



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 4741 George

11 March 2026

Sir

APPLICATION FOR REZONING AND PERMANENT DEPARTURES (PARKING REQUIREMENTS AND SECOND CARRIAGEWAY CROSSING): ERF 4741 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 4741 George from Business Zone II to Business Zone I.
- Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the relaxation of the parking requirements applicable to shop in a high intensity area from 6 parking bays per 100m² GLA to 4 parking bays per 100m² GLA.
- Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a departure from Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to allow for a second vehicle carriageway crossing from the unnamed service lane along the northern side of Knysna Road to Erf 4741 George.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

Jan Vrolijk

MOTIVATION REPORT
APPLICATION FOR REZONING AND PERMANENT DEPARTURES (PARKING
REQUIREMENTS AND SITE ACCESS AND EXITS)
ERF 4741 GEORGE

11 March 2026



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MOTIVATION REPORT
APPLICATION FOR REZONING AND PERMANENT DEPARTURE (PARKING
REQUIREMENTS AND SECOND CARRIAGEWAY CROSSING)
ERF 4741 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 4741 George from Business Zone II to Business Zone I.
- Application is made in terms of Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the relaxation of the parking requirements applicable to shop in a high intensity area from 6 parking bays per 100m² GLA to 4 parking bays per 100m² GLA.
- Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a departure from Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to allow for a second vehicle carriageway crossing from the unnamed service lane along the northern side of Knysna Road to Erf 4741 George.

The completed application form for the rezoning and permanent departures (parking requirements and second carriageway crossing) application is attached hereto as **Annexure "A"**.

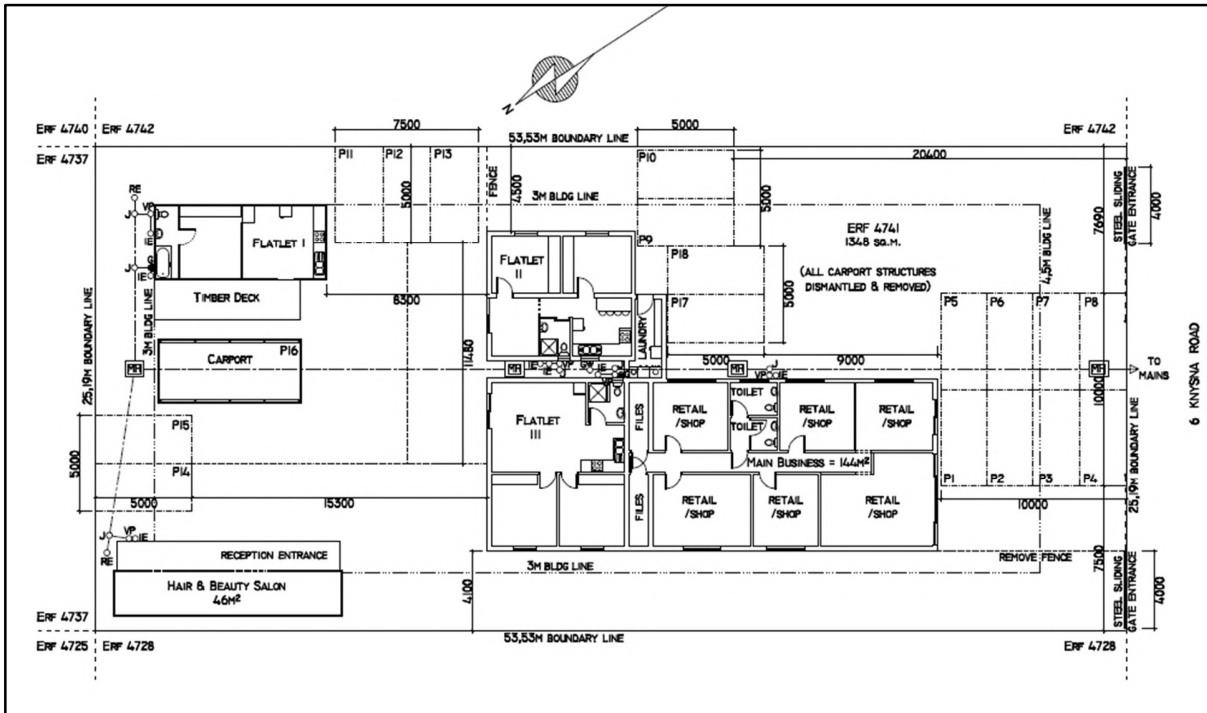
2. DEVELOPMENT PROPOSAL

Erf 4741 George is developed with several separate structures which consists of

- a retail area occupied by Arena Group Solar specializing in solar pumps, water purification and borehole pumps, testing and drilling;

- a hair and beauty salon located at the back of Erf 4741 George; and
- 3 dwelling units (flatlets) and a single carport.

The site plan for Erf 4741 George below indicates the structures referred to above. A copy of this site plan is attached hereto as **Annexure "B"**.



An application for the rezoning of Erf 4741 George from Business Zone III to Business Zone II was provisionally approved by the George Municipality on 15 January 2020. The rezoning application was finally approved on 7 February 2020. The approval documents referred to is attached hereto as **Annexure "C"**. In terms of the approvals, approval was also granted for a consent use for a dwelling house, a temporary departure for two additional dwelling units, as well as departures for two street carriageway crossings and a parking relaxation.

Erf 4741 George has recently been sold to Broadband Investors Nr One (Pty) Ltd Registration Number 2002/017488/07 who took transfer of the erf on 12 February 2026. The new owner of Erf 4741 George is the owner of the existing Supa Quick Loerie, tyre fitment centre, at 42 Knysna Road, located between 3rd and 4th Street, George East. It is the intention to relocate the existing

Supa Quick Loerie, tyre fitment centre to Erf 4741 George. Erf 4741 George is ideally suited for the relocation as the current main brick building and some of the other structures can to a large extent be incorporated in the proposed tyre fitment centre. Erf 4741 George is furthermore large enough to provide adequate parking for the proposed use.

The current main retail building will be used to facilitate 4 fitment bays with roller shutter doors from the eastern side. Flatlet II will be extended onto the eastern boundary to accommodate 3 bays (fitment and wheel balancing), with entrance via roller shutter doors from the south. Flatlet III will be used as a tyre storeroom as well as kitchen and bathroom for the employees. Tyre deliveries will be at the back of Flatlet III, via the existing access on the western side. A sale and waiting area with a customer toilet will be added at the front of the existing building (on southern side) by extending the building towards Knysna Road. All the remaining structures at the back (Flatlet I, the hair & beauty salon and carport) will be demolished. This will create ample space at the back of Erf 4741 George to allow for the provision of the required parking bays and a loading zone.

The parking requirements applicable to different land uses are set out in a table in Section 42 of the George Integrated Zoning Scheme By-Law, 2023. In terms of a “*Normal Area*” as per the By-law 6 parking bays per 100m² GLA should be provided for shops in high intensity areas like the CBD and corridors. In terms of a “*PT1 Area*” as per the By-law 4 parking bays per 100m² GLA should be provided.

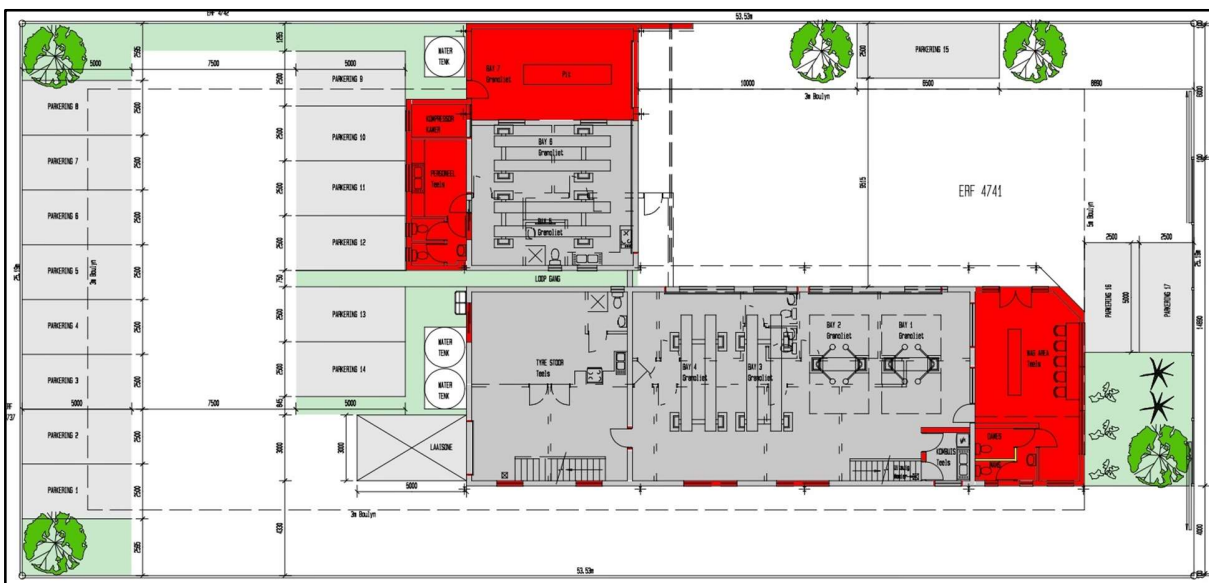
The proposed building will have a total floor area of approximately 464m², of which approximately 319m² will be taken up by the tyre fitment centre and approximately will be taken up by the 145m² tyre store. In terms of the mentioned parking requirement 13 parking bays must be provided for the tyre fitment centre calculated at a ratio of 4 parking bays per 100m² GLA and 3 parking bays must be provided for the tyre store calculated at a ratio of 2 parking bays per 100m² GLA. A loading bay should also be provided within the boundaries of the erf for the proposed tyre fitment centre. In total 16 parking bays will thus be required for the proposed tyre fitment centre. In terms of the development proposal 17 parking bays and one loading bay will be provided. The fact that the required number of parking bays for the development is to be provided in accordance with a “*PT1 Area*”, necessitates the application for relaxation of the parking requirements.

It is furthermore proposed to continue the use of the existing western second carriageway crossing for Erf 4741 George from the unnamed service lane along the northern side of Knysna Road which will require a departure as Section 45(4)(b) of the George Integrated Zoning Scheme, 2023 states the following about site access and exits:

“despite paragraph (a), where the total length of any street boundary of a site is 30 metres in length or more, one additional carriageway crossing may be permitted, provided that no two carriageway crossings are closer than 12 metres to each other”

The total length of the street boundary for Erf 4741 George is 25.19 metres, which is less than the required 30 metres length to allow for a second carriageway crossing. Erf 4741 George requires the second carriageway crossings to create sufficient parking at the back of the property for the proposed tyre fitment centre. Although the second carriageway crossing is 14.890 metres apart and complies with the prescribed 12 metre, a departure is required to create the second carriageway crossing for Erf 4741 George.

The purpose of the application is to obtain a Business Zone I zoning for Erf 4741 George and to allow for certain departures on Erf 4741 George to allow for the erf to be developed with a tyre fitment centre as indicated on the site plan below and the site plan and building plans attached hereto as **Annexure “D”**.



3. PRE-APPLICATION CONSULTATION

The pre-application consultation discussion of the mentioned proposed development by the relevant officials of George Municipality took place on 15 October 2025. The signed pre-application consultation application form, which is attached hereto as **Annexure "E"**, contains the following comments with the applicants comments in *italics*:

Town Planning comments:

- To consider rezoning to either Business Zone I or Business Zone II.
Business Zone I is the appropriate zoning to allow a tyre fitment centre.
- To consider the development descriptions of both zonings (as per the Zoning Scheme) and determine which will suit the use best. The scale of the development to be sensitive to the surrounding area.
The development description for Business Zone I, which allows for intensive business is the appropriate description for a tyre fitment centre.
- Applicant to prepare a detailed site layout plan depicting the proposed land use on this property, illustrating parking, maneuvering space, access, building lines etc.
*The site layout plan is attached hereto as **Annexure "D"**.*
- Parking must be provided on-site, in line with the requirements of the zoning scheme. PT1 may be considered. To apply if applicable.
Parking will be provided in accordance with PT1 and a departure application is included.
- It must be noted that fitment/service bays are not regarded as parking bays.
Noted, the fitment bays are not calculated in the provision of parking.
- Parking for the physically disabled and loading bays to be provided on site.
Parking number 15 is a disabled parking bay, and provision is made for one loading bay.

- The applicant is advised to implement measures to protect the residential properties located to the rear of the site and to ensure minimal impact on them. Business activities should be directed towards Knysna Road. These matters must be addressed as part of the land use application.

The existing buildings and proposed extension are towards Knysna Road to the south and to a business erf to the east. The back of the property will be used for parking as well as the loading bay. Therefore, the development will not infringe on the residential erven to the north.

- i.e. noise mitigation measures and/or, screening etc. to limit impact towards the residential properties.

The position of the buildings on Erf 4741 George and the parking area at the back of the property will ensure that there is no infringement on the residential properties in the north. The noise will be contained within the fitment centre as the fitment bays are facing away from the residential properties. New technologies are used and a tyre fitment centre is no longer associated with loud noise.

- The subject property forms part of a group of properties identified within the commercial precinct, comprising six erven facing Knysna Road. The applicant is required to provide a detailed motivation in accordance with the MSDF, the Eastern Extension LSDF, and the Zoning Scheme By-law.

Addressed in Chapter 5 of this report. The property does not fall within the Eastern Extension LSDF and to our knowledge there is no other LSDF for the property concerned.

- The development to fit in with the character of the area.

Refer to Chapter 5 and 6 of this report.

ETS comments:

- Application noted. EES DC's applicable on upgrading of electrical service connection.
Noted.

CES comments

- Access be restricted via Knysna service road.
*Noted, refer to the site plan attached hereto as **Annexure "D"**.*
- All proposed access to be indicated on the proposed layout plans/SDP.
*Noted, refer to the site plan attached hereto as **Annexure "D"**.*
- Access is permitted in accordance with the George Integrated Zoning Scheme By-law, 2023.
Application for departure is included to allow two access-and-exits to Erf 4741 George from Knysna service Road.
- All parking must be provided on-site, in compliance with the GIZS 2023 parking requirements.
All the parking is provided on-site.
- No parking is allowed within the road reserve, and the owner may be held liable for any costs incurred in preventing unauthorized parking in this area.
Noted.
- PT1 may be supported.
Application for departure is included to allow for the provision of parking bays in line with PT1.
- All vehicle mobility should be done on site and must be indicated on the layout plan.
*Noted, refer to site plan attached hereto as **Annexure "D"**.*
- A TIA may be required.
Erf 4741 George is located along a bus route and in a commercial precinct that encourages intensified land use. Sufficient parking in terms of PT1 requirements can be provided on-site.

- Normal Development Charges (DCs), if applicable, will be levied in accordance with the DC policy and the applicable By-law and or policy.
Noted.
- Municipal water and/or sanitation is limited and available, subject to network and/or treatment capacity required confirmation.
Noted
- The location of existing municipal services must be confirmed on site.
*Refer to the site plan attached hereto as **Annexure “D”**.*
- The developer must ensure full compliance with the relevant Stormwater By-law.
Noted.”

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

4. GENERAL INFORMATION REGARDING ERF 4741 GEORGE

4.1 Locality

Erf 4741 George is located at 6 Knysna Street, George East. The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure “F”**.

4.2 Existing land use

Erf 4741 George is currently developed with several structures consisting of a retail component, 3 flatlets and a hair & beauty salon in line with the current Business Zone II zoning. These land uses will terminate and be replaced by a tyre fitment centre.

4.3 Extent

Erf 4741 George is 1 348m² in extent.

4.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023 the zoning of Erf 4741 George is Business Zone II.

4.5 Surveyor General Diagram

A copy of the Surveyor General diagram is attached hereto as **Annexure “G”**.

4.6 Title Deed

Erf 4741 George is registered in the name of A copy of the registered Title Deed is attached hereto as **Annexure “H”**.

4.7 Power of Attorney

A certificate issued by the Commissioner of Companies & Intellectual Property Commission on 7 August 2017, certifying that Johannes Christoffel Greyling is the only Director of Broadband Investors Nr One (Pty) Ltd Registration Number 2002/017488/07, the registered owner of Erf 4741 George, is attached hereto as **Annexure “I”**.

A Power of Attorney whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Johannes Christoffel Greyling, the only Director of Broadband Investors Nr One (Pty) Ltd Registration Number 2002/017488/07, the registered owner of the Erf 4741 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 “J”**.

4.8 Bondholder’s Consent

Erf 4741 George is encumbered by a bond. The consent of Nedbank, the bondholder, is attached hereto as **Annexure “K”**.

4.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 4741 George is attached hereto as **Annexure "L"**. The Conveyancer Certificate confirms that there are no conditions in the Title Deed of Erf 4741 George which restrict the development as proposed in this application.

5. DESIRABILITY OF THE APPLICATION FOR THE REZONING OF ERF 4147 GEORGE

5.1 Introduction

The application Erf 4741 George is currently zoned Business Zone II. In terms of this zoning, Erf 4741 George may be utilized for the purposes of a shop. The developer, however, intends to utilize the existing structures for a tyre fitment centre as discussed in point 2 of this motivation report. To allow such a development the erf will have to be rezoned to Business Zone I.

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-west to the south-east. The topography is of such nature that it will 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 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 4741 George is developed and no natural vegetation occurs. The mature trees along the eastern boundary will remain, however the small garden area in the back will be removed to create a hardened surface for parking.

Vegetation will thus not place any restriction on the development proposal.

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

The owner intends to alter and extent the existing structures on Erf 4741 George to allow for a tyre fitment centre as indicated on the draft site and building plans attached hereto as **Annexure “D”** and as discussed in detail in point 2 above.

5.4 Coverage of the proposed development

The proposed tyre fitment centre has a total floor area of approximately 464m² and Erf 4741 George has a size of 1 348m². The coverage of the proposed tyre fitment centre is only 27.54%, well below the allowed 100% coverage applicable to a business premises as per the George Integrated Zoning Scheme By-law, 2023. The maximum allowed floor area ratio for business premises in terms of the George Integrated Zoning Scheme By-law, 2023 is 3 and the proposed development has a floor area ratio of 0.34. The lower coverage and floor factor ensures that the character of the immediate environment is protected and is sensitive towards the existing residential development to the north.

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 transforming the existing structures on the erf into a tyre fitment centre which is situated within a commercial precinct 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 a tyre fitment centre within the commercial precinct along a mobility route.
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters

		enable the development of the proposed tyre fitment centre.
Land use management systems must include all areas of a municipality and especially include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homelands areas.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development of a tyre fitment centre (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	Not applicable.	The provisions of the Act on the Subdivision of Agricultural Land, 1970

protection of prime and unique agricultural land.		(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 commercial precinct as determined in the George Spatial Development Framework, 2023. The proposed development 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 development of Erf 4741 George with a tyre fitment centre, as proposed in this application, will contribute towards a vibrant and viable commercial precinct, 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 commercial precinct earmarked for mixed use commercial and retail in the George Spatial Development Framework, 2023 .

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 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 SDF. 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 4741 George is 1 348m² in extent and the existing structures is not anticipated to be older than 60 years. For this reason, no application is required in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999).

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 4741 George is zoned Business Zone II 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 4741 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 a business premises (tyre fitment centre) 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.

The proposed additions and alterations to the existing structures on Erf 4741 George, to become a tyre fitment centre, is a big financial investment. As such, the proposed tyre fitment centre 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 4741 George is located in Knysna Road within the commercial precinct with various bus stops within walking distance of the proposed tyre fitment centre. 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 4741 George is located within the study area of the George Spatial Development Framework, 2023 (GSDF) and the framework therefore applies to this application. Erf 4741 George is situated in the "Commercial Precinct" on Map 24: "Nodal Areas and Precincts" in the George Spatial Development Framework, 2023 (GSDF).

In table 13: "Spatial Elements", "*Commercial Precincts*" is explained as follows:

- *"Commercial precincts act as areas of mixed use commercial and retail nodes. These sites include business opportunities, shopping centres and residential densification.*
- *These zones are located along mobility routes with public transport transfer location to promote access to facilities and services. Transport Orientated Development (TOD) envisioned for commercial precincts.*
- *Residential densification promoted in areas surrounding commercial precincts.*
- *Offices not to be included in these areas, should only be located in the CBD.*
- *Commercial precincts may include tourism related activities or facilities to increase viability.*
- *Residential Densification– measured as walking distance from public transport route, directly adjacent to the node boundary (80u/ha (or more to be motivated) for 150m, 60u/ha in 151-350m and 45u/ha for 351-500m. Residential in node only above ground floor."*

The subject property is situated in the Commercial Precinct, which allows mixed-use commercial and retail land uses. The proposed tyre fitment centre to be located in the commercial precinct 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, as well as within the area identified for “*commercial precinct*” and thus complies with the broader principles of the George Spatial Development Framework, 2023, contains no specific future development proposals for this area which could be used to evaluate the compatibility of a land use application with the Spatial Development Framework.

5.5.7 George Integrated Zoning Scheme By-Law, 2023

Erf 4741 George which is currently zoned Business Zone II in terms of the George Integrated Zoning Scheme By-Law, 2023 will be rezoned to Business Zone I. The commercial precinct encourages a mixture of commercial and retail land uses, and the proposed tyre fitment centre is a land use relating to retail and is therefore regarded to be in line with the proposals for the commercial precinct.

The proposed tyre fitment centre does not align with the objective of the present Business Zone II zoning (shop). It is proposed to convert the main structure into the proposed tyre fitment centre and therefore a rezoning is required.

The following table indicates the development parameters applicable to business premises 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
Height	15 metres	>15 metres - complies
Coverage	100%	27.54% - complies

Floor Factor	3	0.34 – complies
Street building line	0 metres.	complies
Side and rear building lines	0 metres	complies
Parking	Normal areas – 6 per 100m ² GLA PT1 – 4 per 100m ² GLA	Applied for PT1 to be made applicable to development – comply with PT1 (17 provided)

The desirability of the parking requirement departure is discussed in points 6 of this motivation report.

5.5.8 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 4741 George was scrutinized, and it was found that the title deed contains no conditions prohibiting the rezoning and departures as proposed.

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

5.6 Compatibility of the proposal with the character of the area

Erf 4741 George is located on the northern side of Knysna Road. This portion of Knysna Road, which is located between 4th Street and 5th Street, has a mixed-use character with land uses varying from retail, veterinary clinic, optometrist and a doctors surgery. The proposed development will be in keeping with this character 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 4741 George is situated within the Urban Edge of George and within the commercial precinct that supports mixed-use development. There is very little “*natural*” environment in this area, as most properties have been developed accordingly.

The proposed tyre fitment centre 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 4741 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 “commercial precinct” on Map 24: “Nodal Areas and Precincts” in the George Spatial Development Framework, 2023 (GSDF).

The subject erf is thus located within a commercial precinct within which mixed-use development is encouraged. Business uses should be encouraged in these precincts to eliminate business creep in residential neighbourhoods. The proposed tyre fitment centre is in line with the spatial objectives for the specific area and will fit the environment as most of the properties in the immediate area are utilized for business purposes.

5.9 Access to the erf

Erf 4741 George is located on the northern side of Knysna Road and has direct access from the service lane adjacent to Knysna Road. This application includes a departure for an additional access from the service lane adjacent to Knysna Road. This departure is discussed in point 6.8 of this motivation report.

The existing development for Erf 4741 George already has approval for a second access, however, a new application is required to legalize this second carriageway crossing because of the rezoning application.

Erf 4741 George is one of only 6 properties that gain access from the service lane adjacent to Knysna Road and therefore the road does not carry any through traffic and only provide access to these 6 properties. This traffic generally moves at a very low speed in this service lane.

The existing two accesses to the erf have been in existence for many a year and have up to date not caused any traffic issues in the service lane. Sight distance in both direction from the two access point is excellent and poses no issue on traffic movement along this service lane.

The position of the existing buildings on the erf and the fact that most of the existing buildings will be incorporated in the tyre fitment centre necessitates that the existing two street carriageway crossings be maintained.

Access is thus not a concern for the proposed development of a tyre fitment centre on Erf 4741 George.

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. In terms of a “Normal Area” as per the By-law 6 parking bays per 100m² GLA should be provided for shops in high intensity areas like the CBD and corridors. In terms of a “PT1 Area” as per the By-law 4 parking bays per 100m² GLA should be provided.

The proposed building will have a total floor area of approximately 464m², of which approximately 319m² will be taken up by the tyre fitment centre and approximately will be taken up by the 145m² tyre store. In terms of the mentioned parking requirement 13 parking bays must be provided for the tyre fitment centre calculated at a ratio of 4 parking bays per 100m² GLA and 3 parking bays must be provided for the tyre store calculated at a ratio of 2 parking bays per 100m² GLA. A loading bay should also be provided within the boundaries of the erf for the proposed tyre fitment centre. In total 16 parking bays will thus be required for the proposed tyre fitment centre. In terms of the development proposal 17 parking bays and one loading bay will be provided. The fact that the required number of parking bays for the development is to be provided in accordance with a “PT1 Area”, necessitates the application for relaxation of the parking requirements.

The application for relaxation of the parking requirements is discussed in point 6.7 of this motivation report

5.11 Provision of services

The existing structures on Erf 4741 George are connected to the municipal services, and all upgrades and connections will be payable by the developer.

6. DESIRABILITY OF THE APPLICATION FOR PERMANENT DEPARTURE (PARKING REQUIREMENTS AND SECOND CARRIAGEWAY CROSSING)

6.1 Introduction

In terms of the application, application is made for the following departures on Erf 4741 George:

- the relaxation of the parking requirements applicable to shop in a high intensity area from 6 parking bays per 100m² GLA to 4 parking bays per 100m² GLA.
- to allow for a second carriageway crossing from the unnamed service lane along the northern side of Knysna Road to Erf 4741 George.

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 the parking requirements and accesses and exits. This application will therefore be motivated with reference to the following aspects:

- *Compatibility of the proposal with the existing planning and land uses of the surrounding area.*
- *The impact that the proposal will have on the environment.*
- *The impact that the proposal will have on traffic and parking in the surrounding area.*
- *The impact that the proposal will have on surrounding facilities such as schools, open spaces and other community facilities, should the application result in an increase in the population of the area concerned.*

- *The impact that the proposal will have on the existing character of the surrounding area and the right of the inhabitants of the area in respect of property values, privacy, view, sunlight, et cetera.*
- *Provision of essential services.*

6.2 Existing planning in the area

The 6 properties that form part of the commercial precinct along Knysna Road were all previously used for smaller businesses. In the last couple of years most properties have been transformed into higher intensity businesses with new and upgraded structures. This area is transforming to fit the spatial objectives of the George Municipal Spatial Development Framework, 2023 (GMSDF).

The GMSDF also encourages lower parking ratios to enhance the public transport system (the Go-George buses). Erf 4741 George is located within easy walking distance of various bus stops. Furthermore, it is common knowledge that the businesses along the service lane along Knysna Road have more than one access to enable the maximum development potential of the properties. The increased number of accesses is not causing any traffic concerns, as this portion of road carries no through traffic and only serves the 6 adjacent properties as seen in the aerial photo below.



The parking requirement and access and exits as proposed in this application will thus not create an undesirable precedent and can as far as the applicant is concerned be accommodated within the existing planning of the area.

6.3 Impact on schools, open spaces and other community facilities

The proposal is for a tyre fitment centre, and it is clear that this application will not have a negative impact on these facilities.

6.4 Impact on sunlight, view and privacy

The proposed development of a tyre fitment centre is sensitive to the existing surrounding developments with the building facing Knysna Road.

The proposed parking bays and landscaping at the back of Erf 4741 George will create a buffer between the business and the residential properties to the north.

In terms of the development proposal only one portion of the structure will be located on the property boundary to the east. This portion of the structure has no windows overlooking onto Erf 4742 George.

There is thus no reason from this point of view why the application cannot be supported.

6.5 Impact on streetscape

The proposed development will have a positive impact on the streetscape as the current businesses on Erf 4741 George is an eyesore, as illustrated in the photo below.

The existing development already had permission for a second access. The accesses will remain; however an application is required to once again allow this second carriageway crossing, due to the change in zoning from Business Zone II to Business Zone I. The proposed development can therefore not negatively impact the streetscape.



There is thus no reason from this point of view why the application cannot be supported.

6.6 Impact on property values

As indicated in the previous paragraphs, the proposed tyre fitment centre will not have a negative impact on any of the surrounding properties. The improvements and alterations to the existing structures will be an aesthetic improvement. The proposed development will add value to the underutilized erf in the commercial precinct.

The value of surrounding properties can therefore not be negatively impacted upon by the parking relaxation and second carriageway crossing as proposed in this application.

6.7 Impact on the provision of parking (parking relaxation)

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 table, however, specifically refers to land uses and not zoning, thus there is no uniform parking provision for a business building. Due to this, the best suited use is *“shop in high intensity areas like CBD and corridors”*. In terms of a “Normal Area” as per the By-law 6 parking bays per 100m² GLA should be provided for the

section of the building to be used for a tyre fitment centre. In terms of a “PT1 Area” as per the By-law 4 parking bays per 100m² GLA may on application be provided. In terms of the latter requirement 13 parking bays must be provided within the boundaries of the erf for the proposed tyre fitment centre and 3 parking bays for the tyre store. In terms of the development proposal 17 parking bays will be provided as can be seen on the site plan attached hereto as **Annexure “D”**.

The following motivation is presented in support of the application for relaxation of the parking requirements:

- In terms of the By-law on Land Use Planning for George Municipality, 2023, the parking requirements applicable to different land uses are detailed in table format in Section 42 of the mentioned by-law. In terms of the Table - "Minimum Off-street parking requirements" different parking requirements for the same type of land use are proposed depending on the area within which the erf is located. In terms of the by-law three typical parking area are identified, namely "*Normal areas, PT1 Areas and PT2 Areas*" with "*PT*" referring to "*Public Transport*". In terms of the table, it is apparent that, the greater the availability of public transport, the lower the parking requirement. The by-law however state that the "*PT1 Areas and PT2 Areas*" must be indicated on the zoning map that accompanies the by-law. At this stage, the areas have yet not been indicated on the zoning map and the parking requirements for the various areas cannot be applied without a specific application for relaxation of the parking requirements.
- It appears from discussions with officials who are directly involved in the determination of parking requirements that it is generally accepted that the parking requirement as per "PT1 Areas" applies along bus routes and within the CBD and corridors. Erf 4741 George is located in the commercial corridor where public transport is encouraged. An application may thus be submitted to provide parking in accordance with the "*PT1 Area*" requirements. In terms of a "*PT1 Area*" as per the By-law 4 parking bays per 100m² GLA is required for 'shops' (high intensity areas like CBD, corridors). In terms of the latter 13 parking bays must be provided within the boundaries of the erf for the proposed tyre fitment centre and 3 parking bays for the tyre store. The proposed development will thus comply with the "*PT1 Area*" parking requirement by providing 17 parking bays.

- Erf 4741 George is along a major transport route, thus within walking distance from various Go-George bus stops. There is therefore no doubt that the erf is located within a "PT1 Area" and that the parking ratios as proposed for 'shops' can be applied to this development. The proposal is therefore directly in keeping with the parking requirements applicable to a "PT 1 Area".
- The purpose of a public transport service is to limit the use of the private vehicle to allow for the optimal use of the public transport service. By relaxing parking requirements, the public is forced to use the public transport service. The relaxation of parking requirements therefore has a direct impact on the successful operation of the public transport service. In this particular case, the erf is located in such a location that employees of the proposed tyre fitment centre can, without any difficulty make use of the public transport service.
- In the signed pre-application form, it is indicated that the Directorate of Civil and Technical Services support an application for relaxation of the parking requirements. The support of the application by the Directorate indicates that the Directorate shares the view highlighted in the above points.

Considering the contents of above paragraphs, it is argued that there is no reason why the application for relaxation of the parking requirements cannot be approved.

6.8 Impact on traffic circulation (access and exits)

Erf 4741 George currently has approval for the two carriageway crossings from the service lane along Knysna Road. Due to the proposed change in land use from Business Zone II to Business Zone I, a new application is required to legalize the two carriageway crossings.

Various erven in the service lane along Knysna Road have second carriageway crossings, due to the position of the historic structures and the position of the parking bays around these historic structures. A second carriageway crossing is thus not out of the ordinary for this area.

6.9 Provision of services

The structures on Erf 4741 George have been in that position for years without any impact on the services. Therefore, the provision of services to the proposed offices will not be negatively impacted by the departure applications.

6.10 Firefighting

The firefighting requirements stipulated in the fire-regulations will be complied with by the proposed tyre fitment centre. Firefighting requirements will be addressed during the building plan phase and therefore the office building will be fully compliant with the firefighting regulations.

7. CONCLUSION

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

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

The applications can therefore be considered desirable and are 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	Hui Wang		
Address	6 Knysna Road		
	George	Postal code	6529
E-mail	johann@clinicalservices.co.za		
Tel	083 653 9290	Fax	N/a
		Cell	083 556 8063

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 4741 George
--	------------------------

Physical Address	6 Knysna Road				
GPS Coordinates		Town/City	George		
Current Zoning	Business Zone I	Extent	1348m²	Are there existing buildings?	Y N
Current Land Use	Existing retail, hair and beauty salon and 3 flatlets to be converted into a tyre fitment centre				
Title Deed number & date	T7827/2026				
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)? Nedbank – Consent attached to application		
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	F Vava & I Huyser	Reference number	3881907	Date of consultation	15 October 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:

- **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 4741 George from Business Zone II to Business Zone I.**
- **An application in terms of Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the relaxation of the parking requirements applicable to shop in a high intensity area from 6 parking bays per 100m² GLA to 4 parking bays per 100m² GLA.**
- **An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a departure from Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to allow for a second vehicle carriageway crossing from the unnamed service lane along the northern side of Knysna Road to Erf 4741 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
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) – 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:

9 March 2025

Full name:

Johannes George Vrolijk

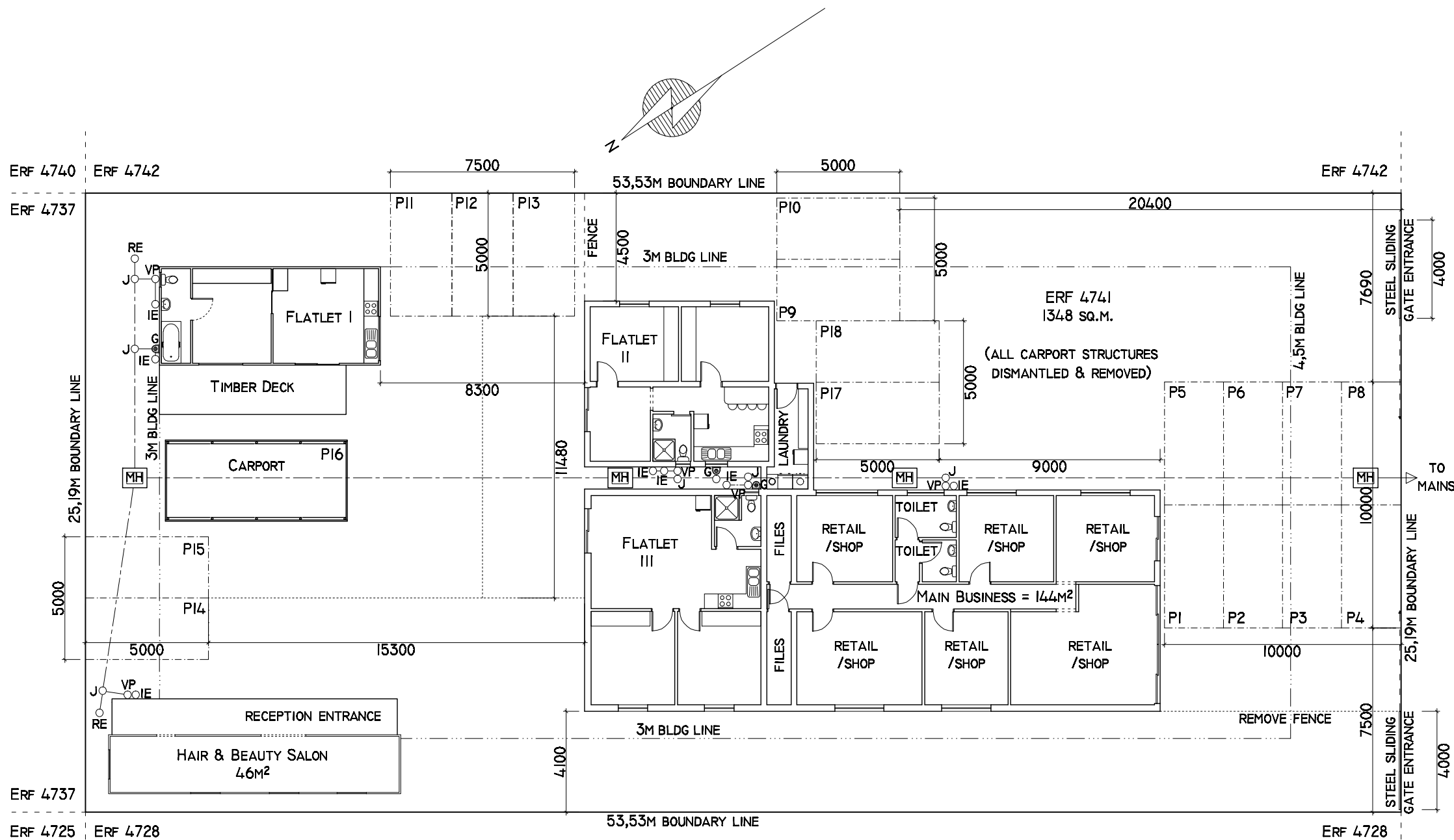
Professional capacity:

Professionele Stadsbeplanner

SACPLAN Reg. Nr:

A/1386/2010

ANNEXURE "B": PREVIOUSLY APPROVED SITE PLAN



SITE PLAN
1:200

WORK TO COMPLY WITH LOCAL AUTHORITY'S BYLAWS AND NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT NO. 103 OF 1977.
LEVELS AND DIMENSIONS TO BE CHECKED ON SITE BEFORE WORK COMMENCES.
READ FIGURED DIMENSIONS IN PREFERENCE TO SCALING FROM DRAWINGS.
TIMBER FRAME STRUCTURES TO BE BUILT IN ACCORDANCE WITH SABS CODE OF PRACTICE 082 OF 1988.
TIMBER TO BE C.C.A. TREATED TO SABS SPECIFICATIONS.
ALL MATERIALS USED IN CONSTRUCTION TO MEET WITH SABS APPROVED QUALITY.
ALL CONSTRUCTION MATERIALS AND BUILDING PROCEDURES TO BE IN STRICT COMPLIANCE WITH SABS CODE 0400 FIRE SAFETY REGULATIONS.
NOTIFY DESIGNER OF ANY PLAN DISCREPANCIES PRIOR TO COMMENCING WORK.

COVERAGE:

ERF 4741	1348M ²
3 x FLATLETS	170M ²
HAIR & BEAUTY SALON	46M ²
MAIN BUSINESS BUILDING	144M ²
TOTAL:	360M²
FOOTPRINT =	27%

PLANET PLANS

CHARLES CREED
CELL: 083 597 0 179
Drafting Design
SACAP #: D0534

Email: charlescreed090655@gmail.com

CLIENT DETAILS: H. WANG
EMAIL: DUARTE.JOSE130@GMAIL.COM
CELL: 081 006 5509
ERF: 4741 6 KNYSNA ROAD
LOERIE PARK

PROJECT: ALTERED PARKING LAYOUT

DRAWING: SITE PLAN

SCALE: 1 : 200

DATE: 05/12/2019

PLAN NO: 307 - 686C

ANNEXURE "C": PREVIOUS LAND USE APPROVALS

Reference number: Erf 4741, George
Date: 15/01/2020

Enquiries: Marisa Arries

JV TOWN PLANNER
PO BOX 710
GEORGE
6530

ianvrolijk@vodamail.co.za

**APPLICATION FOR REZONING, CONSENT USE AND DEPARTURE:
ERF 4741, GEORGE**

Your application in the above refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, W.1.33 of 29 July 2015 decided that the application for Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2015 for the following on Erf 4741, George:

- 1) Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2015 from Business Zone III to Business Zone II to accommodate an up scaled retail development on Erf 4741, George;
- 2) Consent Use in terms of Section 15(2)(o) of the Land Use Planning By-law for George Municipality, 2015 in order to regularise an existing dwelling on Erf 4741 George;
- 3) Departure in terms of Section 15(2)(c) of the Land Use Planning By-law for George Municipality, 2015 to temporarily allow the two existing additional dwelling units on Erf 4741, George;
- 4) Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2015 from Section 45(4)(a), 45(4)(b) & 45(4)(c) of the George Integrated Zoning Scheme By-law, 2017 to regularise the two existing street entrances with widths of 4.0 meters respectively on Erf 4741, George;
- 5) Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2015 for reduction in parking bays for the business component to provide 3 parking bays per 100m² instead of 4 parking bays;

BE APPROVED in terms of Section 60 of said By-law for the following reasons:

REASONS FOR DECISION:

- a) The proposal will not detract from the surrounding land use character when conditions of approval are applied;

- b) The proposal will diversify the subject site and optimize its potential, supporting the objective of land use intensification along major corridors;
- c) The two additional dwelling units on the ground floor (approved on a temporary basis) will allow for a seamless transition of the property into business over the permissible 5 years;
- d) The proposal will not have a negative impact on the adjacent neighbours' amenity and rights to privacy, sunlight and views.

Subject to the following conditions imposed in terms of Sections 66 of the said By-law, namely:

CONDITIONS

DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of the Land Use Planning By-law for the George Municipality, 2015, the approval shall lapse if not acted upon within a period of five (5) years from the date thereof;
2. This approval shall be taken to cover only the rezoning, consent use, temporary departure and departures applied for and indicated on the Site Development Plan (297 – 676C) dated 27 September 2019 and drawn by MS Drafting Services and shall not be construed as to depart from any other Council requirements or legal provision;
3. Group Housing parameters shall apply for the duration of the temporary departure;
4. Units may not be alienated separately/sectionalised;
5. That a site development plan for the development indicating the following be submitted to the satisfaction of the Directorate: Planning and Development for approval prior to the submission of building plans:
 - a) An annexure in which the zoning of the land unit is indicated as well as any restrictions with regard to floor areas, structures on site as well as the parking requirement applicable to the land unit. This annexure shall also indicate the proposed land use restriction for the planned development;
 - b) Erf boundaries and dimensions;
 - c) All servitudes applicable to the erf;
 - d) Building restriction areas;
 - e) Service connection points;
 - f) Contours at 1 (one) m intervals;
 - g) All existing land unit features such as trees, existing buildings, etc.;
 - h) All the development and features on adjoining land units;
 - i) Height and layout of all proposed buildings;
 - j) Functional open spaces, landscaping patterns and private open spaces;
 - k) Entrances to and from the land unit, internal roads and parking areas, including for the disabled;
 - l) Elevation treatment of all buildings and structures;
 - m) Provision made for refuse removal;
 - n) Elevation, section diagrams or perspective drawings of the proposed land unit layout;

- o) Proposals regarding site boundaries (i.e. fences and boundary walls if any);
6. Development must adhere to aesthetics guidelines;
7. A building plan be submitted for approval in accordance with the National Building Regulations (NBR) to the Directorate: Planning and Development;
8. The application will only be regarded as implemented on issuing of an occupation certificate for the approved structures.

DIRECTORATE: CIVIL ENGINEERING SERVICES

9. Capital contributions are payable by the developer for each new equivalent erf (ee) created, as per standard tariffs for George, applicable on transfer of a portion, or the approval of building plans, or on application for a CPT, or as stipulated in a Services Agreement between the George Municipality and the Developer. The total amount payable will be determined by the Dept: CES, and will be subject to annual adjustment. Contributions payable may be adjusted should the actual water usage exceed the accepted normal daily usage based on the Guidelines for Human Settlement Planning and Design, based on a six month average use;
10. All civil services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with The Guidelines for Human Settlement and Design and Council specifications. All drawings and plans are to be submitted to the Dept: CES, or any other relevant authority,(hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the civil services have been satisfactorily installed and as-builts submitted electronically as well as the surveyors plan;
11. Any, and all, costs directly related to the development remain the developers' responsibility;
12. Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer/owner of the other erf; (Condition 10 applicable)
13. Any service from another relevant erf must be accommodated across the development or incorporated into the services of the development. All negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned; (Condition 10applicable)
14. Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality; (Condition 10 applicable)
15. Servitudes must be registered for any pipeline not positioned within the normal building lines. The applicant is to comply with the National Forests Act No 84 of 1998, should it be required.

16. Provision for the removal of solid waste is to be addressed in conjunction with the Dept: Environmental Services;
17. The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval was required and obtained for this proposed development;
18. Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dept: CES, or any condition of any authority has not been satisfactorily complied with.
19. Developer responsible to obtain the necessary approval / way leaves from third parties which include, but not limited to the following: Telkom & Fibre optical cable;
20. No municipal water services are available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A capital contribution for water will then become payable as per standard tariff for each equivalent erf applicable at the time of connection;
21. No municipal sewer services are available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A capital contribution for sewer will then become payable as per standard tariff for each equivalent erf applicable at the time of connection;
22. A conservancy tank, or alternative approved sewer disposal method, must be installed at the owner's cost. The owner is to appoint a private contractor, at own expense, to service the tank or alternative approved disposal methods;
23. The discharge of surface stormwater is to be addressed by the developer. Condition (10) applies. All costs related is for the developer;
24. Internal parking requirements (ie within the development area) , position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval;
25. Adequate parking with a hardened surface must be provided on the premises of the proposed development;
26. No private parking will be allowed in the road reserve;
27. The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dept: Civil Engineering Services. A site development plan is to be submitted to the Dept: CES, or any other relevant authority for approval prior to any construction work taking place;
28. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.

DIRECTORATE: ELECTROTECHNICAL ENGINEERING SERVICES

29. Capital contributions are payable by the developer for each new equivalent erf (ee) created, as per standard tariffs for George, applicable on transfer of a portion, or the approval of building plans, or on application for a CPT, or as stipulated in a Services Agreement between the George Municipality and the Developer. The total amount payable will be determined by the Dept: Electro Technical Services (ETS), and will be subject to annual adjustment. Contributions payable may be adjusted should the actual electricity connection be other than a conventional 60 Amp single phase per erf;

30. All electrical services -internal, link and relocation of or upgrades to the existing network - are to be designed by a registered consulting engineer in accordance with Council specifications. All drawings and plans are to be submitted to the Dept: ETS, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out under the supervision of the consulting engineer who is to provide the electrical department with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the electrical services have been satisfactorily installed and as-built submitted electronically;
31. Any, and all, costs directly related to the development remain the developers' responsibility;
32. Only one electrical connection permitted per registered erf.

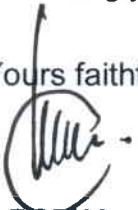
You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee, in terms of Section 79(2) of the George Municipality's By-law on Municipal Land Use Planning.

- A detailed motivated appeal with reasons should be directed to and received by the Appeal Authority, P O Box 19, George on or before **5 February 2020**.
- An appeal that is not lodged within the set date or that does not comply with Section 80 of the George Municipality's By-law on Municipal Land Use Planning will be deemed invalid.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

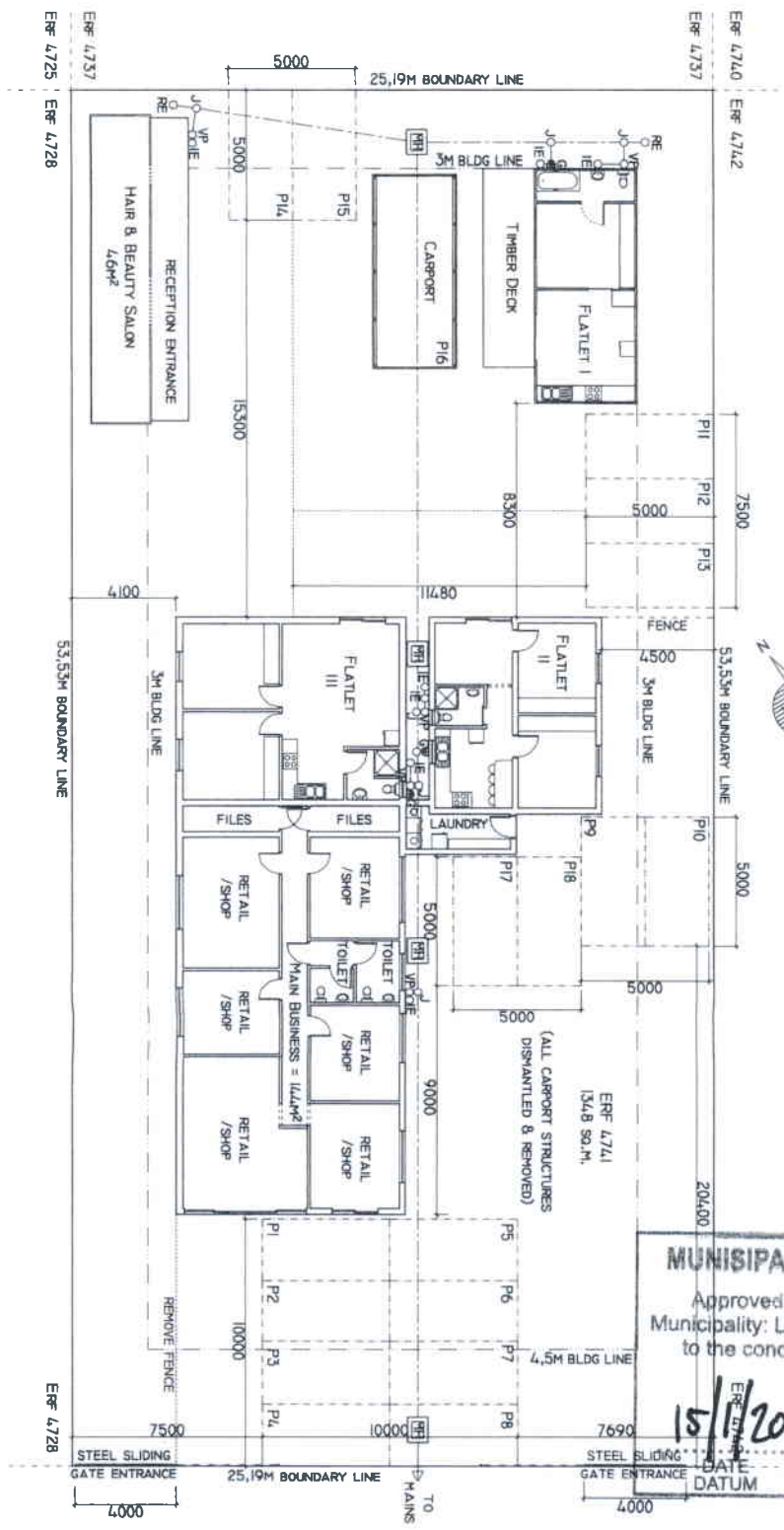
Kindly note that in terms of Section 80(14) of the George Municipality's By-law on Municipal Land Use Planning, the above decision is suspended until such time as the period for lodging an appeal has lapsed, any appeal has been finalised and you have been advised accordingly.

Yours faithfully



N T BOTHA
MUNICIPAL MANAGER

S:\SHARED\TEGNIES\MARISA ARRIES\Approvals& Final Approvals\Erf4741george(rezoning,consent & departure_approval)\jvroljik.docx



MUNISIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.

15/1/2020
 [Signature]
 MUNICIPAL MANAGER
 MUNISIPALE BESTUURDER

SITE PLAN
 1:200

6 KNYSNA ROAD

Work to comply with LOCAL AUTHORITY'S PLANS AND NATIONAL Building Regulations and Building Standards Act No. 103 of 1977.
 Levels and elevations to be checked ON SITE BEFORE WORK COMMENCES.
 READ PLANNED DIMENSIONS IN PRESENCE TO SCALE FROM DRAWING. TIMBER FRAME STRUCTURES TO BE BUILT IN ACCORDANCE WITH SABS CODE OF PRACTICE 082 OF 1998.
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 ALL MATERIALS USED IN CONSTRUCTION TO MEET WITH SABS APPROVED QUALITY.
 ALL CONSTRUCTION MATERIALS AND BUILDING PROCEDURES TO BE IN STRICT COMPLIANCE WITH SABS CODE 0400 FIRE SAFETY REGULATIONS.
 NOTIFY RESIDENTS OF ANY PLAN DISCREPANCIES PRIOR TO COMMENCE WORK.

CONVERAGE

ERF 471/1	1348m²
5 X FLATLETS	170m²
HAIR & BEAUTY SALON	46m²
MAIN BUSINESS BUILDING	14,4m²
TOTAL:	3604m²
FOOTPRINT =	27%

PLANET PLANS
 CHARLES CREED
 CELL: 083 987 0 179
 Drafting Design
 8404th St. 0854
 Email: charlescreed080955@gmail.com

CLIENT DETAILS
 H. WANG
 EMAIL: DUARTE_DJONES@REAL.COM
 CALL: 081 006 5509
 6 KNYSNA ROAD
 LORNE PARK

PROJECT: ALTERED PARKING LAYOUT
DRAWING: SITE PLAN

SCALE: 1 : 200
DATE: 05/12/2019

PLAN NO: 307 - 686C

Reference number: Erf 4741, George
Date: 07/02/2020

Enquiries: Marisa Arries

JV TOWN PLANNER
PO BOX 710
GEORGE
6530

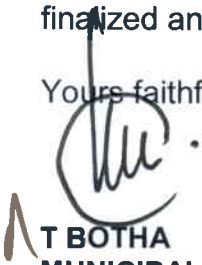
janvrolijk@vodamail.co.za

**APPLICATION FOR REZONING, CONSENT USE AND DEPARTURE:
ERF 4741, GEORGE**

Abovementioned application as well as the municipality's decision letter dated 15 January 2020 (copy attached) in this regard refers.

No appeal against the above decision has been received. The application is thus regarded as finalized and can be implemented as per abovementioned letter.

Yours faithfully

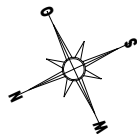
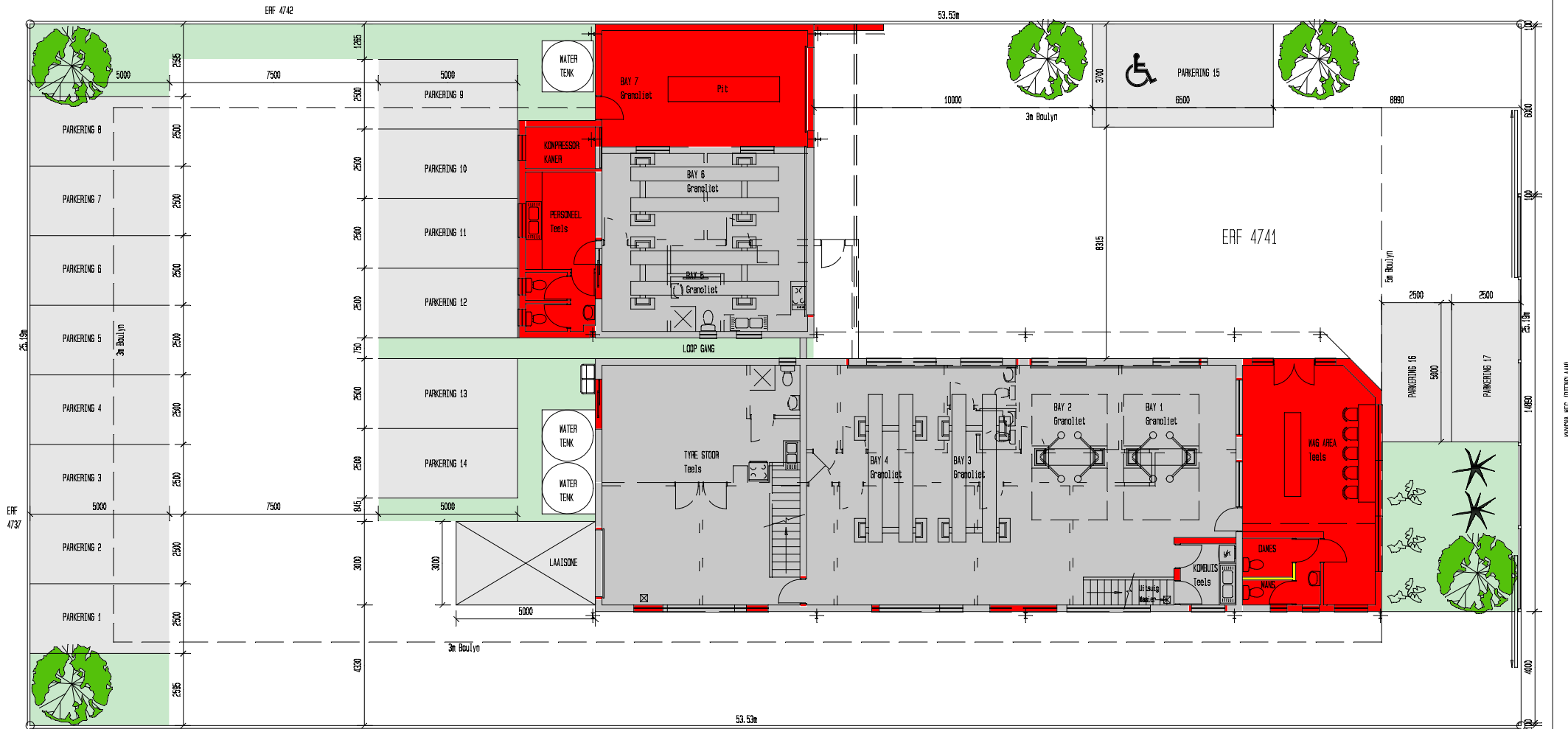


T BOTHA
MUNICIPAL MANAGER

P:\approvals2019\Erf 4741george(rezoning,consent use and departure_ final approval letter)jvrolijk.docx

ANNEXURE "D": PROPOSED SITE PLAN AND BUILDING PLANS

LET WEL:
 ALLE MATERIAAL MOET SABS GOEDGEKEUR WEES. ALLE MATERIAAL EN WERK MOET VOLGENS SANS 204, SANS 10400 EN BOUREGULASIES WEES. GEEN AFMETINGS MOET AFGESKAAK WORD VAN TEKENING NIE. SLEGS MATES GETOON MOET GEBRUIK WORD. KONTRAKTEUR MOET SEKER MAAK DAT ALLE GEBOUE UITGESIT WORD VOLGENS PLAN, SODAT BOULYNE NIE OORSKRYP WORD NIE. KONTRAKTEUR MOET ALLE AFMETINGS EN VLAKKE NAGAAN OP TERREIN. ENIGE TEENSTRYDIGHEID MOET ONDER DIE AANDAG VAN N.A.D. GEBRING WORD.
 *APPOINTED AS ARCHITECTURAL PROFESSIONAL TO WORK STAGE 4.1 (DOCUMENTATION TO ACHIEVE MUNICIPAL APPROVAL ONLY)
 NO LIABILITY WILL BE ACCEPTED FOR WORK DURING CONSTRUCTION. FULL LIABILITY AND RESPONSIBILITY WILL BE FOR THE OWNER OR BUILDER.*



PARKEER PLAN
 SKAAL 1:100

PARKERING SKEDULE			
VERTREK	OPPERVLAKTE	PARKERING VEREISTE	VOORSIEN
STORE	144.91m ²	2 PER 100m ² (3)	3
KANTORE/WERKSWINKEL	318.96m ²	4 PER 100m ² (13)	13
PARKERING TOTAAL		13	16

OPPERVLAKTES:	
GRONDVLDER	365.24m ²
EERSTE-VLDER	98.63m ²
TOTAAL	463.87m ²
ERF OPPELVAKTE	1348.42m ²
VOETSPOOR	371.34m ²
DEKKING	27.54%
VLDER FAKTOR	0.34

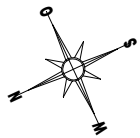
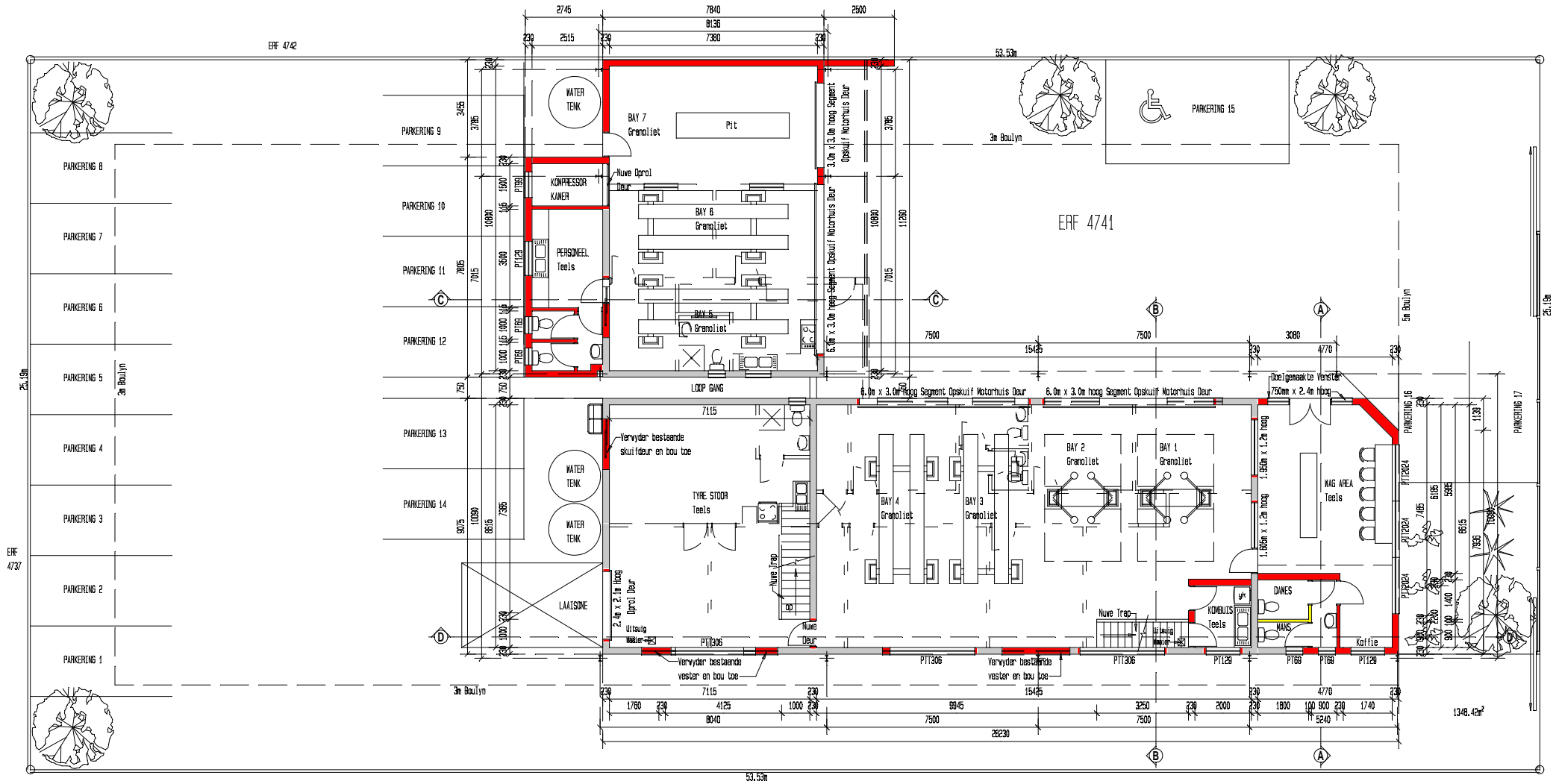


Project:		Ontwerp:		Datum:	
VOORGESTELDE AANBOUW VIR ERF 4741 GEORGE		Designed:	LL.	Date:	11 Mar 2026
Drawn:	CL	Scale:	1:100	Area:	m ²
Checked:	LL.	Oppervlakte:		Plan No.:	CL 4925/1
Owner:					

LET WEL:

ALLE MATERIAAL MOET SABS GOEDGEKEUR WEES. ALLE MATERIAAL EN WERK MOET VOLGENS SANS 204, SANS 10400 EN BOUREGULASIES WEES. GEEN AFMETINGS MOET AFGESKAAK WORD VAN TEKENING NIE. SLEGS MATES GETOON MOET GEBRUIK WORD. KONTRAKTEUR MOET SEKER MAAK DAT ALLE GEBOUE UITGESIT WORD VOLGENS PLAN, SODAT BOULYNE NIE OORSKRYP WORD NIE. KONTRAKTEUR MOET ALLE AFMETINGS EN VLAKKE NAGAAAN OP TERREIN. ENIGE TEENSTRYDIGHEID MOET ONDER DIE AANDAG VAN N.A.D. GEBRING WORD.

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GRONDVLOER
SKAAL 1:100

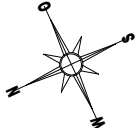
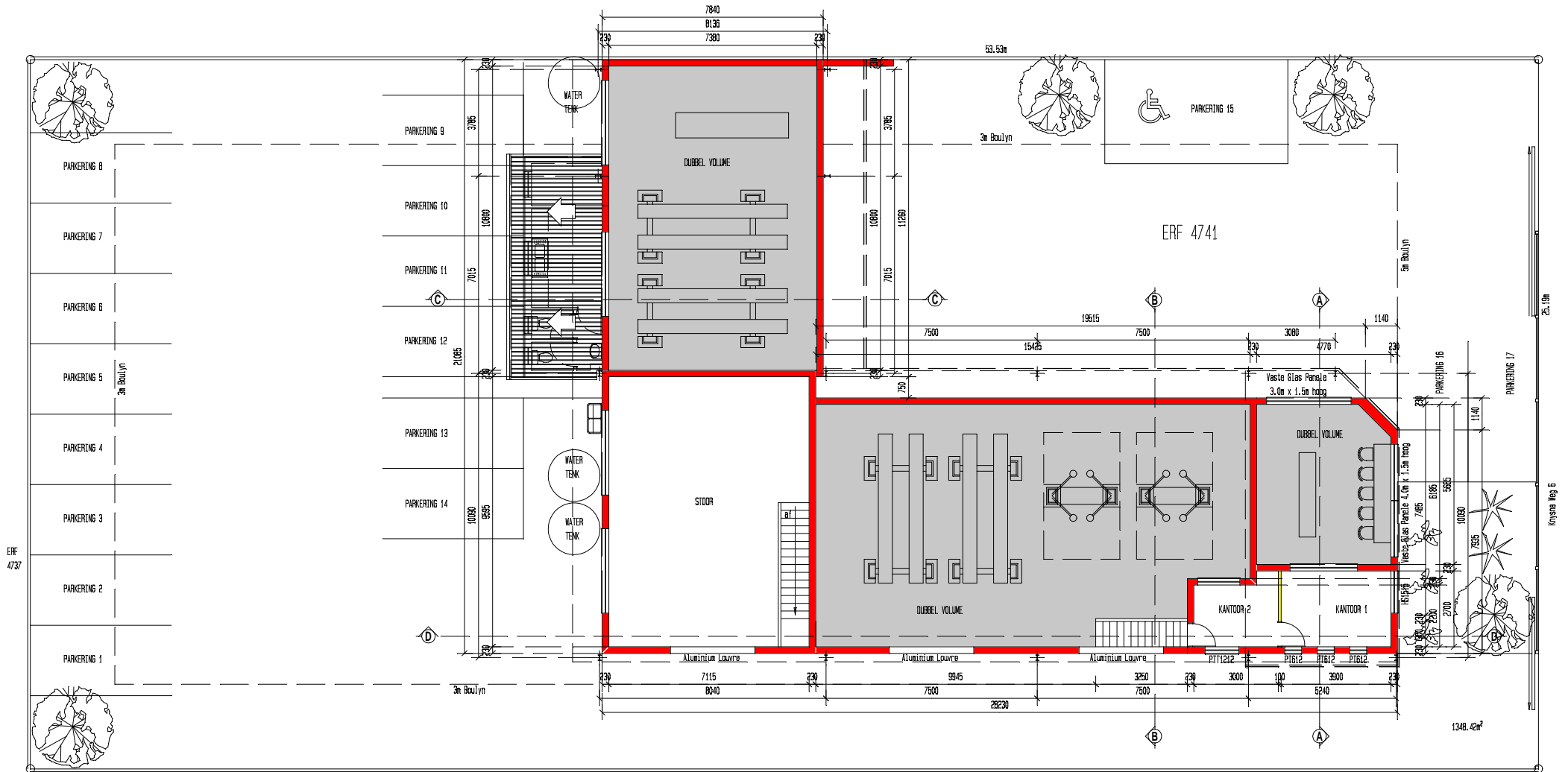


N.A.D.
NEW ARCHITECTURAL DESIGN
AND CO-WORKERS
LEON LANGEVELDT (PSAT)
SACAP 572125 / SAJAT 31141
1st FLOOR, EAGLES VIEW BUILDING
5 PROGRESS STREET, GEORGE
TEL: 083 3109 345
E-MAIL: leonard4477@gmail.com

Projek:
Project:
**VOORGESTELDE AANBOUING
VIR
ERF 4741
GEORGE**

Ontwerp: Designed:	LL.	Datum: Date:	11 Mar 2026
Geteken: Drawn:	CL	Skaal: Scale:	1:100
Nagegaan: Checked:	LL.	Oppervlakte: Area:	m ²
Elkeen: Owner:		Plan No.:	CL 4925/2

LET WEL:
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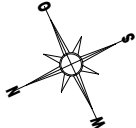
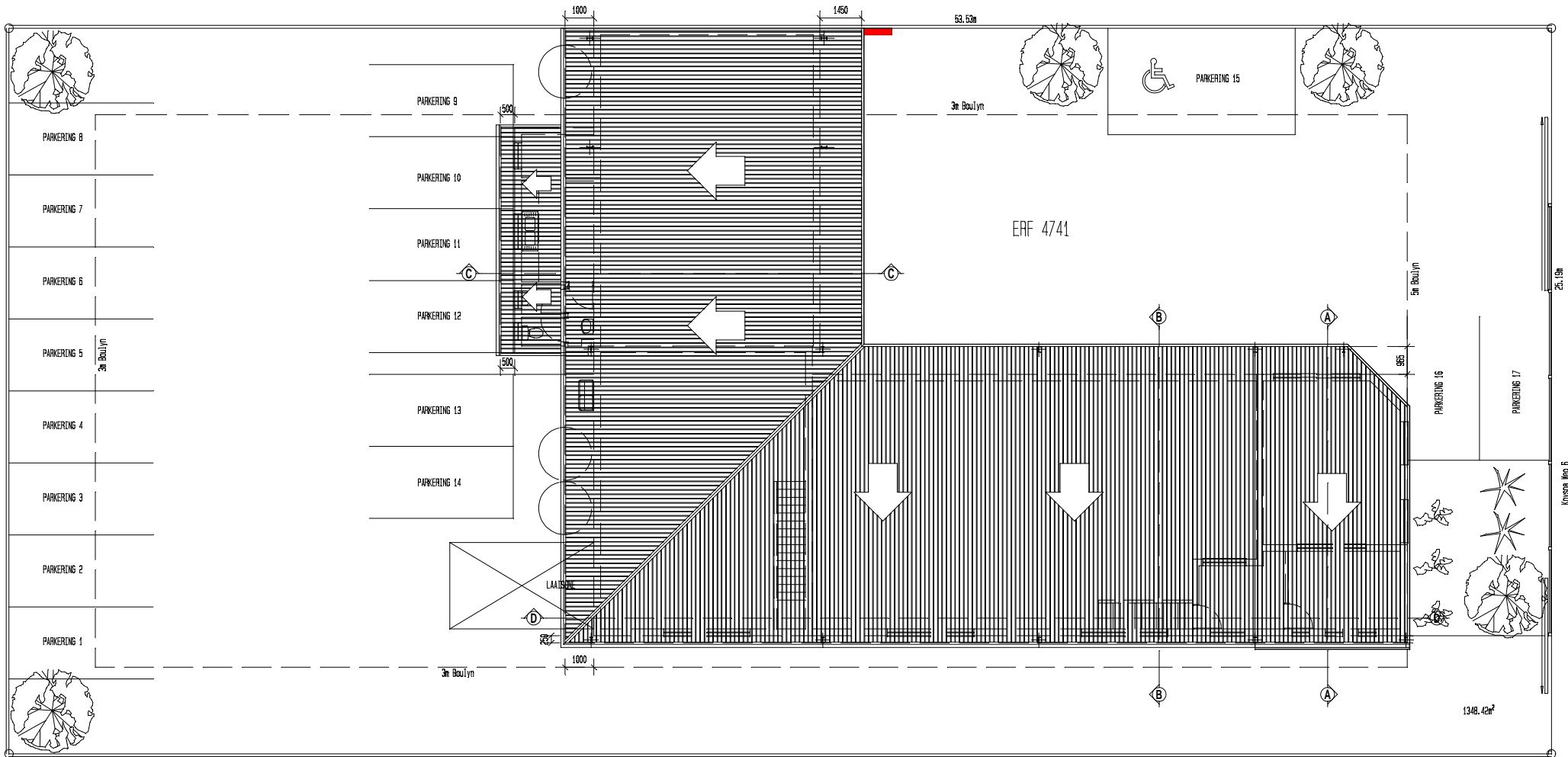
EERSTE-VLOER
 SKAAL 1:100

N.A.D.
 NEW ARCHITECTURAL DESIGN
 LEON LANGEVOLD (PSA)
 AND CO-WORKERS
 SACAP ST2125 / SAJAT 31141
 1st FLOOR, EAGLES VIEW BUILDING
 5 PROGRESS STREET, GEORGE
 TEL: 083 3109 345
 E-MAIL: leonard4477@gmail.com

Projek:
 Project: **VOORGESTELDE AANBOUING
 VIR
 ERF 4741
 GEORGE**

Ontwerp: Designed:	LL.	Datum: Date:	12 Mar 2026
Geteken: Drawn:	CL	Skaal: Scale:	1:100
Nagagaan: Checked:	LL.	Oppervlakte: Area:	m ²
Eienaar: Owner:		Plan No.:	CL 4925/3

LET WEL:
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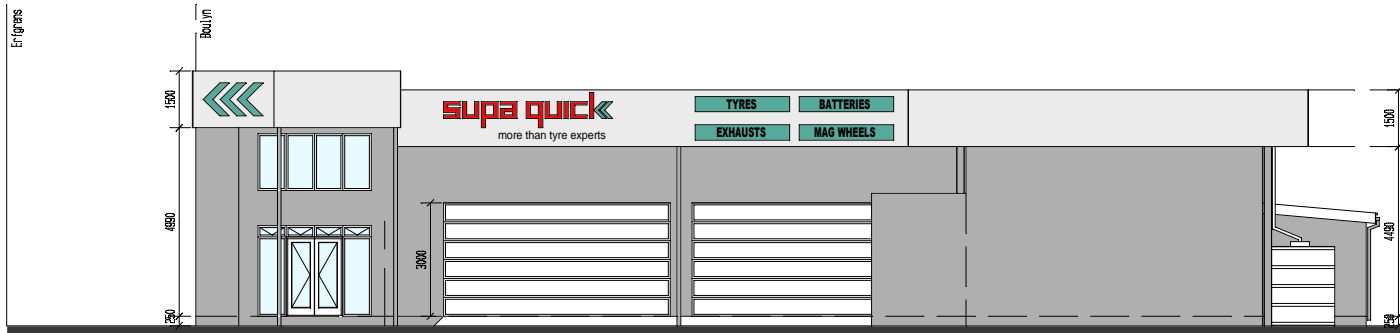


DAKPLAN
 SKAAL 1:100

N.A.D.
 NEW ARCHITECTURAL DESIGN
 LEON LANGEVELDT (PSAT)
 AND CO-WORKERS
 SACAP ST2125 / SAJAT 31141
 1st FLOOR, EAGLES VIEW BUILDING
 5 PROGRESS STREET, GEORGE
 TEL: 083 3109 345
 E-MAIL: leonard4477@gmail.com

Projek:
 Project: **VOORGESTELDE AANBOUW VIR ERF 4741 GEORGE**

Ontwerp: Designed:	L.L.	Datum: Date:	12 Mar 2026
Geteken: Drawn:	CL	Skaal: Scale:	1:100
Nagegaan: Checked:	L.L.	Oppervlakte: Area:	m ²
Eienaar: Owner:		Plan No.:	CL 4925/4

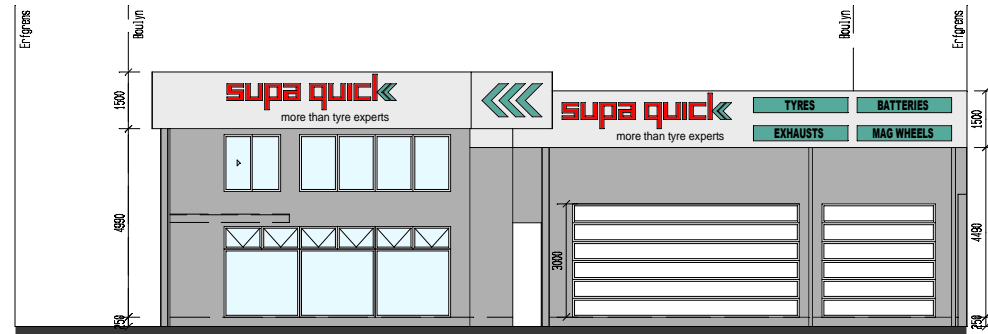


SUID-OOS AANSIG
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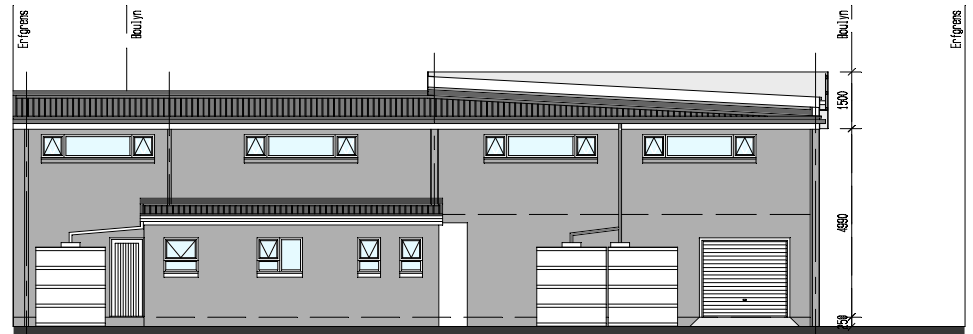
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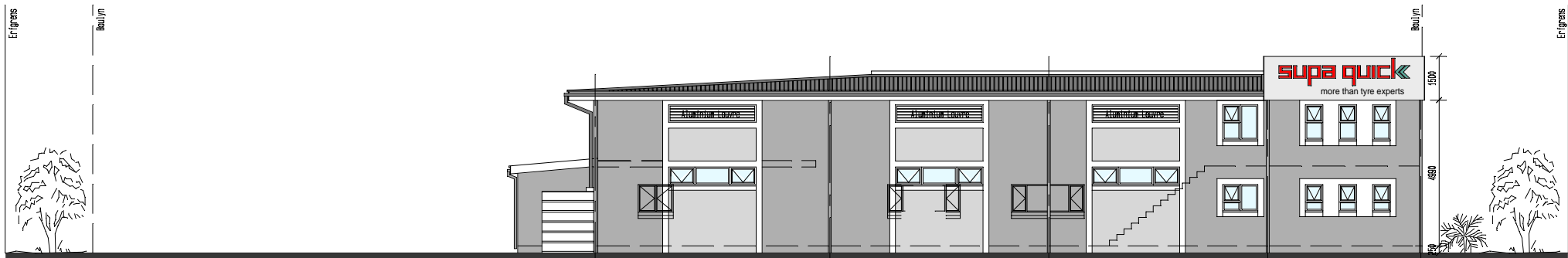
*APPOINTED AS ARCHITECTURAL PROFESSIONAL TO WORK STAGE 4.1 (DOCUMENTATION TO ACHIEVE MUNICIPAL APPROVAL ONLY)
NO LIABILITY WILL BE ACCEPTED FOR WORK DURING CONSTRUCTION.
FULL LIABILITY AND RESPONSIBILITY WILL BE FOR THE OWNER OR BUILDER.*



SUID-WES AANSIG
SKAAL 1:100



NOORD-OOS AANSIG
SKAAL 1:100



NOORD-WES AANSIG
SKAAL 1:100



Projek:
Project: **VOORGESTELDE AANBOUING
VIR
ERF 4741
GEORGE**

Ontwerp: Designed:	LL.	Datum: Date:	12 Mar 2026
Geteken: Drawn:	CL	Skaal: Scale:	1:100
Nagegaan: Checked:	LL.	Oppervlakte: Area:	m ²
Eienaar: Owner:		Plan No.:	CL 4925/5

ANNEXURE "E": 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. 3881907**

Purpose of consultation: **Application for rezoning and departure (parking requirements and number of street entrances)**

Brief proposal: **Rezoning of Erf 4741 George from Business Zone III to Business Zone I and departures from parking requirements and the number of street entrances permitted.**

Property(ies) description: **Erf 4741 George**

Date: **15 October 2025**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Municipality	044 801 9477	ihuyser@george.gov.za
Official	Fakazile Vava	George Municipality	044 801 9477	fvava@george.gov.za
Pre-applicant	Jan Vrolijk	Jan Vrolijk Town Planner	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**
- **Existing site/floor plan**
- **Approval dated 15 Jan 2020**

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)

DEVELOPMENT PROPOSAL

The following background information has been provided by potential developer of Erf 4741 George:

“We are in the process of purchasing the above commercial property. Currently, as per the approved land usage plans (15/01/2020), there is a main brick building consisting of a main office rented to a solar and borehole installation and repair company, and two flatlets rented out. At the back there are two wooden flats that are also rented out.

We want to re-locate the SupaQuick Loerie, which are currently located in 42 Knysna Road, George (two blocks away), on 1 April 2027, when their lease expires, as Jodan Properties has purchased the premises and want to develop something else. My son is taking over the SupaQuick and urgently needs a new premise or landlord, where the business will continue to have the direct exposure to clients, as per the current location. To find appropriate premises in George is a very difficult task.

The premises are ideally suited for the relocation as the current main brick building can be utilized with minimal changes, and the Erf is large enough. As per the current store, we require 6 fitment bays. The current main office section will be used to facilitate 4 fitment bays with roller shutter doors from the eastern side. Flatlet II will be extended onto the eastern building line to accommodate 2 bays (fitment and wheel balancing), with entrance via roller shutter doors from the south. Flatlet III will be used as a tyre store room as well as kitchen and bathroom for the workers. Tyre deliveries will be at the back of Flatlet III, via the existing road on the western side. A sales and waiting area with a customer toilet, will be added at the front of the existing building (on southern side), by extending the building up to the building line (on Knysna Road side).

The wooden structures at the back (Flatlet I and Hair & Beauty) will be removed.

When people think of a tyre fitment center, they automatically think that it is noisy and think of the discarded tyres lying on a heap. Firstly, compressed air tools are not used any longer to remove wheel nuts, as they damage the nuts of “mag-rims”. The Erf is large enough so that we can keep the existing building’s location, which is far from the back. By keeping the back for parking, a “buffer” is created/maintained. “

The plan indicating the various portions of the building referred to in the above background information is attached hereto.

Erf 4741 George is at present zoned Business Zone III (neighbourhood shop) and the opinion is held that this zoning does not allow for a SupaQuick as proposed. The intention is to rezone the erf to Business Zone I, the zoning of the erven on which most of the existing fitment centres are located in George. The existing buildings on the erf will be dealt with as indicated in the background information provided above.

Although it seems as if enough space will be available at the back of the building to provide the required parking bays it might be possible that an application for relaxation of the parking requirements may be needed. This will however only be known once the building plans for the proposed development is available. The possibility exists that it might be necessary, hence the mentioning of this aspect in this pre-application.

The erf has at present two entrances from the existing service road. These two entrances will be kept in tack and application will be made to legalize the two street entrances.

APPLICATION

- An application will have to be lodged with the George Municipality in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 for the rezoning of Erf 4741 George from Business Zone III to Business Zone I to allow for the erf to be developed with a SupQuick fitment centre.
- An application will have to be lodged with the George Municipality in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the following departures on Erf 1363 George
 - the relaxation of the parking requirements applicable to the erf from 4 parking bays per 100m² business floor area to 3 parking bays per 100m² business floor area.
 - to allow for two street entrances to the erf from the adjacent Service Road.

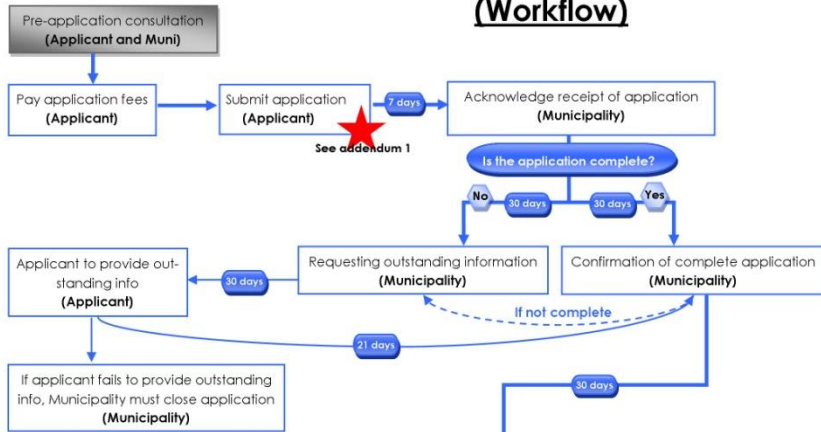
PART B: APPLICATION PROCESS

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

Draft By-Law on Municipal Land Use Planning

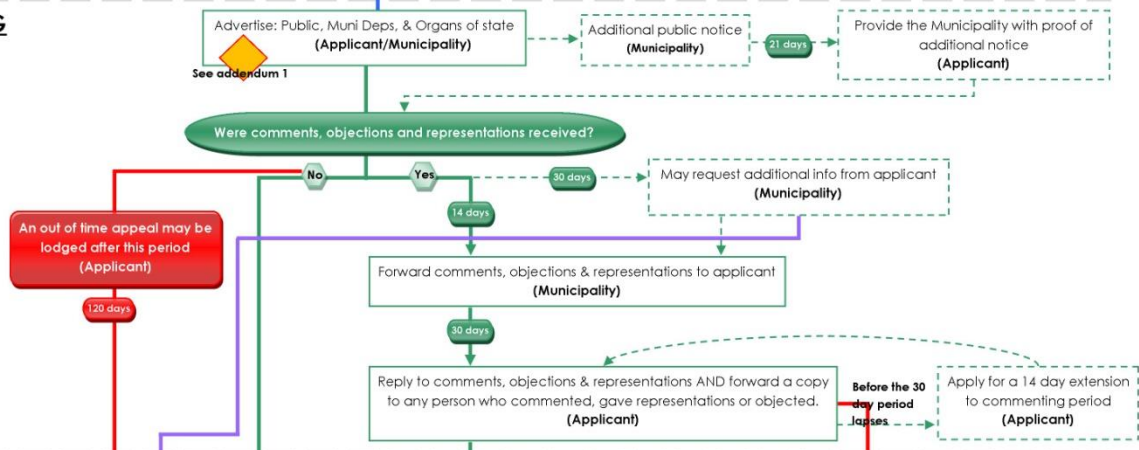
(Workflow)

SUBMISSION



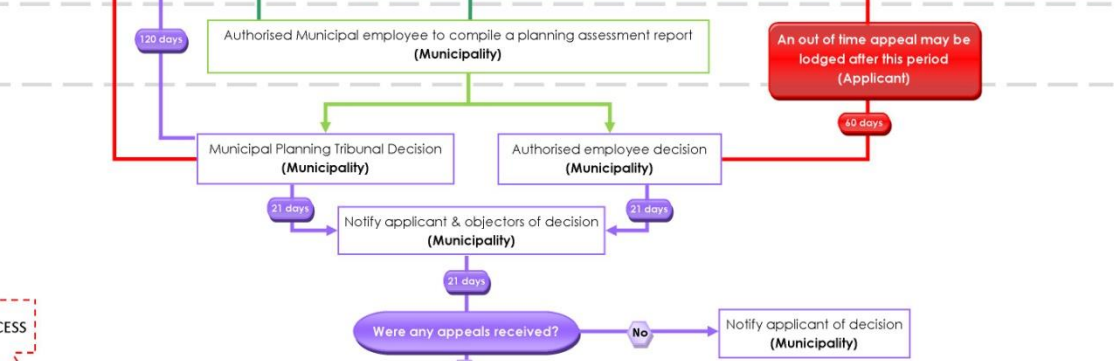
- Types of applications that can be submitted in terms of Section 15 (2)**
- (a) Rezoning of land
 - (b) Permanent departure
 - (c) Temporary departure
 - (d) Subdivision of land
 - (e) Consolidation of land
 - (f) Amendment, suspension or removal of restrictive conditions
 - (g) Permission required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



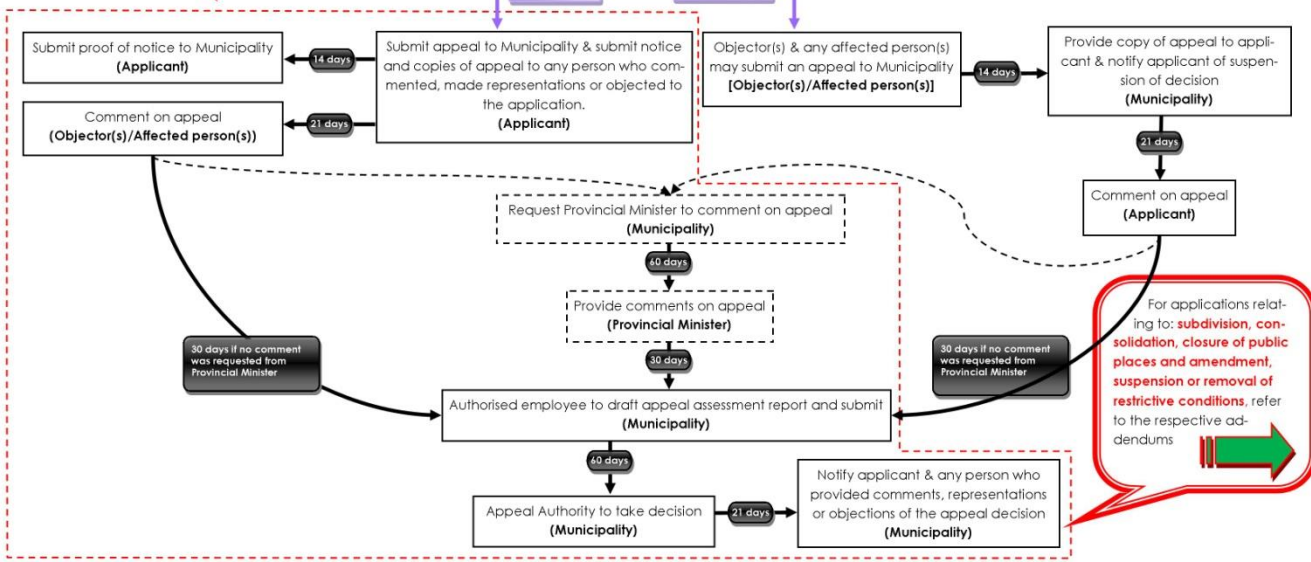
ASSESSMENT

DECISION



APPEAL PROCESS

APPEAL



For applications relating to: **subdivision, consolidation, closure of public places and amendment, suspension or removal of restrictive conditions**, refer to the respective addendums

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
x	2(b)	a permanent departure from the development parameters of the zoning scheme;	To be determined
	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; (Site Development Plan)	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 Spatial Development Framework, 2023	To be determined
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]		X	N/a	
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>Business Zone III</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>Yes – Parking requirements and number of street entrances</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/a	N/a
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?		X	N/a	N/a

**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)?		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 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 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.			N/a	
Development charges:	X			

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

COMPULSORY INFORMATION REQUIRED:

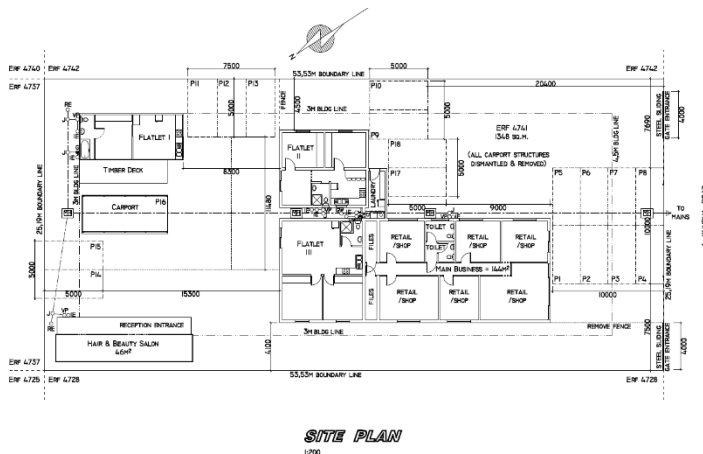
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N	Bondholder's consent

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 15 October 2025 for the proposed rezoning and departures on Erf 4741, George to allow for the operation of a fitment centre on the property. No new/detailed site layout plan was provided for this discussion.



Town Planning comments:

- To consider rezoning to either Business Zone I or Business Zone II.
- To consider the development descriptions of both zonings (as per the Zoning Scheme) and determine which will suit the use best. The scale of the development to be sensitive to the surrounding area.
- Applicant to prepare a detailed site layout plan depicting the proposed land use on this property, illustrating parking, manoeuvring space, access, building lines etc.
- Parking must be provided on-site, in line with the requirements of the zoning scheme. PT1 may be considered. To apply if applicable.
- It must be noted that fitment/service bays are not regarded as parking bays.
- Parking for the physically disabled and loading bays to be provided on site.
- The applicant is advised to implement measures to protect the residential properties located to the rear of the site and to ensure minimal impact on them. Business activities should be directed towards Knysna Road. These matters must be addressed as part of the land use application.
i.e. noise mitigation measures and/or, screening etc to limit impact towards the residential properties.
- The subject property forms part of a group of properties identified within the commercial precinct, comprising six erven facing Knysna Road. The applicant is required to provide a detailed motivation in accordance with the MSDF, the Eastern Extension LSDF, and the Zoning Scheme By-law.
- The development to fit in with the character of the area.

CES comments


- Access be restricted via Knysna service road.
- All proposed access to be indicated on the proposed layout plans/SDP.
- Access is permitted in accordance with the George Integrated Zoning Scheme By-law, 2023.
- 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 in preventing unauthorized parking in this area.
- PT1 may be supported.
- All vehicle mobility should be done on site and must be indicated on the layout plan.
- A TIA may be required.
- Normal Development Charges (DCs), if applicable, will be levied in accordance with the DC policy and the applicable By-law and or policy.
- Municipal water and/or sanitation is limited and available, subject to network and/or treatment capacity required confirmation.
- The location of existing municipal services must be confirmed on site.
- The developer must ensure full compliance with the relevant Stormwater By-law.

ETS Comments

- Application noted. EES DC's applicable on upgrading of electrical service connection.

PART F: SUMMARY / WAY FORWARD

Refer to comments above.

OFFICIAL: 
Fakazile Vava (Town Planner)

PRE-APPLICANT: **Johannes George Vrolijk**
(FULL NAME)

SIGNED: 
Ilané Huyser (Senior Town Planner)

SIGNED: 

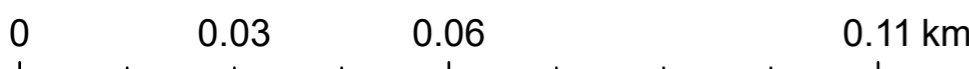
DATE: 21.10.2025

DATE: **10 October 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 "F": LOCALITY PLAN

Erf 4741 George - Locality plan



Date: 10/10/2025 11:36 AM Scale: 1:969



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

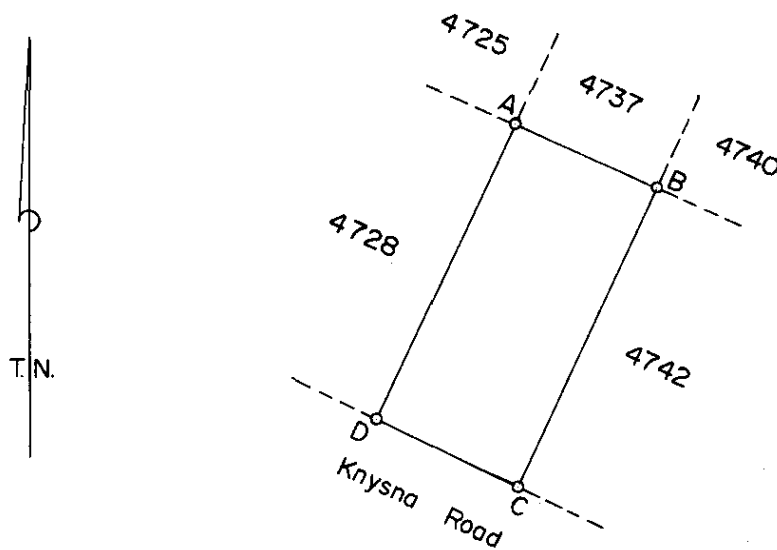
George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise, which may arise as a result of inaccuracies in the information supplied.

ANNEXURE "G": SURVEYOR GENERAL DIAGRAM

SIDES Cape Feet	ANGLES OF DIRECTION	CO-ORDINATES		S.G. No.
		Y	X	
AB 80.00	90.00.00	A		7766/69 Approved <i>L. ...</i> Surveyor-General 19-12-1969
BC 170.00	90.00.00	B		
CD 80.00	90.00.00	C		
DA 170.00	90.00.00	D		

Bacons Beacons.

A, B, C. Iron Pegs $\frac{1}{2}$ " diameter
D. Iron Pipe $1\frac{1}{2}$ " "



MEIRIC AREA
1348 SQUARE METRES

Scale: 1 : 1200

The figure A. B. C. D. represents 13600 Square Feet of land, being ERF 4741 (Portion of Erf 1894) GEORGE situate in the Municipality and George Administrative District of George Province of Cape of Good Hope. Surveyed in September 1969 by me, Redblough Land Surveyor

This diagram is annexed to <u>D/T.</u> No. <u>24081/71</u> dated i.f.o.	The original diagram is No. A 307/1933 annexed to Transfer/Grant No. 1933.20.1025	File No. <u>S. 8775/4/6.</u> S.R. No. <u>E. 2183/69</u> Comp. BL-7DD/X51
--	--	--

Registrar of Deeds

B

W.D.

C
S

ANNEXURE "H": TITLE DEED

MILLERS INC.
 BEACON HOUSE
 123 MEADE STREET
 GEORGE
 6530

Prepared by me

M Goldie
 CONVEYANCER
 MADELEINE GOLDIE (82663)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 9 100 000,00	R. 3853,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

VERBIND MORTGAGED	
VRI FOR R. 2 500 000,00	
000004138 / 2026	<i>[Signature]</i>
2026 -02- 12.	REGISTRAR/R/ISTRAR

DATA / CAPTURE
 16 FEB 2025
 Nomzamo Siyoko

T000007827 / 2026

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

CHANTÉ BIANCA MOONSAMY

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

JOSÉ ABRANTES DUARTE

Identity Number 490728 5047 08 2

and

HUI WANG

Born on 27 November 1971

Married in community of property to each other

which said Power of Attorney was signed at GEORGE on 05 DECEMBER 2025

And the appearer declared that his/her said principal had, on 22 September 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:

BROADBAND INVESTORS NR ONE PROPRIETARY LIMITED
Registration Number 2002/017488/07

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

ERF 4741 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE, PROVINCE OF THE
WESTERN CAPE;

IN EXTENT: 1348 (ONE THOUSAND THREE HUNDRED AND FORTY
EIGHT) Square metres;

First registered by Certificate of Registered Title No. T 24081/1971 with
Diagram No. 7766/69 relating thereto and held by Deed of Transfer No. T
22080/2012.

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T 22080/2012.

B.

C. **SUBJECT FURTHER** to the following special condition contained in the said
Deed of Transfer No. T 1025/1933, namely:-

"The Transferor reserves the right to construct, use and maintain any
pipeline for water leading, drainage, sewerage and any poles or
structures for the conduct of any electric or other light or power, across
the above property."

D. **SUBJECT FURTHER** to the following conditions contained in the said
Certificate of Registered Title No. T 24081/1971 imposed by the Administrator
of the Province of the Cape of Good Hope in terms of Section 9 of Ordinance
No. 33 of 1934 as amended when approving of the subdivision of Erf 1984
George, namely:-

MG

- (a) The owner of this erf shall without compensation be obliged to allow electricity cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or erven to be conveyed across this erf if deemed necessary by the Local Authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.
- (b) The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority."

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

JOSÉ ABRANTES DUARTE and HUI WANG , Married as aforesaid

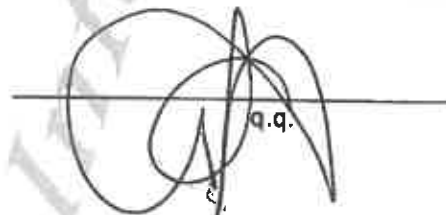
heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

BROADBAND INVESTORS NR ONE PROPRIETARY LIMITED
Registration Number 2002/017488/07

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 R9 100 000,00 (NINE MILLION ONE HUNDRED 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 12 February 2026.


a.g.

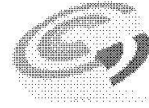
In my presence


REGISTRAR OF DEEDS



ANNEXURE "I": COMPANY REGISTRATION CERTIFICATE

COR39



Companies and Intellectual
Property Commission
a member of the sbs group

Date: 07/08/2017

Our Reference: 978490249

LORRAINE LUSTED
E-mail: LIZANNE@RVN.CO.ZA
Basket: RVNAUD

RE: Amendment to Company Information
Company Number: 2002/017488/07
Company Name: BROADBAND INVESTORS NR ONE (PTY) LTD

We have received a COR39 (Notice of change of company directors) from you dated 27/07/2017.

The COR39 was accepted and placed on file.

The following change was effected to Director/Secretary/Officer:
Director JOHANNES CHRISTOFFEL GREYLING details was Changed

Yours truly

Commissioner: CIPC

Please Note:

The attached certificate can be validated on the CIPC web site at www.cipc.co.za.
The contents of the attached certificate was electronically transmitted to the South African Revenue Services.



The Companies and Intellectual Property Commission
of South Africa
P.O. BOX 429, PRETORIA, 0001, Republic of South Africa. Docex 256, PRETORIA.
Call Centre Tel 086 100 2472, Website www.cipc.co.za



ANNEXURE "J": POWER OF ATTORNEY

POWER OF ATTORNEY

I, the undersigned

Johannes Christoffel Greyling

the only Director of

Broadband Investors Nr One (Pty) Ltd Registration Number 2002/017488/07

the registered owner of

Erf 4741 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 4741 George from Business Zone II to Business Zone I.
- An application in terms of Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the relaxation of the parking requirements applicable to shop in a high intensity area from 6 parking bays per 100m² GLA to 4 parking bays per 100m² GLA.
- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a departure from Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to allow for a second vehicle carriageway crossing from the unnamed service lane along the northern side of Knysna Road to Erf 4741 George.

Signed at George on 5 March 2026



Johannes Christoffel Greyling

ANNEXURE "K": BONDHOLDERS CONSENT



Mr. Johann Greyling
Email: johann@clinicalsolutions.co.za

12 FEBRUARY 2026

Your ref: Johann Greyling

Our ref: K Malema

Dear Sir/Madam

HOME LOAN IN THE NAME OF : **Broadband Investors Nr One Pty Ltd**
ACCOUNT NUMBER : **8005818873301**
SECURITY DESCRIPTION : **Erf 4741 George**

We refer to your request dated 05 February 2026 and advise as follows:

We have no objection to the rezoning of Erf 4741 George from Business Zone III to Business Zone I and departures from parking requirements and the number of street entrances permitted, subject to municipal approval.

Client needs to contact Nedbank Group Insurance on 0860 333 111 to update insurance on the property.

If you have any further questions regarding this matter, kindly contact Theona Hilder on 010 234 7719.

Yours faithfully

K. Malema

KOKETSO MALEMA

Administrations

Administrator

Gauteng Home Loans

cc

Home Loans | Gauteng

16 Constantia Boulevard Constantia Kloof Roodepoort 1709 PO Box 1144 Johannesburg 2000 South Africa
T 0860 555 111 F 011 495 9161

Directors: AD Mminele (Chairperson) JP Quinn (Chief Executive) HR Brody (Lead Independent Director) BA Dames MH Davis (Chief Financial Officer) NP Dongwana Dr MA Hermanus
EM Kruger P Langeni RAG Leith L Makalima MC Nkuhlu (Chief Operating Officer) Dr TM Nombembe S Subramoney
Company Secretary: J Katzin 15.07.2024.

www.nedbank.co.za

NEDBANK

ANNEXURE "L": CONVEYANCER CERTIFICATE

CONVEYANCER'S CERTIFICATE

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

ERF 4741 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 4741 George from Business Zone II to Business Zone I.
- An application in terms of Section 15(2)(b) of the By-law on Land Use Planning for George Municipality, 2023 for the relaxation of the parking requirements applicable to shop in a high intensity area from 6 parking bays per 100m² GLA to 4 parking bays per 100m² GLA.
- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a departure from Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to allow for a second vehicle carriageway crossing from the unnamed service lane along the northern side of Knysna Road to Erf 4741 George.

APPLICATION DATE

March 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:

T7827/2026 (current Title Deed)

in respect of:

**ERF 4741 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

IN EXTENT: 1 348 (ONE THREE FOUR EIGHT) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T7827/2026

REGISTERED in the name of

**BROADBAND INVESTORS NR ONE (PTY) LTD REGISTRATION NUMBER
2002/017488/07**

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

SIGNED at GEORGE on 5 March 2026



CONVEYANCER