch plan below has been prepared indicating the outline and floor area of the existing building on the erf. From the sketch plan it is clear that it would be possible to provide the required number of parking bays for the floor area of the existing buildings on the erf itself. No departure from the parking requirements will thus be required. A copy of the site plan is attached hereto as **Annexure "B"**.



The purpose is only to obtain business rights to enable the owner to sell the property as a Business Zone I zoned erf. The owner did have the property in the market and did not receive any offers, due to the fact that the zoning, Single Residential Zone I, only allows single residential

land uses. It is thus the intention of the present owner that the new owners will have to meet all the necessary requirements to implement the business zoning.

3. PRE-APPLICATION CONSULTATION

The pre-application consultation discussion of the mentioned proposed development by the relevant officials of George Municipality took place on 20 August 2025. The signed pre-application consultation application form, which is attached hereto as **Annexure "C"**, contains the following comments:

"Town Planning & Spatial Planning

- *The property is located within the CBD area identified in the MSDF.*
- *Application to be motivated in terms of the LSDF, MSDF, GIZS, etc.*
- *To demonstrate that the existing structures can be accommodated under the proposed zoning and that sufficient parking, access and manoeuvring space can be provided.*
- *Departures to be applied for where applicable.*
- *A NID will have to be submitted to Heritage Western Cape.*
- *Property falls within the Heritage Precinct. To demonstrate compliance with the draft Heritage Guidelines.*

ETS:

DC's applicable.

CES:

Access

- *Access be restricted to Wellington Street*
- *Access is permitted in accordance with the George Integrated Zoning Scheme (GIZS) 2023 regulations.*

Parking

- *All parking must be provided on-site, in compliance with the GIZS 2023 parking requirements*
- *No parking is allowed within the road reserve, and the owner may be held liable for any costs incurred to prevent unauthorized parking in this area.*
- *All vehicle mobility should be done on site.*
- *A revised building plan, required to vesting the required land use, will be required and must be in terms of the GIZS 2023.*

Development Charges (DCs)

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

Water & Sewer

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

Stormwater

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

No negative issues were mentioned. The issues and requirements mentioned in the comments are addressed in this motivation report.

4. GENERAL INFORMATION REGARDING ERF 3725 GEORGE

4.1 Locality

Erf 3725 George is located at 10 Wellington Street, Bo-Dorp. This part of Wellington Street is located in the Central Business District as identified in the Municipal Spatial Development Framework (MSDF). The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure “D”**.

4.2 Existing land use

The existing dwelling house on Erf 3725 George is currently rented out to an estate agent.

4.3 Extent

Erf 3725 George is 943m² in extent.

4.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023 the zoning of Erf 3725 George is Single Residential Zone I.

4.5 Surveyor General Diagram

The surveyor general diagram for Erf 3725 George is attached hereto as **Annexure “E”**.

4.6 Title Deed

Erf 3725 George is registered in the name of Marieta Terblanche (ID number: 5201210010087). A copy of the Title Deed of Erf 3725 George is attached hereto as **Annexure “F”**.

4.7 Power of Attorney

A Power of Attorney whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Marieta Terblanche (ID number: 5201210010087) the registered owner of the Erf 3725 George, to prepare the applications referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “G”**.

4.8 Bondholder's Consent

Erf 3725 George is not encumbered by a bond.

4.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 3725 George is attached hereto as **Annexure "H"**. The Conveyancer Certificate confirms that there are no conditions in the Title Deed of Erf 3725 George which restrict the development as proposed in this application.

5. DESIRABILITY OF THE APPLICATION FOR THE REZONING OF ERF 3725 GEORGE

5.1 Introduction

The application Erf 3725 George is currently zoned Single Residential Zone I. In terms of this zoning, Erf 3725 George may be utilized for the purposes of a dwelling house and second dwelling unit. The owner, however, intends to rezone the property to Business Zone I (business premises) as discussed in point 2 of this motivation report.

The term "desirability" in the land use planning context, may be defined as the degree of acceptability of the land use 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 erf

5.2.1 Topography

The application erf is relatively flat with a very gentle slope from the north to south. The topography is of such nature that it will not have a negative impact on the proposed business premises 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 existing structures and the structures in the immediate vicinity do not appear to have construction anomalies relating to the soil conditions. There is as such, no reason from this point of view why this application cannot be supported.

5.2.3 Vegetation

Erf 3725 George is developed and no natural vegetation occurs on the property. The entire erf has a hardened surface, and no soft landscape is present on Erf 3725 George. There is only one palm tree in the front of the property.

Vegetation will thus not place any restriction on the proposed business premises.

5.2.4 Other characteristics

The application erf is not affected by any known flood lines, fountains or other unique ecological habitats, which could restrict the rezoning as proposed in this application.

5.2.5 Conclusion

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

5.3 Proposed land uses

It is not the current owner's intention to convert the existing building on Erf 3725 George into a business premises and to develop the erf for business purposes. It will be up to a potential purchaser to decide how the existing dwelling house is to be converted into a business premises. It will thus also be the responsibility of the new owner to submit the required building plans for their proposed business use when the building is converted into a business building.

5.4 Coverage of the proposed development

For the purpose of this application, the floor area of the existing structures on site will be used to motivate the rezoning to business premises. The carport at the back of the property will be demolished to enable adequate parking provision. The existing structures have a total floor area of 316.52m². The coverage of the existing structures is 29.66%, well below the allowed 100% coverage applicable to business premises as per the George Integrated Zoning Scheme By-law, 2023.

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

5.5.1 Introduction

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

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

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

- "Spatial justice"
- "Spatial sustainability"
- "Spatial efficiency"
- "Spatial resilience"
- "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 a business use within the CBD in accordance with the development proposals for this area as per the George Spatial Development Framework 2023. It will lead to more efficient use of land.
Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.	Complies with.	George Municipality approved a Spatial Development Framework for George, 2023 which contains development proposals which are aimed at improving the quality of life of all the inhabitants of George. The approval of this application will result in business use within the CBD, and discourage business uses outside the CBD.
Spatial planning mechanisms, including land use schemes, must	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-

incorporate provisions that enable redress in access to land by disadvantaged communities and persons.		Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development of the proposed business premises.
Land use management systems must include all areas of a municipality and especially include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homelands areas.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development of business premises 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 the George Municipality. The George Municipality's income base will in fact

		be broadened through this development proposal.
Ensure that special consideration is given to the protection of prime and unique agricultural land.	Not applicable.	The provisions of the Act on the Subdivision of Agricultural Land, 1970 (Act 70 of 1970) do not apply to the application.
Uphold consistency of land use measures in accordance with environmental management instruments.	Not applicable.	The proposed development does not trigger any listed activities in terms of environmental legislation.
Promote and stimulate the effective and equitable functioning of land markets.	Complies with.	The application erf is situated in the CBD of George as determined in the George Spatial Development Framework, 2023. The proposed business premises will not have a negative impact on surrounding property values and will contribute to the upgrading of the area, which could result in increased 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 property is in terms of the George Spatial Development Framework, 2023 located within the urban edge of the George Municipal area and is in terms of the framework targeted for urban development. The proposal will thus not result in urban sprawl.
Result in communities that are viable.	Complies with.	The proposed business premises on Erf 3725 George as proposed in this application, will contribute towards a vibrant and viable CBD, which will have a positive effect on property values and the economy of George. This will result in additional income for the Municipality, which could be used for the improvement of quality of services to all the citizens of George.

Spatial efficiency		
Criteria	Compliance	Planning Implication
Land development optimises the use of existing resources and infrastructure.	Complies with.	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.
Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.	Complies with.	In terms of the contents of this Motivation Report the proposed development will have no negative financial, social, economic or environmental impacts. 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.
Development application procedures are efficient and streamlined and timeframes are adhered to by all parties.	Complies with.	George Municipality has adopted the George Municipality: Land Use Planning 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 managed and considered in accordance with the time frames as prescribed.

Spatial resilience

Criteria	Compliance	Planning Implication
Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.	Complies with.	The application erf is situated within the urban edge of George, in the CBD and is earmarked for business development in the George Spatial Development Framework, 2023 and the George CBD Local Spatial Development Framework, 2012.

Good administration		
Criteria	Compliance	Planning Implication
All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.	This is general principle that municipalities need to comply with.	Input was received from all spheres of government when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As the development proposal can be deemed to comply with the contents of the George Spatial Development Framework, 2023 it can be stated that the proposal complies with the specific criteria.
All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.	This is general principle that municipalities need to comply with.	Input was received from all government departments and sectors when the George Spatial Development Framework and the CBD Local Spatial Development Framework, 2012 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 two

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

5.5.3 “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 detailed 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 provide for the utilization or development of land as proposed in a land use application or a land development application, but the proposed utilization does not conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilization or development is regarded as being **consistent** with that spatial development framework or structure plan.”*

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

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

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

Erf 3725 George is 943m² in extent and the existing structures are older than 60 years. A permit application for alterations and additions to structure(s) older than 60 years must thus be submitted in terms of Section 34 of the National Heritage Resources Act, 1999 (Act 25 of 1999) to Heritage Western Cape.

As the present owner has no idea as to how the building will be converted into a business building it is not possible for the present owner to apply to Heritage Western Cape for the issuing of the required development permit.

It will be up to a potential purchaser to decide how the existing dwelling house is to be converted into a business premises. It will thus also be the responsibility of the new owner to submit the required building plans to Western Cape Heritage for approval.

The municipality is requested to approve the application for rezoning on condition that a permit approval from Heritage Western Cape must accompany the building plans that need to be submitted to the George Municipality on conversion of the building into a business building.

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

5.5.5.1 Introduction

The Western Cape Provincial Spatial Development Framework (WC-PSDF) not only provides for a new spatial development pattern for the province but also clearly points out where development may and may not take place. The provisions of the development framework must therefore be considered with any development proposal.

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

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

5.5.5.2 Protection of agricultural land

In terms of the WC-PSDF it is indicated that agricultural land must be protected. Erf 3725 George is zoned Single Residential Zone I and is not used for agricultural purposes. This objective of the WC-PSDF is therefore not relevant to this application.

5.5.5.3 Urban edge

The WC-PSDF provides for a guideline which determines that towns should identify an urban edge, and that development should be restricted to areas inside the urban edge. The George Municipality identified an urban edge, and Erf 3725 George falls within the identified urban edge. As such, the proposed development will not result in "urban sprawl". The proposal therefore meets the requirement of this guideline set out in the WC-PSDF.

5.5.5.4 Densification

In terms of the WC-PSDF, higher densities and more compact cities must be created. The proposed development is for business purposes and therefore this objective of the WC-PSDF is not relevant to this application.

5.5.5.5 Self-sustainability of development

A further guideline which is laid down is that any development should be self-sufficient. It states that *"the development needs of the present generations should be met without the ability of future generations to meet their own needs, being compromised."* The development as proposed by this application will be self-sufficient and will not place any burden on the future residents of George. The development will in fact make a positive contribution to the improvement of the residents of George's quality of life since it will contribute to the property rates structure of the George Municipality and will also create temporary and permanent job opportunities within the CBD.

The proposed business premises on Erf 3725 George, will be a big financial investment. As such, the proposed business premises will have a positive effect on the economy of George and contribute to the fact that not only the George Municipality, but also various suppliers of materials

and services, can generate additional income from the development, income that can be used towards the improvement of the quality of life of the respective service providers as well as the resident of George in general.

The WC-PSDF furthermore states that settlement areas that have sufficient natural resources and an economic development potential to accommodate self-sustaining long-term population growth must be identified and that development outside the areas must be prevented and developments must be channelled to the settlement areas. George is the main town of the Southern Cape and has already proven that it is a town that has the development potential to be self-sustainable. The proposal will make a positive contribution to the further strengthening of George as a self-sustainable town. The proposal to establish the development within George is therefore in line with the specific guideline of the WC-PSDF.

5.5.5.6 Public Transport

The WC-PSDF states that "non-motorised" and public transport should be promoted. Erf 3725 George is located 100 metres from the existing bus stop in Wellington Street and 200 metres from the Courtney Street bus stop. The property is thus located within a public transport service PT 1 area as per the George Integrated Zoning Scheme By-law, 2023 in terms of which certain incentives regarding the provision of parking spaces are available to a development. The development proposal therefore also complies with the guideline contained in the WC-PSDF in this respect.

5.5.5.7 Summary

From the content of point 5.5.5 it seems clear that the application can indeed be considered compatible with the WC-PSDF.

5.5.6 George Spatial Development Framework, 2023 (GSDF)

Erf 3725 George is located within the study area of the George Spatial Development Framework, 2023 (GSDF) and the framework therefore applies to this application. The erf is situated in the

“CBD” as proposed on Map 23: “George CBD and York Street Southern Precinct” in the George Spatial Development Framework, 2023 (GSDF).

In table 13: “Spatial Elements”, “*Central Business District (CBD)*” is explained as follows:

- *The Central Business district is the primary economic core of the city area, consisting of main businesses, commercial activities, corporate head offices, regional community services, transportation hubs and open spaces.*
- *Focussing on mixed land uses including high density residential.*
- *Development of flats advised to include retail component on ground floor.*
- *The CBD is subject to the restructuring zone together with the residential densification fringe, this fringe relates density in accordance with distance from public transport routes. Measured as walking distance from public transport route (80u/ha (or more to be motivated) for 150m, 60u/ha in 151-350m and 45u/ha for 351-500m.*
- *The CBD, as a whole is considered a residential densification area. Mixed use which included large office blocks and retail uses to be contained in the CBD core.*
- *The proclaimed Restructuring Zone is included in the CBD.*

The subject property is situated in the CBD, which allows business, commercial and high-density residential development. The proposed use of Erf 3725 George for business purposes is therefore consistent with the objectives of the Spatial Development Framework, 2023.

Except for the indication that the application property falls within the Urban Edge of George and thus complies with the broader principles for the CBD, the George Spatial Development Framework, 2023, contains no specific future development proposals for this area which could be used to evaluate the compatibility of a land use application with the Spatial Development Framework.

5.5.7 CBD Local Spatial Development Framework, 2012

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

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

OBJECTIVES AND FOCUS AREAS FOR INTERVENTION

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

From the above, it is clear that the central business district should be developed to be consumer-friendly, attract investment, and drive visible progress. To achieve these goals, residential and business premises in the town centre are encouraged. This spatial framework therefore aims to increase the number of permanent residents in the town centre, with the intention of stimulating economic activity both during the day and after hours.

Erf 3725 George is situated in the Medium-term Business Development Edge as per the George Central Business District Spatial Development Plan, 2012. The framework encourages business uses in the CBD. The George CBD Spatial Development Plan, 2012 is attached hereto as **Annexure “I”**

The proposal is clearly in keeping with the goals and objectives of the George Central Business District Spatial Development Plan, 2012 and there is as such no reason why the application cannot be supported from this point of view.

5.5.8 George Integrated Zoning Scheme By-Law, 2023

Erf 3725 George which is currently Zoned as Single Residential Zone I in terms of the George Integrated Zoning Scheme By-Law, 2023 will be rezoned to Business Zone I. The George CBD encourages business premises in the CBD to protect residential neighbourhoods against business creep.

The dwelling house may have a small home office if the owner resides on the property and only employs 3 employees. It is however proposed to rezone Erf 3725 George for business premises, because the owner (elderly couple) does not attend to live on the property anymore. The following table indicates the development parameters applicable to offices in terms of Schedule II of the By-Law mentioned as well as the compliance of the proposal with the different parameters:

Development parameter	Description	Adherence
Coverage	100%	29.66% - complies
Floor Factor	3	0.33 complies
Height	15 metres	complies
Street building line	0 metres	complies

Side and rear building lines	0 metres to 8.5 metres in height 4.5 metres above 8.5 metres	complies
Parking	Normal areas – 4 per 100m ² GLA PT1 – 3 per 100m ² GLA	complies

The existing structure on Erf 3725 George complies with the development parameters for Business Premises in terms of the George Integrated Zoning Scheme Bylaw, 2023.

5.5.9 Title Deed

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

The title deed of Erf 3725 George was scrutinized, and it was found that the title deed contains no conditions prohibiting the rezoning as proposed.

A Conveyancer Certificate confirming the abovementioned is attached hereto as **Annexure “H”**.

5.6 Compatibility of the proposal with the character of the area

Erf 3725 George is located on the western side of Wellington Street. This portion of Wellington Street, which is located between Courteney Street and Vrede Avenue, has a mixed land use character with land uses varying from dwelling houses, flats, veterinary clinic and business buildings. The proposed rezoning to business premises will be in keeping with this character of the area and can be seen as complementary and supportive of it. No unwanted precedent will therefore be created.

5.7 Compatibility of the proposal with the natural environment

Erf 3725 George is situated within the Urban Edge of George and various historic houses have been converted into business premises and offices in the immediate area. There is very little “*natural*” environment in this area, as most properties have been developed.

The proposed rezoning to business premises will thus not have a negative impact on the natural environment and can be considered compatible with the existing natural environment.

5.8 Potential of the erf

Erf 3725 George is located within the study area of the George Spatial Development Framework, 2023 (GSDF) and the framework therefore applies to this application. The erf is situated in the George CBD area on Map 23: "George CBD and York Street Southern Precinct" in the George Spatial Development Framework, 2023 (GSDF).

The subject erf is situated within the George CBD, that encourages revitalization of the CBD. Business uses should be encouraged in the CBD to eliminate business creep into residential neighbourhoods. The proposed business land use is in line with the spatial objectives for the CBD and will be compatible with the surrounding environment as most of the properties in the immediate area are utilized for business and office use.

5.9 Access to the erf

Erf 3725 George are located on the western side of Wellington Street and gain direct access from Wellington Street. The existing access to Erf 3725 George from Wellington Street will remain in place.

5.10 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.

The total floor area of the structure on Erf 3725 George is 316,52m². The exact business use is unknown at this stage, thus for the purposes of this application the provision of parking bays for offices was tested. Parking for offices should be provided at a ratio of 4 bays per 100m² GLA. Thus, a total of 13 parking bays should be provided for the existing structure on the erf. A total of 15 parking bays can be provided considering the position and GLA of the existing structures.

It should furthermore be noted that the same parking requirements apply for a shop and therefore multiple business uses could potentially be developed on Erf 3725 George.

5.11 Provision of services

The existing building on the erf is connected to the Municipal services, and if any upgrades are required these upgraded will be provided by the new owner at his cost in accordance with municipal requirements.

7. CONCLUSION

The motivation above indicates that the proposed rezoning to business premises is compatible with all existing planning documents, spatial plans, legislation and policy documents applicable to the applications.

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

The 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": 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

PARTA: 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	Marieta Terblanche (ID number: 5201210010087)		
Address	10 Wellington Straat		
	George	Postal code	6529
E-mail	rpterblanche@gmail.com		
Tel	N/a	Fax	N/a
		Cell	0829517357

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 3725 George
--	------------------------

Physical Address	10 Wellington Street				
GPS Coordinates		Town/City	George		
Current Zoning	Single Residential Zone I	Extent	943m²	Are there existing buildings?	Y N
Current Land Use	Dwelling house				
Title Deed number & date	T96310/2001				
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	R Janse van Rensburg & I Huyser	Reference number	N/a	Date of consultation	15 August 2025

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

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

BANKING DETAILS

Name:	George Municipality
Bank:	First National Bank (FNB)
Branch no.:	210554
Account no.:	62869623150
Type:	Public Sector Cheque Account
Swift Code:	FIRNZAJJ
VAT Registration Nr:	4630193664
E-MAIL:	msbrits@george.gov.za
*Payment reference:	Erven 2270 and 20240, George

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 George Municipality, 2023 for the rezoning of Erf 3725 George from Single Residential Zone I to Business Zone I.

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

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

Is the following compulsory information attached?

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

Minimum and additional requirements:

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

			Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)				
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes	Y	N	N/A	Required number of documentation copies
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) – In the process	Y	N/A	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental -- Management: Air Quality Act, 2004 (Act 39 of 2004), National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)			
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.			
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?			

SECTION I: DECLARATION

I hereby wish to confirm the following:

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

18 February 2026

Full name:

Johannes George Vrolijk

Professional capacity:

Professionele Stadsbeplanner

SACPLAN Reg. Nr:

A/1386/2010

ANNEXURE "B": PROPOSED SITE PLAN

Zoning	Business Zone 4	
Occupation Classification	G1: Offices	
GLA (Office) = 316,52	Required	Provided
Parking	4/100m ² = 13	15
Loading Bay	(0-1000) = 0	0
Paralegic Parking	(1-50 PB) = 1	1

GENERAL NOTES:
 All work to comply with National Building Regulations SANS 10400. No measurements to be scaled. All levels and dimensions to be verified on site. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / DESIGNER IMMEDIATELY. Read drawings in conjunction with Engineer's detail. ALL REINFORCED CONCRETE WORK TO BE ACCORDING TO STRUCTURAL ENGINEER'S DESIGN AND DETAILS. The building owner is responsible for ensuring that their project is SANS compliant and signed off by a qualified Engineer.

BRICKWORK: SANS 10400 Part K: Brickwork in stretcher bond with minimum joint thickness of 10mm. Interior walls minimum 120mm thick. Brick as indicated. Stock bricks to be kept clean of mortar. Provide 1 layer above windows and doors and at 4 course intervals. Use alternate brickwork. Use 75mm brickforce in each course every 4 layers for 110mm and 200mm brick walls.

FOUNDATION: SANS 10400 Part H: All foundations concrete strip foundations unless specified. Concrete minimum 15MPa after 28 days.

FILLING: SANS 10400 Part J: Backfill to be compacted in layers not more than 150mm layers to minimum. Compact to min. 98% MOD. ASHTO or otherwise as specified by Engineer.

FIRE PROTECTION: SANS 10400 Part T: The requirements of the Act will be deemed to have been satisfied if the design, construction and equipment of buildings complies with SANS 10400 Part T and satisfies the local authority.

GLAZING: To comply with SANS 10400 Part N and SANS 10137. Clear Glass unless specified. Max all sliding doors visible. SAFETY GLASS IN ALL DOORS AND WINDOWS LOWER THAN 1000mm FROM GROUND LEVEL AND LARGER THAN 1 m². Safety glazing required in a bath enclosure or shower cabin that is glazed, or where glazing occurs immediately above and within a distance of 800mm horizontally or vertically from a bath or shower. All glazing thickness and safety glazing to be according with SANS 10400. The maximum height of all windows and doors shall comply with the requirements of SANS 613. All doors and windows to be sealed with foam or rubber or fibrous seals as per SANS 10400 Part XA.

GEYSERS: With tap-off.

PLASTER WORK: One layer plaster minimum 12mm thick.

ROOF: Construction & Material to comply with SANS 10400 Part L.

RAINFALL DISPOSAL: Provide 1m parapet around building with fall away from structure where practical. GUTTERS & DOWN PIPES TO BE INSTALLED WHERE PRACTICAL. We highly recommend installing as many rainwater tanks as practically possible.

STORM WATER: SANS 10400 Part R: The owner of any site shall provide suitable means for the control and disposal of accumulated stormwater which may run off from any workroads, building or paving. CONTRACTOR MUST ENSURE THAT STORM WATER DOES NOT DAMAGE EXISTING BUILDING WORK OR NEIGHBOURHOOD PROPERTIES DURING CONSTRUCTION AND THAT STORMWATER DRAINAGE IS SUFFICIENT.

STAIRS AND RAILING: A NON-COMPLIANT BALUSTRADE IS A SAFETY RISK. ENSURE THE BALUSTRADE SYSTEM IS INSTALLED CORRECTLY. SANS 10400 Part B and Part M: Steps and risers as shown. Risers as indicated on drawing and run as indicated on drawing, minimum balustrade height 1020mm. Opening between rails and / or droppers not to exceed 100mm. Any open hole, tread to overlap lower tread by not less than 25mm. Any balustrade or wall provided to protect a change in level shall comply with the requirements of SANS 10400.

SEWERAGE: All sanitary appliances to be supplied with antiseptic traps and/or ventilated according to NBR requirements. All at all levels, connections and changes of gradient with marked covers on ground level. Sufficient access panels to be installed that should allow for all sanitary pipes to be accessible. Sewage pipes under floors or buildings not to change direction and must be enclosed in 100mm concrete.

SITE PREPARATION: Remove top-soil and organic material within interior footprint of building and paving. Above material not to be used as backfill. Keep site dry. Stockpile top-soil and re-use where possible.

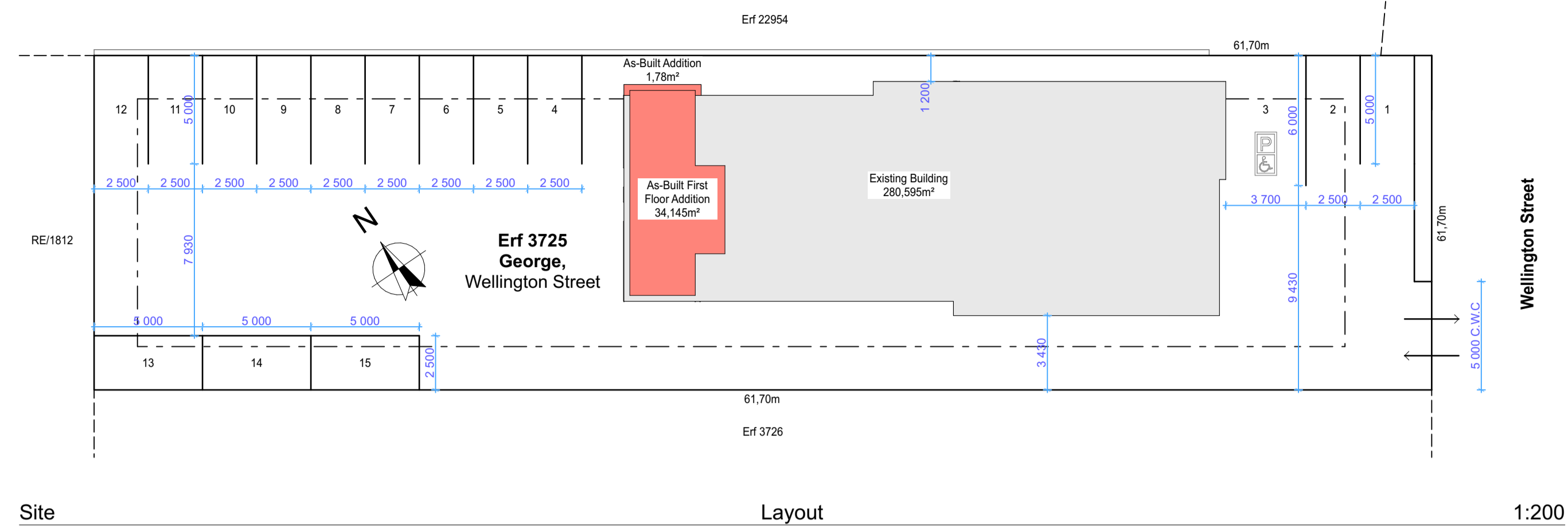
SURFACE BEDS: Minimum 100mm thick 15MPa on DPC. Expansion joints to be provided 20m² max.

SKIRTING AND CORNING: Skirting & corning where required as specified.

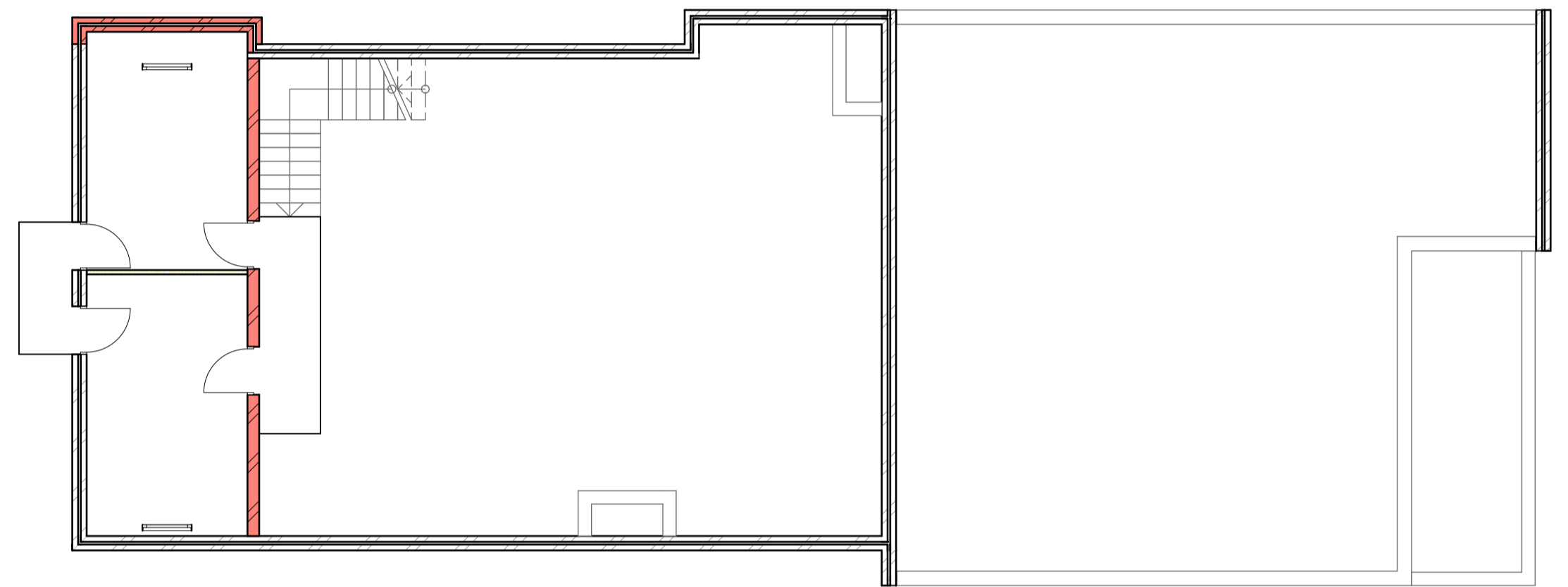
SPACE HEATING & CHIMNEYS: To comply with SANS 10400 Part V. Flux to be min. 200mm away from combustible materials and to have a drip or flap as per SANS 10400 part XA.

WATERPROOFING: SANS 10400 Part J: Provide 250 micron USB DPC underneath all surface beds and 375 micron Black DPC in walls with min. 100mm overlap at joints. Provide 'Rocking' DPC underneath all window sills. All joints according to specifications.

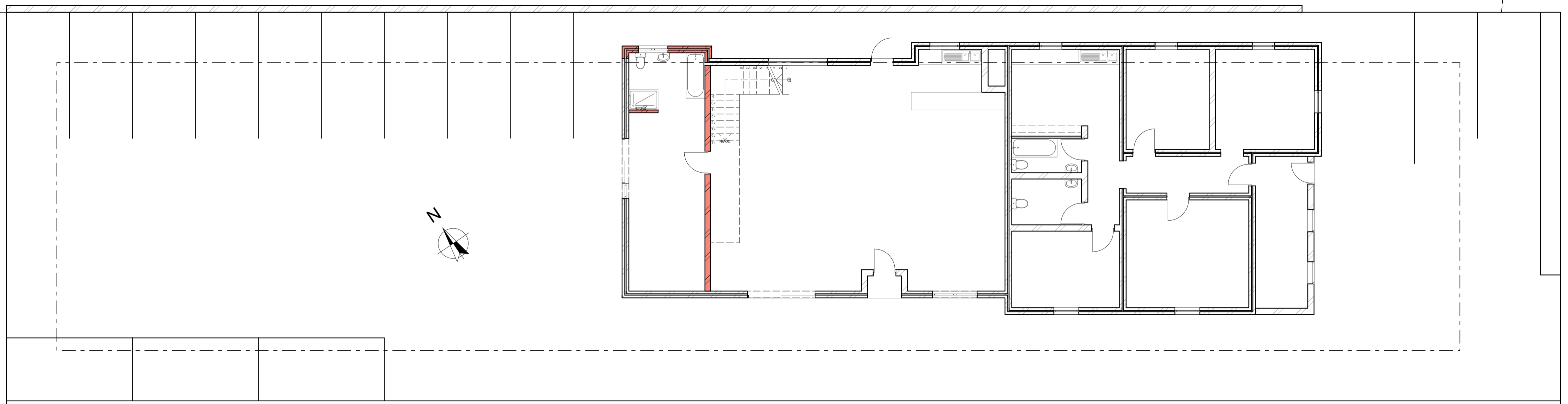
All timber to comply with SANS 10082.
 All PC lintels to have min. 4 courses of brickwork with brickforce in every course over all openings not more than 3.0m. All openings wider than 3m to engineer's specification.



Site Layout 1:200



First Floor Layout 1:100



Ground Floor Layout 1:100



10 Pine Road
 Heatherpark
 George
 SACAP · PAD57692452

STAMPS / SIGNATURES:



AREAS:	
PREVIOUSLY APPROVED	Existing Building 280,595 m ²
Total existing	280,60 m²
Coverage (Footprint)	280,60 m ²
FAR	280,60 m ²
* to be included in Coverage	
NEW / UPDATED	
As-Built Addition	1,780 m ²
As-Built First Floor	34,145 m ²
Total new	35,93 m²
Coverage (Footprint)	1,78 m ²
FAR	35,93 m ²
* to be included in Coverage	
ACTUAL	
Of site	952,03 m ²
Coverage (Footprint)	282,38 m ² 29,66 %
FAR	316,52 m ² 0,33

Revision History		
Revision	Date	Revision Details
01	29/01/2020	Issued for Discussion

Proposed as-built structures on Erf 3752, George, for owner: Anton Terblanche

Drawing Name	
Drawing Status	Municipal Submission
Drawn by	
Drawing Scale	As Shown
Layout ID	Project No
1	P2519

ANNEXURE "C": SIGNED PRE-APPLICATION

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

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

PART A: PARTICULARS

Reference number: **Collab no. 3814872**

Purpose of consultation: **Application for rezoning - Erf 3725 George.**

Brief proposal: **Rezoning from Single Residential Zone I to Business Zone I**

Property(ies) description: **Erf 3725 George**

Date: **15 August 2025**

Attendees:

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

Documentation provided for discussion:

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

- Title deed of erf
- Locality plan
- SG Diagram
- Schematic development plan

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

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

YES	NO
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DEVELOPMENT PROPOSAL

It is the intention of the owners (a retired elderly couple) to rezone the erf from Single Residential Zone I to Business Zone I with the intention to sell the property as a Business Zone I zoned erf. The present owners will thus not convert the existing dwelling house into a business premises. It will be up to a potential purchaser to decide as to how the existing dwelling house is to be converted into a business premises.

A sketch plan has however been prepared indicating the outline and floor area of the existing building on the erf. The existing carport at the rear of the erf will be demolished to allow for this area to be developed with parking bays. From the sketch plan it is clear that it would be possible to provide the required number of parking bays for the floor area of the existing buildings on the erf on the erf itself. No departure will be required in this regard.

It is anticipated that the rezoning application will be approved subject to a condition that a SDP be submitted for approval. Any future owner who intends to purchase the erf will thus have to submit a SDP indicating the future owner’s development proposal for approval.

APPLICATION

An application will have to be submitted in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of Erf 3725 George from Single Residential Zone I to Business Zone I.

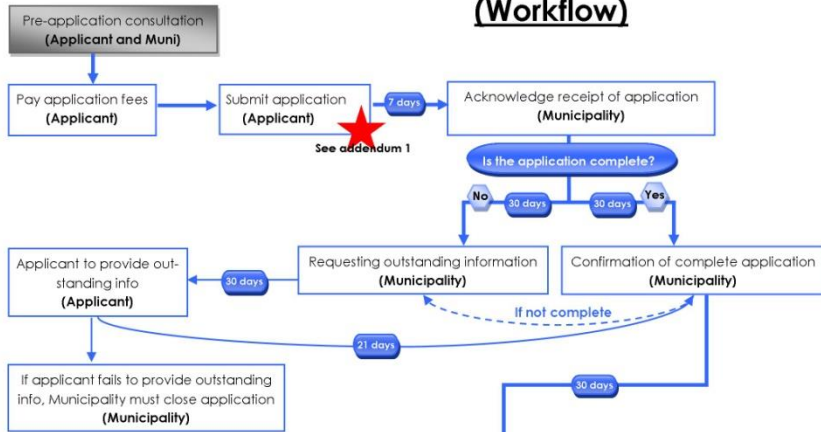
PART B: APPLICATION PROCESS

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

Draft By-Law on Municipal Land Use Planning

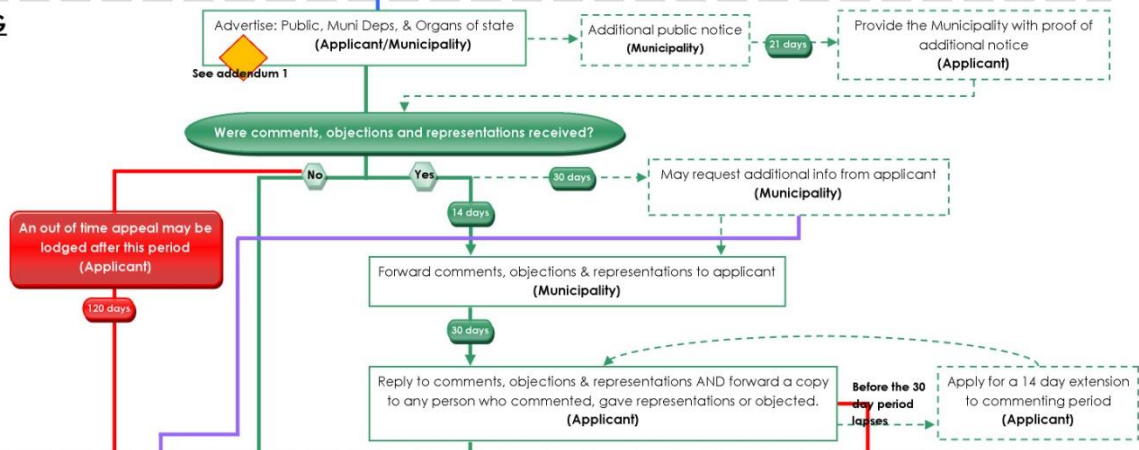
(Workflow)

SUBMISSION



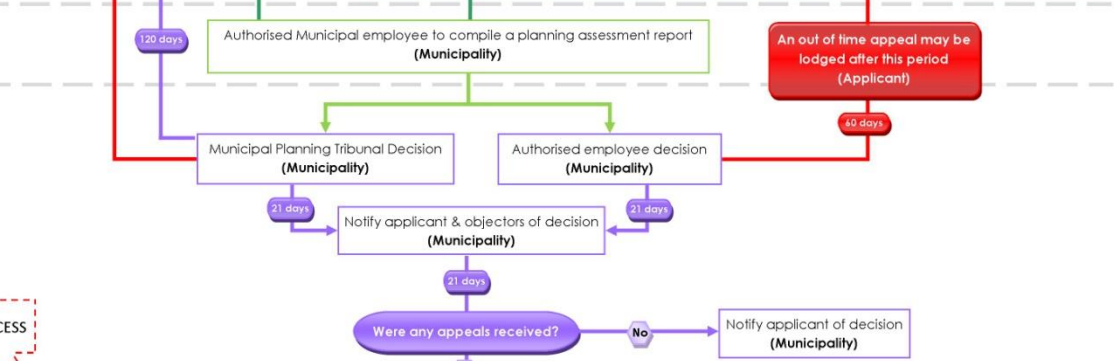
- Types of applications that can be submitted in terms of Section 15 (2)**
- (a) Rezoning of land
 - (b) Permanent departure
 - (c) Temporary departure
 - (d) Subdivision of land
 - (e) Consolidation of land
 - (f) Amendment, suspension or removal of restrictive conditions
 - (g) Permission required 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



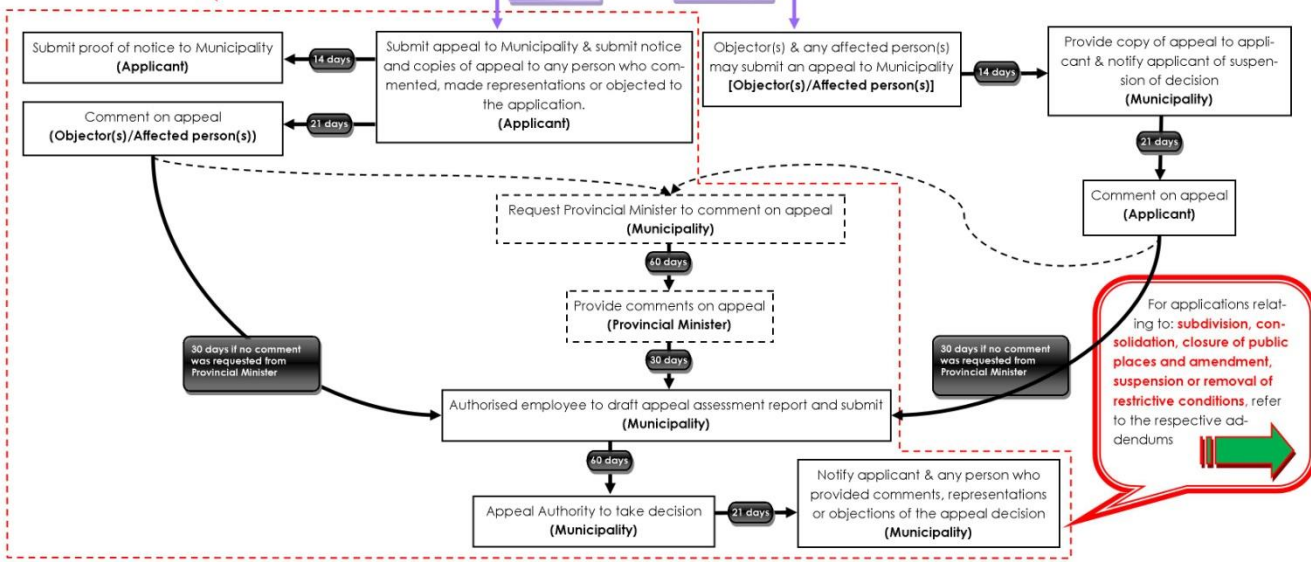
ASSESSMENT

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;	R
	2(b)	a permanent departure from the development parameters of the zoning scheme;	R
	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	2(g)	a permission required in terms of the zoning scheme;	R
	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i)	an extension of the validity period of an approval;	R
	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l)	a permission required in terms of a condition of approval;	R
	2(m)	A determination of a zoning;	R
	2(n)	A closure of a public place or part thereof;	R
	2(o)	a consent use contemplated in the zoning scheme;	R
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a home owner's association;	R
	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
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,	R

		letters of consent etc.)	
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):			To be confirmed

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

SECTION B:

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

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?			X	
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	Conveyancer to confirm
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>George Integrated Zoning Scheme By-law, 2023</p> <p>What is the current zoning of the property?</p> <p>Single Residential Zone I</p> <p>What is the proposed zoning of the property?</p> <p>Business Zone I</p> <p>Does the proposal fall within the provisions/parameters of the zoning scheme?</p> <p>Yes</p> <p>Are additional applications required to deviate from the zoning scheme? (if yes, specify)</p> <p>TBD</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			X	

Provincial bylaws/policies/guidelines/documents?				
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?			X	

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

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

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
				Provincial Department of Transport and Public Works (DTPW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		X		SANParks / CapeNature
Will the proposal require comments from DEFF?		X		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (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 waste water:			X	Directorate: Civil Engineering Services
Stormwater:			X	Directorate: Civil

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

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

COMPULSORY INFORMATION REQUIRED:						
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)		Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter		Y	N	Full copy of the Title Deed
Y	N	Locality Plan		Y	N	Site Layout Plan
Y	N	Proof of payment of fees		Y	N	Bondholder's consent (Conveyancer to confirm)
MINIMUM AND ADDITIONAL REQUIREMENTS:						
Y	N	Site Development Plan		Y	N	Conveyancer's Certificate
Y	N	Land Use Plan		Y	N	Proposed Zoning plan
Y	N	Phasing Plan		Y	N	Consolidation Plan
Y	N	Abutting owner's consent		Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)		Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes		Y	N	Home Owners' Association consent
Y	N	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)		Y	N	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Other (specify)		Y	N	Required number of documentation copies

PART E: DISCUSSION

The Pre-Application dated 20 August 2025 refers. No plan was presented.

Town Planning

- The property is located within the CBD area identified in the MSDF.
- Application to be motivated in terms of the LSDF, MSDF, GIZS, etc.
- To demonstrate that the existing structures can be accommodated under the proposed zoning and that sufficient parking, access and manoeuvring space can be provided.

- Departures to be applied for where applicable.
- A NID will have to be submitted to Heritage Western Cape.
- Property falls within the Heritage Precinct. To demonstrate compliance with the draft Heritage Guidelines.

CES

Access

- Access be restricted to Wellington Street
- Access is permitted in accordance with the George Integrated Zoning Scheme (GIZS) 2023 regulations.

Parking

- All parking must be provided on-site, in compliance with the GIZS 2023 parking requirements
- No parking is allowed within the road reserve, and the owner may be held liable for any costs incurred to prevent unauthorized parking in this area.
- All vehicle mobility should be done on site.
- A revised building plan, required to vesting the required land use, will be required and must be in terms of the GIZS 2023.

Development Charges (DCs)

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

Water & Sewer

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

Stormwater

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

ETS

- DC's applicable.

PART F: SUMMARY / WAY FORWARD

See comments in Part E.

OFFICIAL: **Robert Janse van Rensburg**

PRE-APPLICANT: **Johannes George Vrolijk**

Town Planner

(FULL NAME)




SIGNED: _____

SIGNED:

DATE: 25/08/2025

DATE: **15 August 2025**

OFFICIAL: **Ilané Huyser**

(Senior Town Planner)

SIGNED:  _____

DATE: 27.08.2025

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

ANNEXURE "D": LOCALITY PLAN

Erf 3725 George - Locality plan



ANNEXURE "E": SURVEYOR GENERAL DIAGRAM

OFFICE COPY
KANTOOR AFSKRIF

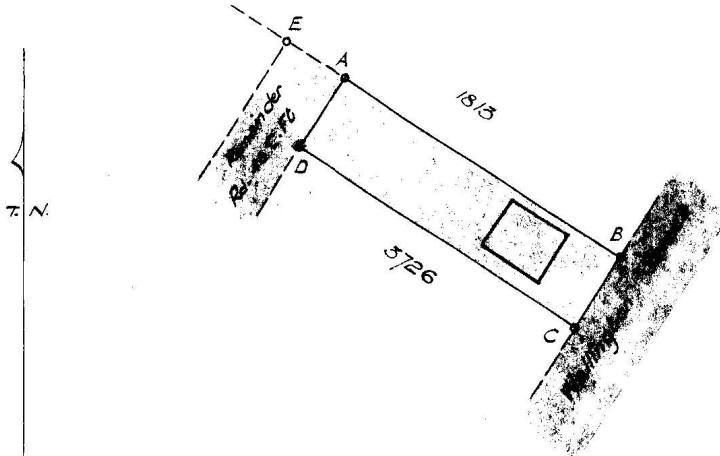
S.G. No.

29816

Approved.

SIDES Cape Feet	DIRECTIONS	CO-ORDINATES		OFF. DESIG.
		y	x	
AB	196.00	303.1.40		
BC	49.00	33.1.40		
CD	196.00	123.17.40		
DA	48.09	213.1.40		
EA	40.00	303.1.40		

M. L. van der Heuwel
Surveyor-General.
21.2.1964



Beacons :-

A, B, C, D & E, iron peg 18" long & 1/2" dia.

Scale 1:1000

The figure ABCD
represents 9515 Sq. Feet _____ of land, being
_____ Erf 3725 portion of Erf 1812 George _____
situate in the Municipality and _____
Administrative District of George Province of Cape of Good Hope.
Surveyed in Jan'y 1964 by me H. J. van der Heuwel
Land Surveyor.

This diagram is annexed to
D/T No 13423/64
dated _____
i.f.o. _____
Registrar of Deeds.

The original diagram is
No 3018/1920
Transfer/~~Grant~~
No 1921-119-7220

File No. 5/8775/145 **S**
S.R. No. £ 82/64
Comp. BL-7DD/W42 & W44
Gen. Plan

B C
S. P. C. T. - C1410

ANNEXURE "F": TITLE DEED

179

Roux Kruger Attorneys
7 Cathedral Square
Cathedral Street
P O Box 879
George
6530

Prepared by me

SEALS STAMPS	
SEAL REG DUTY R.	
FOOI FEE R.	2002

[Signature]
CONVEYANCER
KRUGER HW

VERBIND MORTGAGED		3000026166 / 2019
VIR FOR R 300 000 00		WAGELLEER CANCELLED <i>[Signature]</i> REGISTRATEUR/REGISTRAR
B 067718 / 2001	<i>[Signature]</i>	18 JUL 2019
2001-12-03	REGISTRATEUR/REGISTRAR	

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

T 096310 / 2001

LYNNE BOTHA

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

VERBIND MORTGAGED PHILIPPUS JACOBUS MEINTJIES Identity Number 610406 5092 08 6 and HENRIETHA CORNELIA MEINTJIES Identity Number 630101-0047 08-8 Married in community of property to each other	B
--	----------

which said Power of Attorney was signed at George on 15 OCTOBER 2001

OR ENDOSSEMENTE KYK BLADSY
OR ENDORSEMENTS SEE PAGE 4

REKENAAR: DATAVASLEENING/COMPUTER: DATA CAPTURE		
OPGEHEEM/ENTERED	OPERATOR	OPERATOR/OPERATOR
	<i>[Signature]</i>	<i>[Signature]</i>
BEVAT/VERIFIED		

And the appearer declared that his said principal had, on 5 October 2001, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of:

MARIETA TERBLANCHE
Identity Number 520121 0010 00 4
Married out of community of property

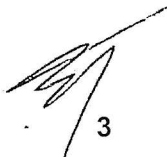
her Heirs, Executors, Administrators or Assigns, in full and free property

ERF 3725 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 943 (NINE HUNDRED AND FORTY THREE) Square Metres

FIRST REGISTERED by Certificate of Registered Title No. T13423/1964
with Diagram No. 288/64 relating thereto and held by Deed of Transfer
No. T23176/1996.

SUBJECT to the conditions referred to in Deed of Transfer No. 8025 dated 24
August 1921.



3

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

**PHILIPPUS JACOBUS MEINTJIES and HENRIETHA CORNELIA
MEINTJIES**

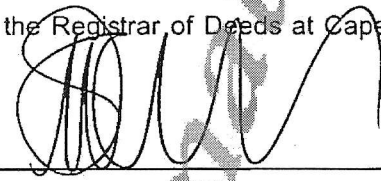
heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by these presents, the said

MARIETA TERBLANCHE

her Heirs, Executors, Administrators 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 **R237 800,00 (TWO HUNDRED AND THIRTY SEVEN THOUSAND EIGHT HUNDRED RANDS)**.

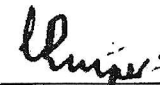
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the Registrar of Deeds at Cape Town on 3 December /2001



g.g.

In my presence



REGISTRAR OF DEEDS


A

21

DIE IDENTITEITSNOMMER VAN DIE		THE IDENTITY NUMBER OF THE	
T/REE			
IS VERANDER NA		HAS BEEN CHANGED TO	
520121		0010 087	
27 FEB 2006		REGISTRATEUR/REGISTRAR	

(2)

VERBIND		MORTGAGED		000026167 / 2019	
VIR FOR R 400 000,00				KANSALLEER CANCELLED	
000019064 / 2016		REGISTRATEUR/REGISTRAR		REGISTRATEUR/REGISTRAR	
B				18 JUL 2019	
27 FEB 2006		REGISTRATEUR/REGISTRAR			

(3)

VERBIND		MORTGAGED		000026168 / 2019	
VIR FOR R 319 500,00				KANSALLEER CANCELLED	
000025152 / 2007		REGISTRATEUR/REGISTRAR		REGISTRATEUR/REGISTRAR	
B				18 JUL 2019	
16.03.07		REGISTRATEUR/REGISTRAR			

ANNEXURE "G": POWER OF ATTORNEY

POWER OF ATTORNEY

I, the undersigned

Marieta Terblanche (ID number 5201210010087)

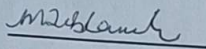
the registered owner of

Erf 3725 George

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

- An application in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 for the rezoning of Erf 3725 George from Single Residential Zone I to Business Zone I.

Signed at George on 28 November 2025



Marieta Terblanche

ANNEXURE "H": CONVEYANCER CERTIFICATE

CONVEYANCER'S CERTIFICATE

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

REMAINDER OF ERF 3725 GEORGE

APPLICATION DETAILS

An application in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 for the rezoning of Erf 3725 George from Single Residential Zone I to Business Zone I.

APPLICATION DATE

November 2025

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:

T96310/2001 (current Title Deed)

in respect of:

**ERF 3725 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

IN EXTENT: 943 (NINE FOUR THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T96310/2001

REGISTERED in the name of

MARIETA TERBLANCHE

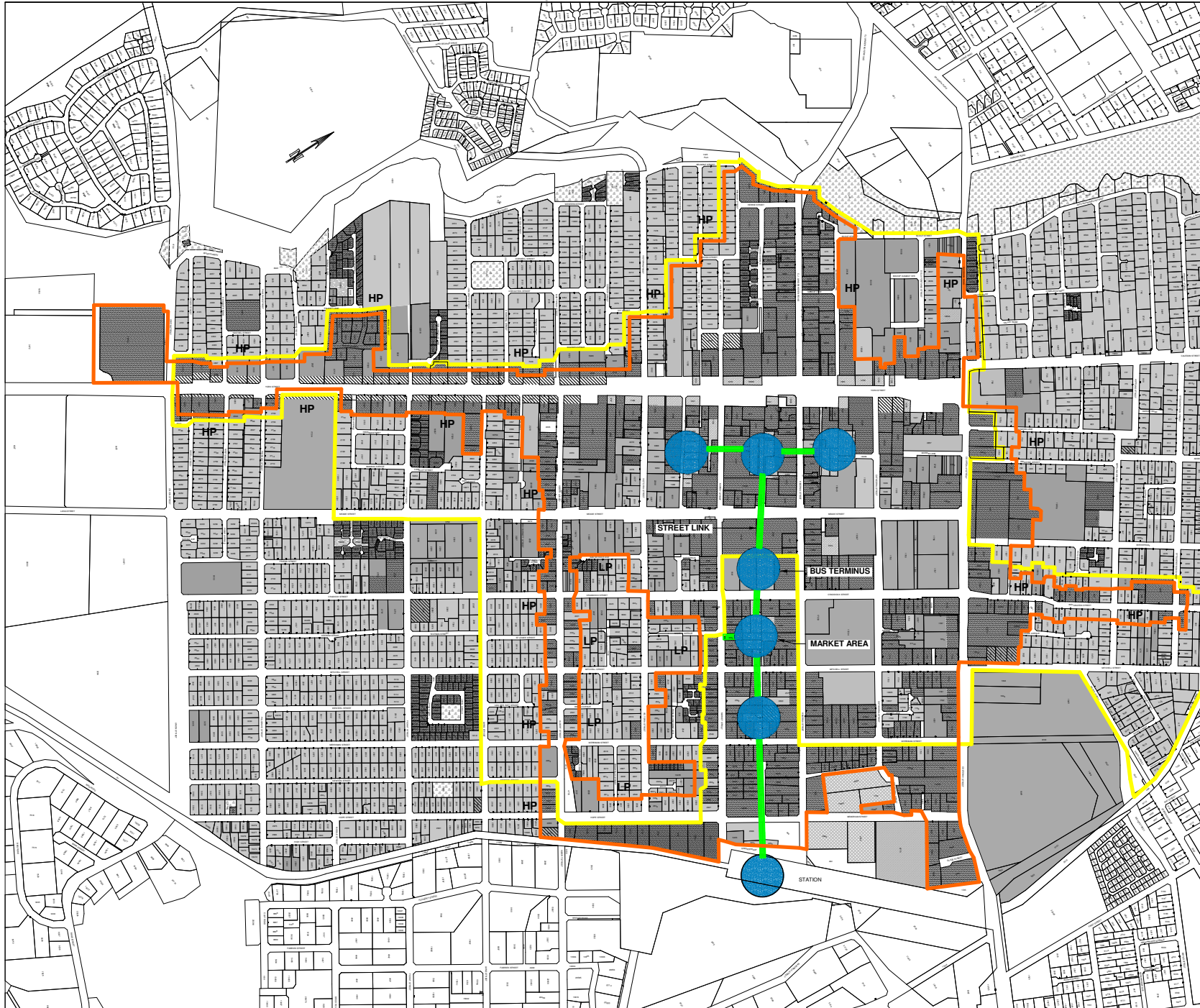
2. I have appraised myself with the details of the abovementioned Land Development Application.
3. The abovementioned Title Deed contains no conditions restricting the contemplated Land Use in terms of the abovementioned Land Development Application.
4. There is no bond registered over the property.

SIGNED at GEORGE on 28 November 2025

A handwritten signature in black ink, appearing to read 'Marieta Terblanche', written in a cursive style.

CONVEYANCER

ANNEXURE "I": GEORGE CBD SPATIAL DEVELOPMENT PLAN, 2012



**LOCAL STRUCTURE PLAN
IN TERMS OF SECTION 4(10)
OF ORDINANCE 15 OF 1985**

This plan shows certain spatial implications of the Spatial Development Plan for the CBD of George. It should be read together with the report on the CBD Spatial Development Plan

-  Redevelopment opportunities
-  Pedestrian Linkages and urban spaces
-  Medium term Business Development Edge
-  Medium term High Density Residential Development Edge
- HP = High priority edge
- LP = Low priority edge

**GEORGE
CENTRAL BUSINESS DISTRICT
SPATIAL DEVELOPMENT PLAN**



DRAWN BY: M.SWART
 DATE: AUGUST 2011
 SCALE: 1:15000
 PLAN NO: GCBD 1.1