



The Municipal Manager  
P O Box 19  
George  
6530

Reference: Erf 1174 George

8 April 2026

Sir

**APPLICATION FOR REZONING, SUBDIVISION AND PERMANENT DEPARTURES:  
REMAINDER OF ERF 1174 GEORGE**

Attached hereto please find an application in terms of

- Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of the Remainder of Erf 1174 George from Single Residential Zone I to Subdivisional Area to allow for a development comprising of 1 General Residential Zone III erf (Town housing) and 1 Transport Zone II erf (Public street).
- *Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Subdivisional Area into a*
  - *Portion A (±1 020m<sup>2</sup>) General Residential Zone III; and*
  - *Remainder (±112m<sup>2</sup>) Transport Zone II.*
- *Section 15(2)(b) of the land Use Planning By-Law for George Municipality, 2023 for the following permanent departures on the Remainder of Erf 1174 George:*
  - *a departure from the parking requirement applicable to “town housing” as stipulated in the table entitled “Minimum off-street parking requirements” in Section 42(2) of the George Integrated Zoning Scheme 2023, from 2.0 parking bays per unit (visitors parking included) to 1.5 parking bays per unit (visitors parking included).*

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SACPLAN REG No. A/1386/2010

- *a departure from development parameter (a) applicable to “town housing”, which stipulates that “the maximum gross density on a town housing site is 60 dwelling units/hectare”, to allow a density of 78.43 dwelling units/hectare.*

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

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

**Jan Vrolijk**

**MOTIVATION REPORT**  
**APPLICATION FOR REZONING, SUBDIVISION AND PERMANENT DEPARTURES**  
**(RELAXATION OF PARKING REQUIREMENT AND INCREASE IN THE DENSITY)**  
**REMAINDER OF ERF 1174 GEORGE**

8 April 2026



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**MOTIVATION REPORT**  
**APPLICATION FOR REZONING, SUBDIVISION AND PERMANENT DEPARTURE**  
**(RELAXATION OF PARKING REQUIREMENT AND INCREASE IN**  
**DENSITY)**  
**REMAINDER OF ERF 1174 GEORGE**

## 1. APPLICATION

- *An application in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of the Remainder of The Remainder of Erf 1174 George from Single Residential Zone I to Subdivisional Area to allow for a development comprising of 1 General Residential Zone III erf (Town housing) and 1 Transport Zone II erf (Public street).*
- *An application in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Subdivisional Area into a*
  - ⇒ *Portion A (±1 020m<sup>2</sup>) General Residential Zone III; and*
  - ⇒ *Remainder (±112m<sup>2</sup>) Transport Zone II.*
- *An application in terms of Section 15(2)(b) of the land Use Planning By-Law for George Municipality, 2023 for the following permanent departures on the Remainder of The Remainder of Erf 1174 George:*
  - ⇒ *a departure from the parking requirement applicable to “town housing” as stipulated in the table entitled “Minimum off-street parking requirements” in Section 42(2) of the George Integrated Zoning Scheme 2023, from 2.0 parking bays per unit (visitors parking included) to 1.5 parking bays per unit (visitors parking included).*
  - ⇒ *a departure from development parameter (a) applicable to “town housing”, which stipulates that “the maximum gross density on a town housing site is 60 dwelling units/hectare”, to allow a density of 78.43 dwelling units/hectare.*

The proposed rezoning and subdivision plan is attached hereto as **Annexure “A”**. The completed application form for the rezoning, subdivision and permanent departures is attached hereto as **Annexure “B”**.

## **2. PRE-APPLICATION CONSULTATION**

The pre-application consultation discussion of the proposed application by the relevant officials of George Municipality took place on 19 November 2025.

The signed pre-application consultation application form (Collab number not indicated) contains the following comments that need to be addressed in the application:

### **“Town Planning**

- *According to the George Municipal Preliminary Heritage Inventory, the subject property has a heritage significance; therefore, comments/approval from Heritage Western Cape will be required, as well as comment from the George Heritage Trust (not only in terms of the NHRA).*
- *In principle, the proposed development aligns with the spatial policies applicable to the area. However, the applicant must provide justification for deviating from the prescribed density requirements (as set out in the Zoning Scheme, Urban Design Guidelines for High Density, Social and Affordable Housing and MSDF).*
- *The developer is advised to reconfigure the proposed layout by placing townhouses along the eastern property boundary and locating the gate on the western street corner of the property.*
- *The road portion must be transferred to the municipality at the developer’s cost.*
- *The proposed development must comply with zoning objective, land use description and all development parameters – please indicate compliance. Departure applications must be submitted where deviations from the development parameters are required.*
- *Motivate compliance with SPLUMA, LUPA, PSDF, MSDF and LSDF. Please discuss the fact that the site is located outside the densification zone.*
- *Indicate landscaping, permeable parking and other elements as mitigation to the streetscape and additional hardened surfaces.*

### **Civil Engineering Services**

- *Access be restricted via Short Street.*
- *Access should comply with the GIZS 2023, alternatively. Any deviation should be included within the land use application.*
- *All parking must be provided on-site, in compliance with the GIZS 2023 parking requirements.*
- *No parking is allowed within the road reserve, and the owner may be held liable for any costs incurred to prevent unauthorised parking in this area.*
- *PT1 parking ratio apply.*
- *All vehicle mobility should be done on site and must be indicated on the layout plan.*
- *Access should comply to the GIZS 2023.*
- *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 &/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.*

### **Electro-technical Services**

- *Electrical services report required.*
- *Development to be provided with bulk electrical supply.*
- *DC's applicable.*
- *SSEG where applicable to be submitted to the Municipality for registration and approval."*

The signed pre-application consultation form dated 25 November 2025, with the municipal comments on the proposal is attached hereto as **Annexure "C"**.

The Municipal Town Planners recommended that the layout be reconfigured by placing the town housing units along the eastern property boundary. The developer prefers not to change the proposed site layout for the following reasons:

- The current proposed site layout results in separating the small private outdoor living areas of the proposed dwelling units from the “public” internal driveway and parking area.
- The current proposal does not require the relaxation of any building lines.
- The current vehicle access is retained. A new access in the south-western corner of the erf would be situated closer to the access to the adjacent Erf 3078 George.

The abovementioned matter was discussed with Zuko Vanqa, the George Municipality’s Traffic Engineer, who has, after reconsidering the issue, indicated that the proposed access point may be retained.

The other issues raised above are addressed in various points throughout this motivation report.

### **3. DEVELOPMENT PROPOSAL**

#### **3.1 Proposed land use**

It is the intention of the owner to develop the proposed Portion A with 8 town housing units and to transfer the narrow strip of the Remainder of The Remainder of Erf 1174 George, which is located between Short Street and Erf 3078 George, to the Municipality for road purposes. The proposed site plan is attached hereto as **Annexure “D”**.

The proposed development will consist of 8 town housing units, ranging in size from 33.1m<sup>2</sup> to 44m<sup>2</sup>. All the proposed dwelling units will have an open plan kitchen / lounge on the ground floor, as well as a small outdoor living / yard area on the western side of each dwelling unit. Five of the units will each have a loft area consisting of 2 bedrooms and a bathroom and three of the units will each have a loft area of 1 bedroom and a bathroom.

Twelve open parking bays will be spread out through the proposed development. Access to the proposed development will be provided from Short Street, at the current access point, via a

private paved roadway, along the eastern boundary of the erf, with an entrance gate set back 6 metres from the street boundary.

As the application erf is currently zoned Single Residential Zone I, the erf will have to be rezoned to Subdivisional Area, and the Subdivisional Area will have to be subdivided into 1 General Residential Zone III erf and 1 Transport Zone II erf to accommodate the proposed development.

### 3.2 Building lines

Perimeter boundary building lines - As indicated on the proposed site plan attached hereto as **Annexure “D”**, the proposed town housing units will adhere to the 3 metres street boundary building line along Short Street. The proposed development will also adhere to the 1.5 metres building line along the rear and side boundaries of the erf.

Internal boundary building lines - As the proposed town housing erf will not be subdivided into individual erven, no internal erf boundaries will be created. Internal boundary building lines will, therefore, not be applicable.

### 3.3 Parking provision

As indicated on the proposed site plan attached hereto as **Annexure “D”**, 12 open parking bays will be provided on the paved areas between the dwelling units, which equates to 1.5 parking bays per dwelling unit.

The parking requirement is discussed further in point 5.10 and 6.7 of this motivation report.

### 3.4 Open space requirement

Development parameter (b) of the development parameters applicable to “town housing” as per the George Integrated Zooning Scheme By-law, 2023, reads as follows:

*“Functional open space must be provided at the following ratios:*

*a development containing 5 to 20 dwelling units: 24m<sup>2</sup> per dwelling unit;”*

In terms of the development proposal, 192m<sup>2</sup> open space must be provided in respect of the 8 dwelling units. As indicated on the table on the proposed site plan attached hereto as **Annexure "D"**, 273.3m<sup>2</sup> open space is to be provided within the development. These areas exclude roads, parking areas, the refuse yard and court yards.

The proposal will thus comply with the open space requirement applicable to the development.

### **3.5 Access, street name and street addresses**

One access point is proposed from Short Street.

As indicated on the proposed site plan, attached hereto as **Annexure "D"**, the individual dwelling units gain access from Short Street via a private roadway across the application erf.

Provision is made for a stacking distance of 6 metres in the private roadway at the entrance from Short Street to the development.

Maintenance of the internal private roadway will be the responsibility of the Body Corporate to be established for the development. No street name is thus required in respect of the private roadway. The proposed portion of public street along the southern boundary of Erf 3078 George is to be included in the road reserve of Short Street and does also not require a new name.

### **3.6 Service yards**

Each dwelling unit will be provided with a small outdoor living area, which doubles as a service yard (courtyard), and which will make provision for a washing line and an area to place a refuse bin. The service yards are indicated on the proposed site plan attached hereto as **Annexure "D"**.

### **3.7 Refuse area**

A refuse area which can accommodate 8 wheelie bins is proposed at the entrance to the development. The refuse area will be accessible from Short Street.

### 3.8 Phasing

The development will be developed as one phase.

### 3.9 Homeowners' Association Constitution

The proposal will be developed as a Sectional Title development and the provisions of the Section Title Act, 1986 (Act 95 of 1986) will thus be applicable to the development. No Home Owners Constitution as per the George Municipality Land Use Planning By-law, 2023 is thus required.

### 3.10 Architectural guidelines

The development will be developed in one phase and will furthermore be a Sectional Title development in terms of the Section Title Act, 1986 (Act 95 of 1986). As such no architectural guidelines for the development will be required as the stipulations of the mentioned Act will be applicable on the development.

### 3.11 Summary

The purpose of this application is to obtain approval for the proposed rezoning, subdivision, and permanent departures to enable the proposed development of the application erf in accordance with the proposed site plan attached hereto as **Annexure "D"**.

## 4. GENERAL INFORMATION REGARDING THE REMAINDER OF THE REMAINDER OF ERF 1174 GEORGE

### 4.1 Locality

The Remainder of Erf 1174 George is situated at 16 Short Street, east of the intersection of Short Street and Mitchell Street in Bo-dorp. George. The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure "E"**.

## 4.2 Existing land use

The Remainder of Erf 1174 George is currently used for residential purposes. The erf has been developed with a dwelling house, free-standing second dwelling (Wendy house), a swimming pool and an outbuilding (double garage). The development on the erf is rounded off by a garden consisting of neatly kept lawn, trees and shrubs.

The remainder of the erf consist of a paved driveway and parking area. The erf is accessed via a driveway along the eastern side boundary and steel sliding gate in the street boundary wall.

The following photo shows the north elevation of the dwelling house and swimming pool. The vegetation on the western side boundary is also visible.



The following photo shows the east elevation of the dwelling house. The paved driveway and access gate are also visible.



The following photo shows the south elevation of the double garage with the second dwelling unit in the background.



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

#### 4.3 Extent

The Remainder of Erf 1174 George is 1 132m<sup>2</sup> in extent.

#### **4.4 Present zoning**

In terms of the George Integrated Zoning Scheme By-Law, 2023, the zoning of the Remainder of Erf 1174 George is Single Residential Zone I.

#### **4.5 Surveyor General Diagram**

The Surveyor General Diagram of the Remainder of Erf 1174 George is attached hereto as **Annexure “F”**.

#### **4.6 Title Deed**

The Remainder of Erf 1174 George is registered in the name of Square Roots Developments CC Registration number 2004/070260/23. A copy of the Title Deed of the erf is attached hereto as **Annexure “G”**.

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

A Closed Corporation Registration Certificate certifying that Kobus van den Berg and Heidie Jeanette van den Berg are the two only members of Square Roots Developments CC Registration number 2004/070260/23, the registered owner of the Remainder of Erf 1174 George, is attached hereto as **Annexure “H”**.

A Power of Attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Kobus van den Berg and Heidie Jeanette van den Berg, the only two member of Square Roots Developments CC Registration number 2004/070260/23, the registered owner of the Remainder of Erf 1174 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 “I”**.

#### **4.8 Bondholder’s Consent**

The Remainder of Erf 1174 George is not encumbered by a bond.

#### **4.9 Conveyancer Certificate**

A Conveyancer Certificate in respect of the Remainder of Erf 1174 George is attached hereto as **Annexure “J”**. The Conveyancer Certificate confirms that there are no conditions in the title deed of the erf which restrict the development of the erf as proposed in this application.

### **5. DESIRABILITY OF THE APPLICATION FOR THE REZONING AND SUBDIVISION OF THE REMAINDER OF ERF 1174 GEORGE**

#### **5.1 Introduction**

The owner intends to subdivide the application erf into two portions. Portion A will be zoned General Residential Zone III (Town housing), and the Remainder will be zoned Transport Zone II (Public street).

The following stipulation appears in Section 20 of the Land Use Planning By-Law for the George Municipality, 2023:

*“20(2) No application for subdivision involving a change of zoning may be considered by the Municipality unless the land concerned is zoned as a subdivisional area.*

*(3) An applicant may submit a subdivision application simultaneously with an application for rezoning.”*

The proposed rezoning of the application erf to a Subdivisional Area and simultaneous subdivision of the erf into the 2 separate portions will, therefore, comply with the mentioned stipulations.

The desirability of both the proposed rezoning and subdivision will, therefore, be dealt with simultaneously in this report.

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

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

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

## **5.2 Physical characteristics of the property**

### **5.2.1 Topography**

The application erf has no visible slope.

The topography is of such a nature that it will not have a negative impact on the proposed development and therefore, does not restrict the proposed rezoning and subdivision as applied for in this application.

### **5.2.2 Surface conditions**

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

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

### 5.2.3 Vegetation

There is no significant vegetation on the application property which will have an influence on the development as proposed.

The existing structures and bulk of the vegetation on the erf will be removed to accommodate the proposed development. The large Coral tree south of the dwelling house will be removed. The vegetation on the western boundary of the erf will be retained as far as possible. The following photo shows some of the vegetation along the western boundary.



The existing tree on the sidewalk will also be retained. The remainder of the erf will be landscaped upon completion of the development.

Vegetation will therefore have no influence on the proposed development.

### 5.2.4 Other characteristics

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

### 5.2.5 Conclusion

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

### 5.3 Proposed land uses

It is the intention of the owner to develop the application erf with 8 town housing units. Twelve open parking bays will be spread out through the proposed development. Access to the proposed dwelling units will be provided from Short Street via a private paved roadway, with an entrance gate set back 6 metres from the street boundary, to provide stacking space at the entrance gate.

To accommodate the transfer to the municipality of the narrow strip of the Remainder of Erf 1174 George located on the southern side of Erf 3078 George as a public street, 1 Transport Zone II (Public street) erf is provided along the southern boundary of the erf.

The proposed site plan is attached hereto as **Annexure "D"**.

### 5.4 Density of the proposed development

The extent of the application erf is 1 132m<sup>2</sup>. Of this area, an area of ±112m<sup>2</sup> is taken up by the proposed public road portion south of Erf 3078 George (proposed Remainder). This leaves an area of ±1 020m<sup>2</sup> for the actual development (proposed Portion A). The proposed development of 8 group housing units will relate to a density of 78.43 dwelling units per hectare.

The proposed density is slightly higher than the recommended maximum density of 60 dwelling units per hectare, in the Western Cape Spatial Development Framework, as well as in the George Spatial Development Framework, 2023. The proposed density is discussed further in points 5.5.5.4 and 5.5.6 of this motivation report.

## 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 and subdivision will subsequently be evaluated on each of the principles.

<b>Spatial justice</b>		
<b>Criteria</b>	<b>Compliance</b>	<b>Planning Implication</b>
Past spatial and other development imbalances must be redressed through improved access to and use of land.	Complies with.	This application will result in an underdeveloped residential erf situated within the Urban Edge being developed to its full potential. The proposed development targets the middle-income group and will result in

		affordable housing being made available. It will also 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 Plan for George, 2023. The Spatial Development Framework contains development proposals which are aimed at improving the quality of life of all the inhabitants of George, thus creating the opportunity for approval of this application which will result in affordable housing being made available.
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development as proposed in this application, aimed at the need for affordable housing.
Land use management systems must include all areas of a municipality and especially include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homelands areas.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development as proposed in this application, aimed at the need for affordable housing.
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.

<p>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.</p>	<p>Not applicable.</p>	<p>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).</p>
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<p style="text-align: center;"><b>Spatial sustainability</b></p>		
<p><b>Criteria</b></p>	<p><b>Compliance</b></p>	<p><b>Planning Implication</b></p>
<p>Promote land development that is within the fiscal, institutional and administrative means of the Republic.</p>	<p>Complies with.</p>	<p>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. The development proposal that forms the subject of the application is furthermore located within the urban edge of George and in an area which is earmarked for residential densification in terms of the George Spatial Development Framework, 2023.</p>
<p>Ensure that special consideration is given to the protection of prime and unique agricultural land.</p>	<p>Not applicable.</p>	<p>The Remainder of Erf 1174 George is zoned as indicated in point 4.4 of this Motivation Report. The provisions of the Act on the Subdivision of Agricultural Land, 1970 (Act 70 of 1970) therefore do not apply to the application.</p>
<p>Uphold consistency of land use measures in accordance with environmental management instruments.</p>	<p>Not applicable.</p>	<p>The proposed development does not trigger any listed activities in terms of environmental legislation.</p>

<p>Promote and stimulate the effective and equitable functioning of land markets.</p>	<p>Complies with.</p>	<p>The application erf is situated north of Short Street, in an area currently characterized by a mixture of Single Residential development as well as General Residential development, as this area is indicated for “<i>Densification</i>” in the George Local Spatial Development Framework, 2023. The land use and density proposed in this application are therefore in line with the development proposals in the Spatial Development Framework. It will also result in the development of an underdeveloped property. The proposed development will thus not have a negative impact on surrounding property values and will contribute to the upgrading of the area, which could result in increased property values in the vicinity.</p>
<p>Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.</p>	<p>Complies with.</p>	<p>All infrastructure required for the development will be provided by the developer at his cost in accordance with municipal requirements.</p>
<p>Promote land development in locations that are sustainable and limit urban sprawl.</p>	<p>Complies with.</p>	<p>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.</p>
<p>Result in communities that are viable.</p>	<p>Complies with.</p>	<p>Due to the high maintenance cost (labour, water, and plants), as well as security risk associated with large properties, the development of large residential erven is increasingly considered not viable. This could lead to neglect, which could result in reducing property values in an area. The development of smaller dwelling units at higher densities, as is proposed in this application, can result in a vibrant and viable neighbourhood, which will have a positive effect on property values and the economy of</p>

		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.
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<b>Spatial efficiency</b>		
<b>Criteria</b>	<b>Compliance</b>	<b>Planning Implication</b>
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 Ordinance, 2023 which prescribes procedures and time frames developers must comply with when submitting land use applications, and which officials must consider when considering applications. This application has been prepared in accordance with the stipulations of the George Municipality: Land Use Planning By-law, 2023 and the application will therefore be handled

		and considered in accordance with the time frames as prescribed.
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<b>Spatial resilience</b>		
<b>Criteria</b>	<b>Compliance</b>	<b>Planning Implication</b>
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 an area indicated for densification in the George Spatial Development Framework, 2023.

<b>Good administration</b>		
<b>Criteria</b>	<b>Compliance</b>	<b>Planning Implication</b>
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 these specific criteria.

<p>All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.</p>	<p>This is general principle that municipalities need to comply with.</p>	<p>Input was received from all government departments and sectors when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As it can be deemed that the development proposal complies with the contents of the George Spatial Development Framework, 2023, it can be stated that the proposal complies with this specific criterion.</p>
<p>The requirements of any law relating to land development and land use are met timeously.</p>	<p>This is general principle that municipalities need to comply with.</p>	<p>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.</p>
<p>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.</p>	<p>This is general principle that municipalities need to comply with.</p>	<p>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.</p>
<p>Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.</p>	<p>This is general principle that municipalities need to comply with.</p>	<p>The George Municipality: By-law on Land Use Planning, 2023 contains clear procedures set to inform and empower members of the public. This</p>

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

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

The existing dwelling house appears on the 1957 aerial photo of the area concerned and is therefore considered to be older than 60 years. As it is intended to demolish the current dwelling house, the owner of the application erf will appoint a Heritage Impact Assessment consultant to assess the impact of the proposed demolition of a possible heritage resource and to submit an appropriate permit application in terms of Section 34 of the National Heritage Resources Act, 1999, to Heritage Western Cape, as required by the Municipal Town Planners during the Pre-application Consultation.

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

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

In terms of the above Act, it is expected of a municipality to consider the compatibility of any development proposal with existing provincial and municipal spatial development frameworks and as well as more 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 and 5.5.6 of this report.

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

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

#### 5.5.5.1 Introduction

The Western Cape Provincial Spatial Development Framework (WC-PSDF) 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. The Remainder of Erf 1174 George is zoned Single Residential Zone I and is not used for agricultural purposes. The relevant 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 the Remainder of Erf 1174 George falls within the identified urban edge. As such, the proposed development will not result in "urban sprawl". The proposal therefore meets the requirement of this guideline set out in the WC-PSDF.

#### 5.5.5.4 Densification

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

In the framework, it is highlighted that the density was decided upon following studies that were undertaken and which showed "*that this is the minimum density at which urban settlements begin to significantly improve their urban performance.*"

According to the framework, the proposed density creates the following benefits:

- The ability to walk to several different destinations on foot.
- Improve surveillance and security.

- Employment and retail opportunities within easy distance.
- Vibrant and active streetscape.

The framework further states that *"the figure of an average gross density of 25 du/ha should be seen as a hurdle below which urban settlements will not perform adequately, and above which a number of positive opportunities begin to be achievable."*

According to the framework, increased densities are best applied in towns that are under development pressure and, according to the framework, increased densities is an important tool to counter urban sprawl. Although George is not subject to high development pressure and urban sprawl is not a problem at this stage, an application of this nature may contribute to limiting urban sprawl in the future.

According to the framework, the increased density and the combating of urban sprawl can be achieved through various development possibilities. Subdivisions of properties, the development of additional residential units as well as sectional title developments, demolition and redevelopment, high density residential areas, apartment blocks and infill are presented as possible means by which higher densities can be achieved.

The option of underdeveloped land that is located within the urban edge of a town and that is targeted for residential densification in terms of an approved spatial development framework has been identified to achieve the increased density and counteract urban sprawl. This specific proposal involves the redevelopment of an erf located within the urban edge of George and targeted for residential densification in terms of the George Spatial Development Framework, 2023. This development proposal, which will be developed at an average density of approximately 78.43 units per hectare, will contribute to the fact that the density prescribed by the framework will eventually be achieved and that urban sprawl will be limited.

However, it is important to point out that densification must take place within acceptable areas and that it must not detract from the environment within which the densification is proposed. This development takes place within the urban edge of George as well as in an environment that is targeted for residential densification in terms of the George Spatial Development Framework,

2023. The objectives as prescribed in the development framework are therefore achieved with this application.

#### 5.5.5.5 Self-sufficiency

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

#### 5.5.5.6 Summary

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)

The Remainder of Erf 1174 George is located within the study area of the George Spatial Development Framework, 2023 (GSDF) and this framework therefore applies to this application.

In terms of the GSDF, the application erf is located within the Urban Edge, as well as in an area identified for “Residential *Densification*” between the railway line and the George CBD. In the “*Spatial Elements*” table, in point 4.4 on page 84 of the George Spatial Development Framework, 2023, “*Residential densification*” is explained as follows:

- “*Densification zones are areas within existing settlements where residential densification should be accommodated and promoted through appropriate mechanisms such as redevelopment, infill, subdivision, second dwellings, sectional title, greenfield or brownfield development.*”

- *Densification is promoted in all urban areas with specific focus on areas surrounding primary transport corridors and identified nodes. Density – measured as walking distance from public transport route (80u/ha (or more to be motivated) for 150, 60u/ha in 151-350m and 45u/ha for 351-500m.”*

Not indicated as being situated in a transport corridor, the area surrounding the application erf is, however, indicated for “Residential Densification” in the GSDF, 2023. In accordance with this indication in the GSDF, various erven in the vicinity of the application erf have since been developed at higher residential densities, i.e. The consolidation of Erf 1175 George / Erf 26325 George (General Residential Zone IV), Erf 28623 George (General Residential Zone IV), Erf 3378 George (General Residential Zone IV), Erf 3381 George (General residential Zone III) and erf 25335 George (General Residential Zone IV). The proposed rezoning to accommodate the development of town housing units on the application erf, therefore, fits in with the Spatial Development proposals in the GSDF, 2023 as well as being in line with the current development pattern of the area.

Except for the indication that the application erf falls within the Urban Edge of George, as well as within the area identified for “Residential *Densification*” and thus complies with the broader principle of densification, 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.

There is no Local Spatial Development Framework for the area concerned.

#### 5.5.7 George Integrated Zoning Scheme By-Law, 2023

The Remainder of Erf 1174 George is zoned Single Residential Zone I in terms of the George Integrated Zoning Scheme By-Law, 2023. In terms of this zoning, the erf may be used for the purposes of 2 dwelling units (a dwelling house + second dwelling unit). The owner intends to develop the application erf with 8 town housing units. In addition to the proposed development, the narrow portion of the application erf located between Erf 3078 George and Short Street, must be transferred to the municipality for road purposes.

To enable the application erf to be developed in accordance with the development proposal, the erf will have to be rezoned to Subdivisional Area, and the Subdivisional Area will then have to be subdivided into 1 General Residential Zone III erf and 1 Transport Zone II erf.

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

*“The objective of this zone is to encourage residential development of a greater density than for General Residential Zone II, while retaining the emphasis on design coordination and a modest scale in terms of height. This zone has particular location requirements, such as proximity to transport and amenities, and should not be randomly located without due consideration of the availability of open space and community facilities. Town housing may be located in and around central business areas, near high density nodes and along activity axis such as railway lines and main traffic routes, where flats are often found.”*

The application erf is situated in an area which is indicated for “Residential Densification”. Being situated close to Mitchell Street, near the public transportation routes in Courtney Street and Wellington Street, the shopping complex in Courtney Street and all the amenities in the George CBD, the proposal also fulfils the location requirements, “*proximity to transport and amenities*” as well as “*community facilities*” such as schools, library and medical facilities.

In terms of Schedule II of the mentioned By-Law, the Land use description of “*town housing*” reads as follows:

*““town housing” means a row or group of linked or attached dwelling units, planned, designed and built as a harmonious architectural entity of which every dwelling unit has a ground floor and which dwelling units may be subdivided cadastrally.”*

As indicated on the proposed site plan, attached hereto as **Annexure “D”**, the proposed development complies with the land use description.

The following table indicates the development parameters applicable to town housing development, as well as the adherence of the proposed development with the development parameters:

Development Parameter	Description	Adherence
<b>Design principles</b>	All buildings and structures must be planned, designed and built as a harmonious architectural entity and special attention must be given to aesthetics, architectural coordination, urban design and landscaping.	Will be adhered to.
<b>Density</b>	The maximum gross density on a group housing site is 60 dwelling units per hectare.	The proposed density of 78.43 dwelling units per hectare is higher than the norm of 60 dwelling units per hectare. <b>Permanent departure from the density is applied for.</b> The proposed density is discussed in points 5.5.5.4 and 5.5.6 of this motivation report.
<b>Coverage</b>	60%	Adhered to.
<b>Height</b>	The height of dwelling units may not exceed 6,5 metres to the wall plate and 8,5 metres to the ridge of the roof.	Adhered to.
<b>Open space</b>	Functional open space must be provided at the following ratio: 5 to 20 dwelling units: 24m <sup>2</sup> per dwelling unit.	Adhered to.

<p><b>Building lines along the perimeter of a town housing site</b></p>	<p>Public street boundary building line: 3 metres.</p> <p>Side and rear boundary building lines: 1.5 metres.</p>	<p>Adhered to.</p>
<p><b>Building lines within a town housing site</b></p>	<p>Internal roads: 0 metres, provided that garage doors facing the road must be 5 metres from the kerb of the road.</p> <p>Side and rear boundary building lines: 0 metres unless a building line is required for firefighting purposes.</p>	<p>Not applicable.</p>
<p><b>Parking and access</b></p>	<p><b>Normal Areas:</b></p> <p>1.25 Parking bays per unit with 2 habitable rooms or less, 1.75 parking bays per unit with 3 habitable rooms or more, for residents, plus 0,25 bays per unit for visitors.</p> <p><b>PT1 areas:</b></p> <p>1 bay per dwelling unit. 0.25 bays/unit for visitors</p>	<p><b>Permanent departure applied for.</b> The provision of parking is discussed in point 6.7 of this motivation report.</p>
<p><b>Site development plan</b></p>	<p>Must be provided.</p>	<p>Will be provided.</p>
<p><b>Service yard and refuse room</b></p>	<p>Must be provided.</p>	<p>Provided.</p>

### 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 the Remainder of Erf 1174 George was scrutinised, and it was found that it contains no conditions prohibiting the rezoning and subdivision as proposed.

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

### 5.5.9 Conclusion

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

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

The area surrounding the application erf is characterized by mixed use development, with business development, blocks of flats, a medical centre, a high school and dwelling houses located in the vicinity of the erf. Several erven in the vicinity of the application erf have recently been developed at higher residential densities, i.e. the consolidation of Erf 1175 George / Erf 26325 George (General Residential Zone IV), Erf 28623 George (General Residential Zone IV), Erf 3378 George (General Residential Zone IV), Erf 3381 George (General residential Zone III) and Erf 25335 George (General Residential Zone IV). The area is served by the public transport routes of the “Go George” transportation service along Courtney Street and Wellington Street. The proposed town housing development will thus create further diversification as far as the land use, density and type of dwelling units in the area are concerned.

Being situated in a mixed-use area, near public transportation routes, near to the amenities in Courtney Street and the medical practitioners at the corner of Mitchell Street and Meyer Street, it is evident that the development as proposed in this application complies with the location requirements for town housing. The proposed rezoning and subdivision as proposed in this application will, therefore, be compatible with the existing, as well as the future character of the surrounding area.

## 5.7 Compatibility of the proposal with the natural environment of the property

The application erf is situated within the Urban Edge of George. Except for a few trees, the natural vegetation on the erf had been removed during the initial development of the erf and replaced by a garden, consisting of a shrubs and lawn. The current development on the application erf will be replaced by town housing units, a parking area, vehicular access to the parking area and open space, which will be landscaped as functional open space. The trees on the erf and sidewalk will, as far as possible be retained.

There are no conservation worthy natural environmental elements situated on the application erf. The natural environment on the erf will, therefore, not be disturbed by the proposed development. The proposed development will thus not have a negative impact on the natural environment and can be considered compatible with the natural environment.

## 5.8 Potential of the property

The Remainder of Erf 1174 George is zoned Single Residential Zone I in terms of the George Integrated Zoning Scheme By-Law, 2023. In terms of this zoning, the erf may be used for the purposes of 2 dwelling units (a dwelling house and a second dwelling unit).

The application erf is situated within the “Residential *Densification Zone*” between the CBD and the railway line, as indicated on the George Spatial Development Framework, 2023. The area, including the application erf, therefore, has the potential to be developed at a higher intensity, such as General Residential Zone IV (flats), without having a negative influence on the character of the area concerned. The rezoning and subdivision of the application erf, as proposed in this application, will therefore result in realising a slightly lower density than the development potential of the application erf.

## 5.9 Access to the property

The application erf is situated on the northern side of Short Street, to the north of Courtney Street. The erf is easily accessible from the George CBD via Mitchell Street and Courtney Street. As

indicated on the proposed site layout plan attached hereto as **Annexure “D”**, vehicular access to the proposed development will be provided from Short Street via a 5.0 metres paved access, situated in the south-eastern corner of the erf. Stacking space of 6.0 metres, measured from the erf boundary, for vehicles entering the site will be provided. Visibility in both directions into Short Street is good.

### 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 the By-law 1.25 parking bays per unit must be provided for residents for units with 2 habitable rooms or less, whilst 1.75 parking bays per unit must be provided for residents for units with 3 habitable rooms or more, plus 0,25 parking bays per unit for visitors.

At 2.0 parking bays per unit in respect of the 5 units with 3 habitable rooms, the proposed development will, therefore, require 10 parking bays. In respect of the 3 units with 2 habitable rooms, which require 1.5 parking bays, 4.5 parking bays will be required. In total, the proposed development will, therefore, require 15 parking bays.

As indicated on the proposed site plan attached hereto as **Annexure “D”**, 12 paved open parking bays will be provided within the proposed development, which is 3 parking bays less than the total required number of parking bays. As indicated on the proposed site plan, attached hereto as **Annexure “D”**, tandem parking bays are provided. In terms of Section 46(1)(d) of the George Integrated Zoning Scheme By-law, 2023, a tandem parking bay is regarded as two bays in General Residential Zone III. The provision of the 2 tandem parking bays as proposed in this application can therefore be accepted.

The number of on-site parking bays, however, does not conform with the requirement for on-site parking as set out in the George Integrated Zoning Scheme By-Law, 2023. Application is, therefore, also made for a permanent departure from the parking requirement. The provision of parking is discussed in more detail in point 6.7 of this motivation report.

### 5.11 Provision of services

Existing municipal services are available to the application erf. Should any upgrade or extension of services be required because of this application, this will be at cost of the developer and to the satisfaction of the municipality. The proposal will thus not result in infrastructure costs to any external parties. The proposal will thus not place any burden on municipal budget for the provision services infrastructure.

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

## **6. DESIRABILITY OF THE APPLICATION FOR PERMANENT DEPARTURES (RELAXATION OF PARKING REQUIREMENT AND INCREASE IN DENSITY) IN RESPECT OF THE REMAINDER OF ERF 1174 GEORGE**

### **6.1 Introduction**

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

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

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

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

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

The application erf is situated in a mixed-use area, near public transportation routes, near to the amenities in Courtney Street and the medical practitioners at the corner of Mitchell Street and Meyer Street. In terms of the GSDF, the application erf is in an area identified for “*Residential Densification*” between the railway line and the George CBD. In the “*Spatial Elements*” table, in point 4.4 on page 84 of the George Spatial Development Framework, 2023, “*Residential densification*” is explained as follows:

- “*Densification zones are areas within existing settlements where residential densification should be accommodated and promoted through appropriate mechanisms such as redevelopment, infill, subdivision, second dwellings, sectional title, greenfield or brownfield development.*”

As indicated in point 5.6 of this motivation report, the development as proposed in this application will be compatible with the existing, as well as the future character of the surrounding area.

The proposed relaxation of the parking requirement is in line with the stipulation in the George Integrated Zoning Scheme By-Law, 2023, that allows for a reduction in the number of on-site parking bays in areas within walking distance of the public transportation service. The slight increase in the density as proposed in this application is insignificant due to the limited extent of the application erf in relation to the total surrounding area earmarked for “*Residential Densification*” in the GSDF.

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

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

The proposed relaxation of the parking requirement has no impact on the number of inhabitants of the proposed town housing beyond that which is normally associated with such a development. As such, the permanent departure as applied for, will not have a direct impact on schools, open spaces and other community facilities in the area.

The area surrounding the application erf is indicated for “*Residential Densification*” in the GSDF, 2023. In accordance with this indication in the GSDF, several erven in the vicinity of the application erf have since been developed at higher residential densities, i.e. General Residential Zone IV and General Residential Zone III. The slight increase in the density as proposed in this application will result in only 1 more town house being developed on the application erf, which is insignificant in comparison with the potential number of dwelling units which will eventually be developed in the surrounding area. As such, the proposal will also not have a negative impact on schools, open spaces and other community facilities in the area.

### 6.4 Impact on sunlight, view and privacy



The aerial photo to the left indicates that the only erven which could be affected by the proposed permanent departure on the application erf, are Erf 3078 George, which is situated adjacent and to the west of the application erf and the consolidation of

Erf 1175 George and Erf 26325 George, which is situated adjacent and to the east of application erf.

Erf 3078 George - The aerial photo shows that the dwelling house on Erf 3078 George is situated towards the south of the erf, as well as the dense vegetation between the application erf and Erf 3078 George. Due to the position of the dwelling house on Erf 3078 George, less than half of the proposed dwelling units on the application erf will be situated directly to the east of this dwelling house. The remainder of the proposed dwelling units will be situated to the east of a portion of the garden of the erf.

As indicated on the proposed site plan, a copy of which is attached hereto as **Annexure “D”**, the bulk of the parking area of the proposed development will be situated along the western boundary of the application erf. The proposed relaxation of the parking requirement will only reduce the number of open parking bays provided on the application erf. The slight increase in the density will result in approximately 1 more town house being developed on the application erf. The proposal can, therefore, have no negative impact on the adjacent erf.

Consolidated Erf 1175 George and Erf 26325 George - This erf has been developed with double storey flats. As shown on the following photo, which was taken eastwards from the application erf, the flats do not front towards the application erf and are situated “behind” a high security wall. The proposal to reduce the number of parking bays and the slight increase in the number of town house units will have no negative impact on the adjacent erf.



The permanent departures proposed in this application can, therefore, have no negative impact on sunlight, view or privacy in respect of the adjacent erven.

### 6.5 Impact on streetscape

The following photo shows the current street elevation of the application erf.



The following photo shows the current street elevation of Erf 3078 George, to the west of the application erf.



As indicated on the proposed site plan, attached hereto as **Annexure “D”**, the side elevation of the proposed town housing development will front towards Short Street. All the dwelling units will, therefore, not be visible from the street. The increase in the proposed density will, therefore, not have an impact on the street elevation of the proposed development. The proposed buildings, including the parking bays, will be located outside the street boundary building line. The proposed parking bays will be situated behind the 1.8 metres high security wall on the street boundary and will also not be visible from the street.

The proposed relaxation of the parking requirement and increase in the density will, therefore, have no impact on the streetscape of the application property.

## **6.6 Impact on property values**

The application erf is located adjacent and to the west of a large General Residential Zone IV development. As indicated in the previous points, the proposed relaxation of the parking requirement and increase in the density in respect of which the permanent departures are required, will not have a negative impact on any of the surrounding properties. The development of the erf as described in this application report represents a substantial capital investment in the erf by the owner.

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

## **6.7 Impact on provision of parking**

The parking requirements applicable to different land uses are set out in a table entitled “Minimum off-street parking requirements” in Section 42 of the George Integrated Zoning Scheme By-Law, 2023. In respect of town housing dwelling units, it is required that 1.75 bays per dwelling unit with 3 or more habitable rooms, plus 0.25 bays per unit for visitors (2 parking bays per unit) and 1.25 bays per dwelling unit with 2 habitable rooms or less, plus 0.25 bays per dwelling unit for visitors (1.5 parking bays per unit) must be provided in respect of “normal” areas. The proposed town housing development will consist of 5 dwelling units, each consisting of 3

“habitable rooms” and 3 dwelling units, each consisting of 2 “habitable rooms”. Fifteen parking bays must, therefore, be provided in respect of the proposal.

As indicated on the proposed site layout plan attached hereto as **Annexure “D”**, 12 parking bays will be provided on the erf, which is 3 parking bays less than the required number of parking bays. The provision of parking does, therefore, not conform with the requirement for “normal” areas, as set out in the George Integrated Zoning Scheme By-Law, 2023.

Application is therefore made for a permanent departure from the parking requirement applicable to “*town housing*” in Section 42(2) of the George Integrated Zoning Scheme 2023, from 2 parking bays per unit, to 1.5 parking bays per unit, to allow the parking bays as indicated on the proposed site plan.

In this regard the following aspects should be considered:

- In the table “Minimum off-street parking requirements” in Section 42 of the George Integrated Zoning Scheme By-Law, 2023, different parking requirements, which vary according to the area where the application erf is situated, are proposed. The table refers to “*Normal Areas, PT1 Areas and PT2 Areas*”, with “*PT*” referring to “*Public Transport*”. The philosophy behind the differentiation in parking requirement in the table is that the larger the availability of public transport, the lower the parking requirement. It is indicated that the “*PT1 Areas and PT2 Areas*” must be indicated on the zoning map accompanying the By-Law. The plan indicating the areas is not available yet. The differentiated parking requirements can, therefore, not be implemented without a specific application for relaxation of the parking requirement. It has, however, been indicated by officials responsible for the determination of the parking requirements that it is generally accepted that the “*PT1*” parking requirements apply along bus routes. In terms of the “*PT1*” parking requirements, 1 parking bay per dwelling unit may be provided, plus 0.25 bays per unit for visitors. A total of 1.25 parking bays per unit is therefore, required. As 8 town house units will be developed on the application erf, 10 parking bays will be required in terms of the PT1 requirement. As indicated on the proposed site plan, attached hereto as **Annexure “D”**, 12 parking bays will be provided, which is more than the number of parking bays required in a “PT1” area.

- The application erf is situated in Short Street. The application erf is thus situated close to the main routes of the “Go George” public transportation service in Courtney Street and Wellington Street. It is therefore clear that the locality of the application erf conforms with the requirement to be considered being situated within a “PT1” area and that the parking ratio of 1.25 parking bays per unit can be applied in respect of the proposed development.
- The purpose of a public transportation service is to curb the use of private vehicles, which will result in optimal use of the public transportation service. By lowering the parking requirement, the public is encouraged to use public transport. The relaxation of the parking requirement, therefore, has a direct impact on the success of the public transportation service. Due to the locality of the application erf, any owner / tenant can conveniently use the public transportation service to access the required facilities.
- The fact that the application erf is located close to the routes of 2 of the “Go George” public transportation service will enhance the accessibility to areas which are not within walking distance of the application erf, such as the CBD and Garden Route Mall development area. This fact also creates the opportunity to relax the parking requirement on the application erf.
- Due to the location of the application erf close to the mentioned transportation routes, the erf is also easily accessible to general labourers in the complex.

The proposed permanent departure to increase the density of the town housing development will not have a negative impact on the provision of on-site parking, as it has been indicated that the number of parking bays provided exceeds the number of parking bays required in a “PT1” area.

In view of the above, it is argued that there is no reason why the application for the permanent departures cannot be approved.

## 6.8 Impact on traffic circulation

As indicated on the proposed site plan, attached hereto as **Annexure “D”**, the application erf is to be enclosed on the street side by means of a security wall with a security gate giving access to the erf. Sufficient stacking space is provided on the street side of the gate and there is good visibility in both directions into Short Street from the access point.

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

### **6.9 Provision of services**

Provision of Municipal services have been discussed in point 5.11 of this motivation report. Existing municipal services are available to the application property. Should any upgrade or extension of services be required because of this application, this will be at cost of the developer and to the satisfaction of the municipality. The proposal will thus not result in infrastructure costs to any external parties. The proposal will thus not place any burden on municipal budget for the provision services infrastructure.

### **6.10 Firefighting**

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

## **7. CONCLUSION**

Application is made in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of the Remainder of Erf 1174 George from Single Residential Zone I to Subdivisional Area to allow for a development comprising of 1 General Residential Zone III erf and 1 Transport Zone II erf.

Application is also made in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Subdivisional Area into a 2 proposed Portion A ( $\pm 1\ 020\text{m}^2$ ) General Residential Zone III and a proposed Remainder ( $\pm 112\text{m}^2$ ) Transport Zone II.

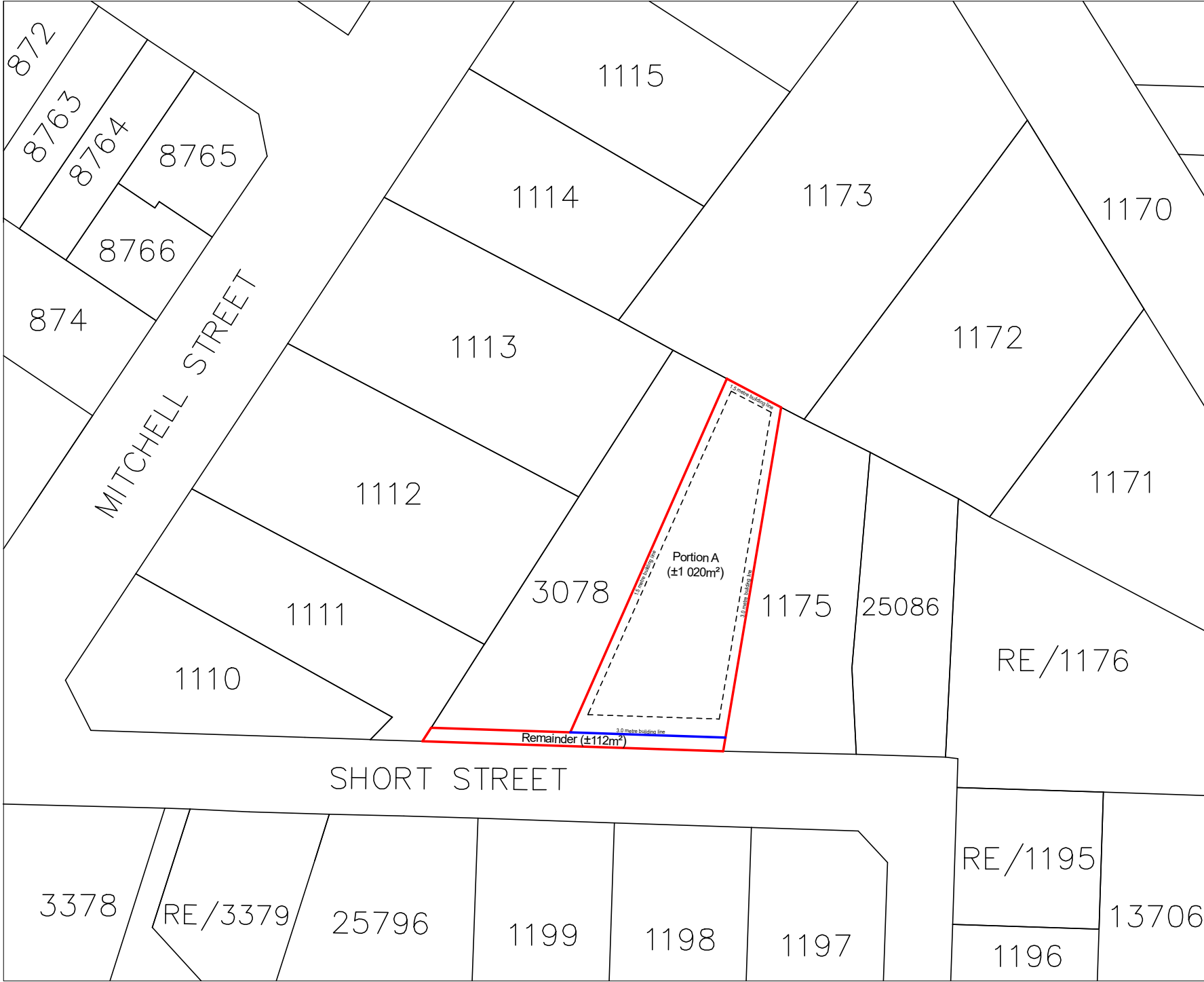
Finally, application is made in terms of Section 15(2)(b) of the land Use Planning By-Law for George Municipality, 2023 for permanent departures on the Remainder of Erf 1174 George to reduce the parking requirement applicable to town housing from 2.0 parking bays per unit to 1.5 parking bays per unit and to increase density applicable to the proposed town housing development from 60 dwelling units per hectare to 78.43 dwelling units per hectare.

As indicated in this report the proposed applications are 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.

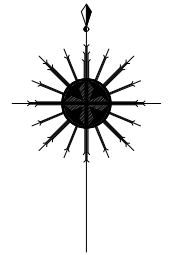
The applications can therefore be considered desirable and are submitted for consideration in terms of the relevant stipulations of the Land Use Planning By-Law for the George Municipality, 2023.

**ANNEXURE "A" - PROPOSED REZONING AND SUBDIVISION PLAN**



**APPLICATION FOR REZONING AND SUBDIVISION OF THE REMAINDER OF ERF 1174 GEORGE**

1. 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 the Remainder of Erf 1174 George from Single Residential Zone I to a Subdivisional Area consisting of 1 General Residential Zone III erf (Portion A) and 1 Transport Zone II erf (Remainder).
2. Application is made in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 for the subdivision of Subdivisional Area in 1 General Residential Zone III erf (Portion A - ± 1 1020m²) and 1 Transport Zone I erf (Remainder - ± 112m²).



REVISION	DATE	DESCRIPTION	BY

DESCRIPTION	DESCRIPTION

TITLE	TITLE



SCALE	NTS	SKAAL

PLANNED BY	PLAN NO.	RE/1174/1
DRAWN	REV. NO.	Erf 1174 George
DATE	NAME	Subdivision plan

ALL MEASUREMENTS APPROXIMATE  
ALLE AFMETINGS BY BENADERING

KOPIEREG VOORBEHOU / COPY RIGHT RESERVED

**ANNEXURE "B" - APPLICATION FORM**



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

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

### PART A: APPLICANT DETAILS

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

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

Registered owner	Square Roots Developments CC Registration number 2004/070260/23		
Address	86 Meade Street		
	George	Postal code	6529
E-mail	<a href="mailto:heidie.stander@gmail.com">heidie.stander@gmail.com</a>		
Tel	N/a	Fax	N/a
		Cell	079 885 2034

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

Property Description [Erf / Erven / Portion(s) and	Remainder of Erf 1174 George
---	------------------------------

Farm number(s), allotment area.]										
Physical Address		<b>16 Short Street, Bo-dorp, George</b>								
GPS Coordinates		Town/City			George					
Current Zoning		<b>Single Residential Zone I</b>		Extent		<b>1 132m<sup>2</sup></b>	Are there existing buildings?	<b>Y</b>	<b>N</b>	
Current Land Use		<b>Residential</b>								
Title Deed number & date		<b>T64305/2025</b>								
Any restrictive conditions prohibiting application?		<b>Y</b>	<b>N</b>	If Yes, list condition number(s).						
Are the restrictive conditions in favour of a third party(ies)?		<b>Y</b>	<b>N</b>	If Yes, list the party(ies).						
Is the property encumbered by a bond?		<b>Y</b>	<b>N</b>	If Yes, list Bondholder(s)?						
Has the Municipality already decided on the application(s)?		<b>Y</b>	<b>N</b>	If yes, list reference number(s)?						
Any existing unauthorized buildings and/or land use on the subject property(ies)?				<b>Y</b>	<b>N</b>	If yes, is this application to legalize the building / land use?		<b>Y</b>	<b>N</b>	
Are there any pending court case / order relating to the subject property(ies)?				<b>Y</b>	<b>N</b>	Are there any land claim(s) registered on the subject property(ies)?		<b>Y</b>	<b>N</b>	
<b>PART D: PRE-APPLICATION CONSULTATION</b>										
Has there been any pre-application consultation?			<b>Y</b>	<b>N</b>	If Yes, please complete the information below and attach the minutes.					
Official's name		<b>Khuliso Mukhova &amp; Naudica Swanepoel</b>		Reference number		<b>Not available</b>		Date of consultation		<b>19 November 2025</b>

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

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

**BANKING DETAILS**

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

**PART F: DETAILS OF PROPOSAL**

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

- **An application in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of the Remainder of Erf 1174 George from Single Residential Zone I to Subdivisional Area to allow for a development comprising of 1 General Residential Zone III erf (Town housing) and 1 Transport Zone II erf (Public street).**
- **An application in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Subdivisional Area into a**
  - **Portion A ( $\pm 1\ 020\text{m}^2$ ) General Residential Zone III; and**
  - **Remainder ( $\pm 112\text{m}^2$ ) Transport Zone II.**
- **An application in terms of Section 15(2)(b) of the land Use Planning By-Law for George Municipality, 2023 for the following permanent departures on the Remainder of Erf 1174 George:**
  - **a departure from the parking requirement applicable to “town housing” as stipulated in the table entitled “Minimum off-street parking requirements” in Section 42(2) of the George Integrated Zoning Scheme 2023, from 2.0 parking bays per unit (visitors parking included) to 1.5 parking bays per unit (visitors parking included).**
  - **a departure from development parameter (a) applicable to “town housing”, which stipulates that “the maximum gross density on a town housing site is 60 dwelling units/hectare”, to allow a density of 78.43 dwelling units/hectare.**

**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	<del>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)</del> (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 <b>2 copies</b>
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)
<b>PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION</b>							
Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)		Y	N/A	Specific Environmental Management Act(s) (SEMA)	
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)		Y	N/A	(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental --	

Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A	National Water Act, 1998 (Act 36 of 1998) <del>(strikethrough irrelevant)</del>
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A			
Y	N	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:

**8 April 2026**

Full name:

**Johannes George Vrolijk**

Professional capacity:

**Professional Town Planner**

SACPLAN Reg. Nr:

**A/1386/2010**

**ANNEXURE "C" - PRE APPLICATION CONSULTATION FORM**

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

**PLEASE NOTE:**

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

**PART A: PARTICULARS**

Reference number: **Collab Ref. No.:**

Purpose of consultation: **Application for rezoning, subdivision and departures (density and parking requirements) – Remainder of Erf 1174 George**

Brief proposal: **Rezoning of the Remainder of Erf 1174 George from Single Residential Zone I to Subdivisional Area (General Residential Zone III and Transport Zone II) and departures from density and parking requirements**

Property(ies) description: **Remainder of Erf 1174 George**

Date: **14 November 2025**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Khuliso Mukhovha	George Municipality	044 801 9477	<a href="mailto:kjmukhovha@george.gov.za">kjmukhovha@george.gov.za</a>
	Naudica Swanepoel	George Municipality	044 801 9477	<a href="mailto:nswanepoel@george.gov.za">nswanepoel@george.gov.za</a>
Pre-applicant	Jan Vrolijk			

**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 plans**
- **Proposed SDP**
- **S G Diagrams for Erven 1174 and 3078 George**

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

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

## **DEVELOPMENT PROPOSAL**

It is the intention of the owner of the Remainder of Erf 1174 George to develop the erf with 8 town houses as indicated on the attached site plan.

The Remainder of Erf 1174 George is at present zoned Single Residential Zone I with a portion of the erf, as is visible on the attached locality plans, located along the street frontage of the adjacent Erf 3078 George. Erf 3078 George was subdivided from Erf 1174 George. As is visible from the S G Diagram of Erf 3078 George it seems as if a portion of Erf 1174 George was supposed to be given off for road purposes at that stage. It seems as if this portion was however never formally subdivided from Erf 1174 George. It is as such now the intention to subdivide this portion from the Remainder of Erf 1174 George and to give this portion off for road purposes as part of the process to obtain approval to develop the Remainder of Erf 1174 George with 8 town houses.

To allow for this subdivision of the road portion and the development of the remainder of the erf with 8 town houses an application will thus have to be submitted to rezone the erf from Single Residential Zone I to Subdivisional area to allow for a town housing site for 8 townhouses as well as a public road portion.

An application will simultaneously be submitted for the subdivision of the Subdivisional Area into 1 General Residential Zone III erf (8 town houses) and 1 Transport Zone II erf (public road).

In terms of the George Integrated Zoning Scheme By-law, 2023 the maximum density permitted for town housing is 60 dwelling units per hectare. The proposed development relates to a density of approximately 71 dwelling units per hectare. An application for a departure from the density requirement will thus be required to allow for the erf to be developed with 8 town houses.

In terms of the proposal, it is intended to provide 12 parking bays for the 8 townhouse which relates to 1.5 parking bays per town house (visitors parking included). In terms of the George integrated Zoning Scheme, 2023 2.0 parking bays needs to be provided per town house (visitors parking included). Application will therefore also have to be made for relaxation of the parking requirements applicable to town houses from 2.0 parking bays per town house (visitors parking included) to 1.5 bays per town house (visitors parking included).

## **APPLICATION**

- An application will have to be submitted in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 for the rezoning of Erf 1174 George from Single Residential Zone I to a Subdivisional Area to allow for a town housing site for 8 townhouses as well as a public road portion.
- An application will have to be submitted in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 for the subdivision of the Subdivisional Area into
  - 1 General Residential Zone III erf (8 town houses); and
  - 1 Transport Zone II erf (public road).
- 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 1174 George
  - the relaxation of the parking requirements applicable to a town house from 2.0 parking bays per town house (visitors parking included) to 1.5 bays per town house (visitors parking included).
  - an increase of the density from 60 dwelling units per hectare to 71 dwelling units per hectare.

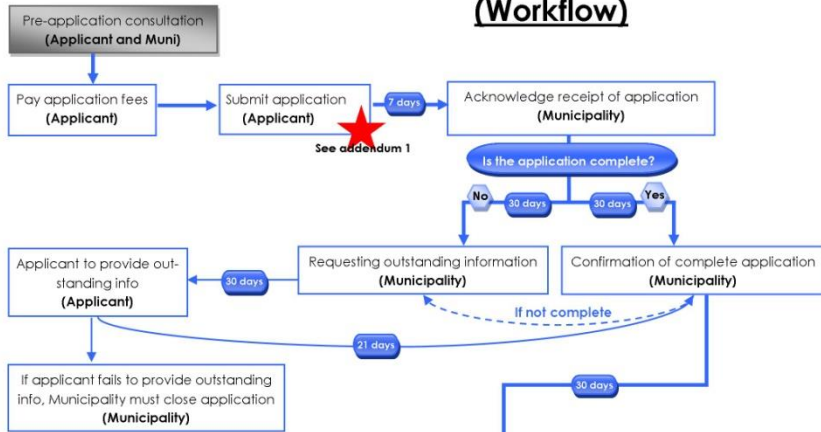
**PART B: APPLICATION PROCESS**

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

**Draft By-Law on Municipal Land Use Planning**

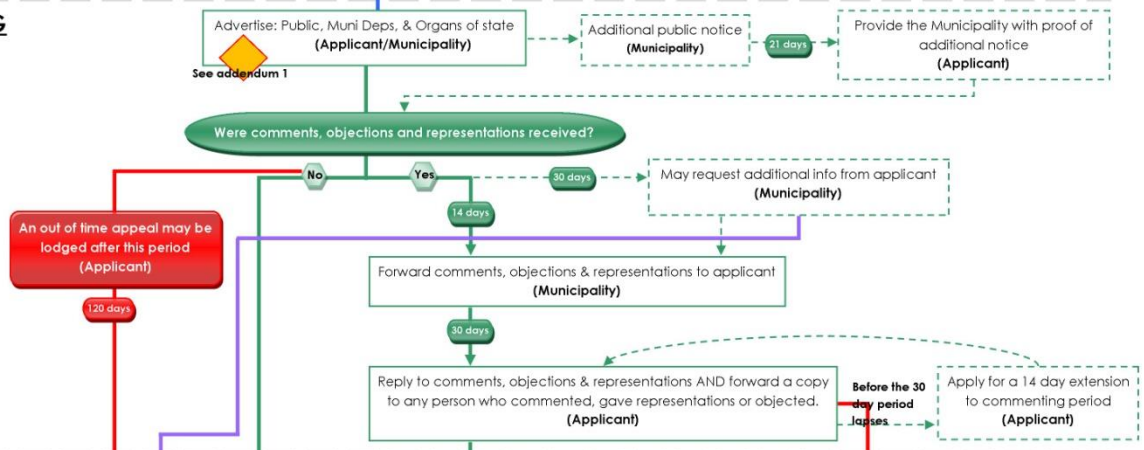
**(Workflow)**

**SUBMISSION**



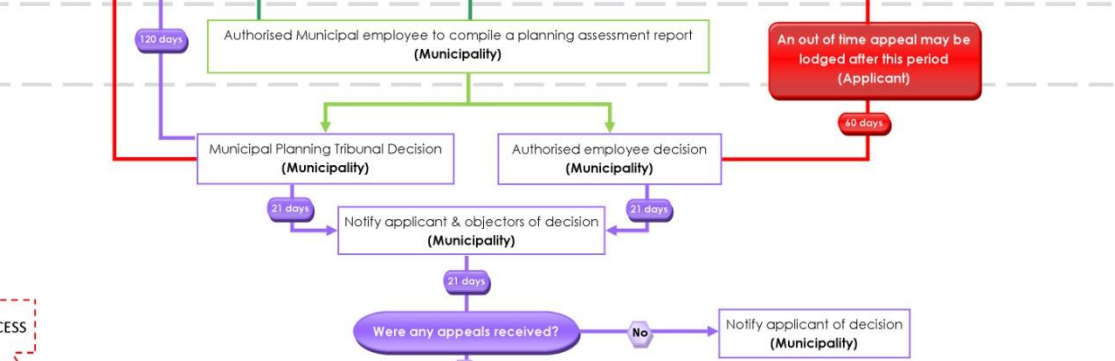
- Types of applications that can be submitted in terms of Section 15 (2)**
- (a) Rezoning of land
  - (b) Permanent departure
  - (c) Temporary departure
  - (d) Subdivision of land
  - (e) Consolidation of land
  - (f) Amendment, suspension or removal of restrictive conditions
  - (g) Permission required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



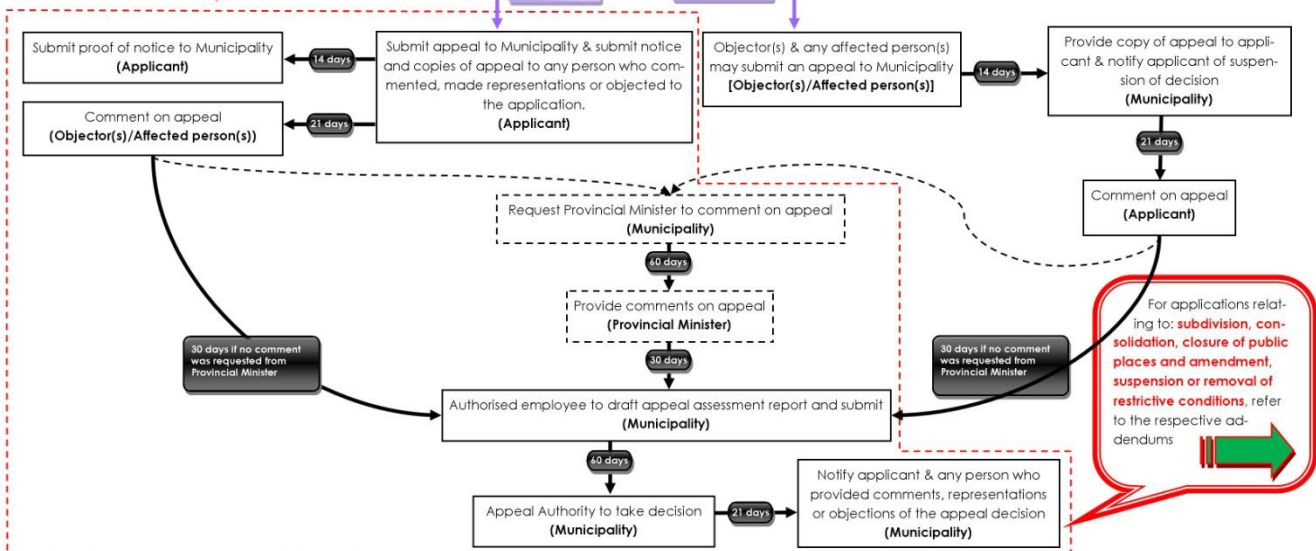
**ASSESSMENT**

**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;	R
x	2(b)	a permanent departure from the development parameters of the zoning scheme;	R
	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
x	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; <b>(Site Development Plan)</b>	R
	2(m)	A determination of a zoning;	R
	2(n)	A closure of a public place or part thereof;	R
	2(o)	a consent use contemplated in the zoning scheme;	R
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a home owner's association;	R
	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant		What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N	Serving of notices (i.e. registered letters etc.)	R
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
<b>TOTAL APPLICATION FEE* (VAT excluded):</b>			<b>TBD on submission of formal application.</b>

**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 afore-mentioned documentation / plans?			X	Please motivate compliance in terms of the George Municipal Spatial Development Framework, 2023 and LSDF where applicable.
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	Submit Conveyancer's Certificate indicating title deed restrictions relating to the proposal, the beneficiaries to be notified as well as method to be dealt with.
Any other Municipal by-law that may be relevant to application? (If yes, specify)	X			Motivate compliance with George Municipality: Urban Design Guidelines for High Density, Social and Affordable Housing, 2023.
<b>Zoning Scheme Regulation considerations:</b> Which zoning scheme regulations apply to this site? <u>George Integrated Zoning Scheme By-law, 2023</u> What is the current zoning of the property? <u>Single Residential Zone I</u> What is the proposed zoning of the property? <u>Subdivisional Area</u> Does the proposal fall within the provisions/parameters of the zoning scheme? <u>Yes</u> Are additional applications required to deviate from the zoning scheme? (if yes, specify) <u>Yes – departure from Density and parking requirements</u>				

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	Motivate WC Provincial Spatial Development Framework, 2014
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?			X	

**SECTION C:**

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

<b>QUESTIONS REGARDING CONSENT / COMMENT REQUIRED</b>	<b>YES</b>	<b>NO</b>	<b>TO BE DETERMINED</b>	<b>OBTAIN APPROVAL / COMMENT FROM:</b>
Is/was the property(ies) utilised for agricultural purposes?		<b>X</b>		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		<b>X</b>		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		<b>X</b>		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) <del>(strikethrough irrelevant)</del>		<b>X</b>		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)?		<b>X</b>		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)?			<b>X</b>	South African Heritage Resources Agency (SAHRA) & <b>Heritage Western Cape (HWC)</b>
Will the proposal have an impact on any National or Provincial roads?		<b>X</b>		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		<b>X</b>		National Department of Labour (DL)

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
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? ( <del>strikethrough irrelevant</del> )		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:
Electricity supply:			X	Directorate: Electro-technical Services
Water supply:			X	Directorate: Civil Engineering Services
Sewerage and waste water:			X	Directorate: Civil Engineering Services
Stormwater:			X	Directorate: Civil Engineering Services
Road network:			X	Directorate: Civil Engineering Services
Telecommunication services:			X	
Other services required? Please specify.			X	
Development charges:			X	

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

**COMPULSORY INFORMATION REQUIRED:**

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

**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	Homeowners' 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) <del>(strikethrough irrelevant)</del>	Y	N	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Other (specify)	Y	N	Required number of documentation copies

**PART E: DISCUSSION**

- The pre-application was discussed at a meeting held on 19 November 2025.
- The application was submitted with the draft site plan, title deed, locality plan and SG diagram as attached.

**Town Planning**

- According to the George Municipal Preliminary Heritage Inventory, the subject property has heritage significance; therefore, comments/approval from Heritage Western Cape will be required, as well as comment from the George Heritage Trust (not only in terms of the NHRA).
- In principle, the proposed development aligns with the spatial policies applicable to the area. However, the applicant must provide justification for deviating from the prescribed density requirements (as set out in the Zoning Scheme, Urban Design Guidelines for High Density, Social and Affordable Housing and MSDF).
- The developer is advised to reconfigure the proposed layout by placing the townhouses along the eastern property boundary and locating the gate on the western street corner of the property.
- The road portion must be transferred to the municipality at the developer's cost.
- The proposed development must comply with the zoning objective, land use description and all development parameters – please indicate compliance. Departure applications must be submitted where deviations from the development parameters are required.
- Motivate compliance with SPLUMA, LUPA, PSDF, MSDF and LSDF. Please discuss the fact that the site is located outside the densification zone.
- Indicate landscaping, permeable parking and other elements as mitigation to the streetscape and additional hardened surfaces.

### Civil Engineering Services

- Access be restricted via Short Street.
- Access should comply with the GIZS 2023, alternatively any deviation should be included within a land use application.
- All parking must be provided on-site, in compliance with the GIZS 2023 parking requirements.
- No parking is allowed within the road reserve, and the owner may be held liable for any costs incurred to prevent unauthorized parking in this area.
- PT1 parking ration apply.
- All vehicle mobility should be done on site and must be indicated on the layout plan.
- Access should comply to the GIZS 2023.
- 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 &/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.

### Electro-technical Services

- Electrical services report required.
- Development to be provided with bulk electrical supply.
- DC's applicable.
- SSEG where applicable to be submitted to the Municipality for registration and approval.

## PART F: SUMMARY / WAY FORWARD

- The applicant may proceed to submit the application that addresses the issues in Part E.

**OFFICIAL:** KHULISO MUKHOVHA



**SIGNED:**

**DATE:** 19 NOVEMBER 2025

**PRE-APPLICANT:** JOHANNES GEORGE VROLIJK



**SIGNED:**

**DATE:** 14 NOVEMBER 2025

**OFFICIAL:** NAUDICA SWANEPOEL

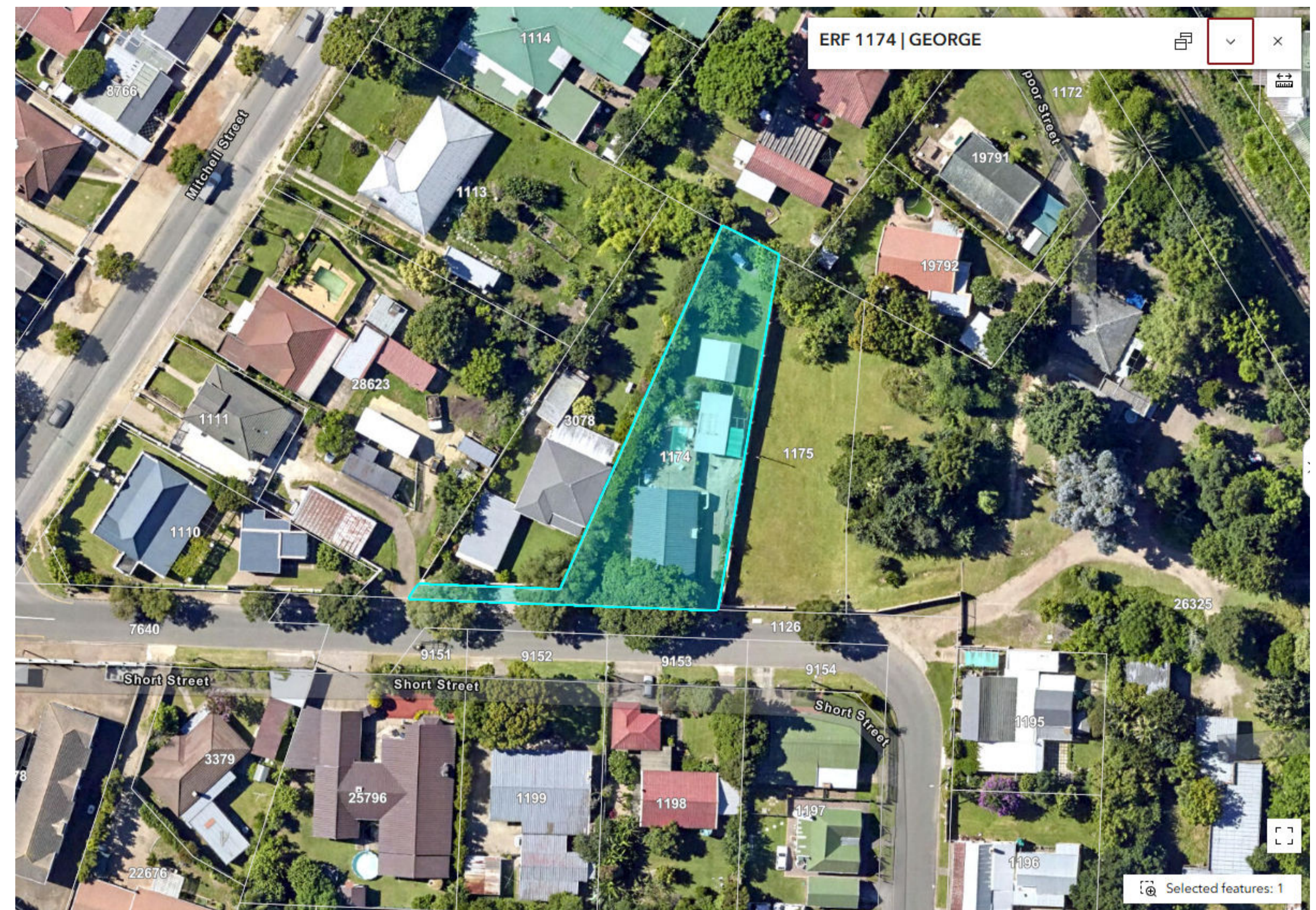


**SIGNED:**

**DATE:** 25 NOVEMBER 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 be deemed necessary.*

**ANNEXURE "D" - PROPOSED SITE PLAN**

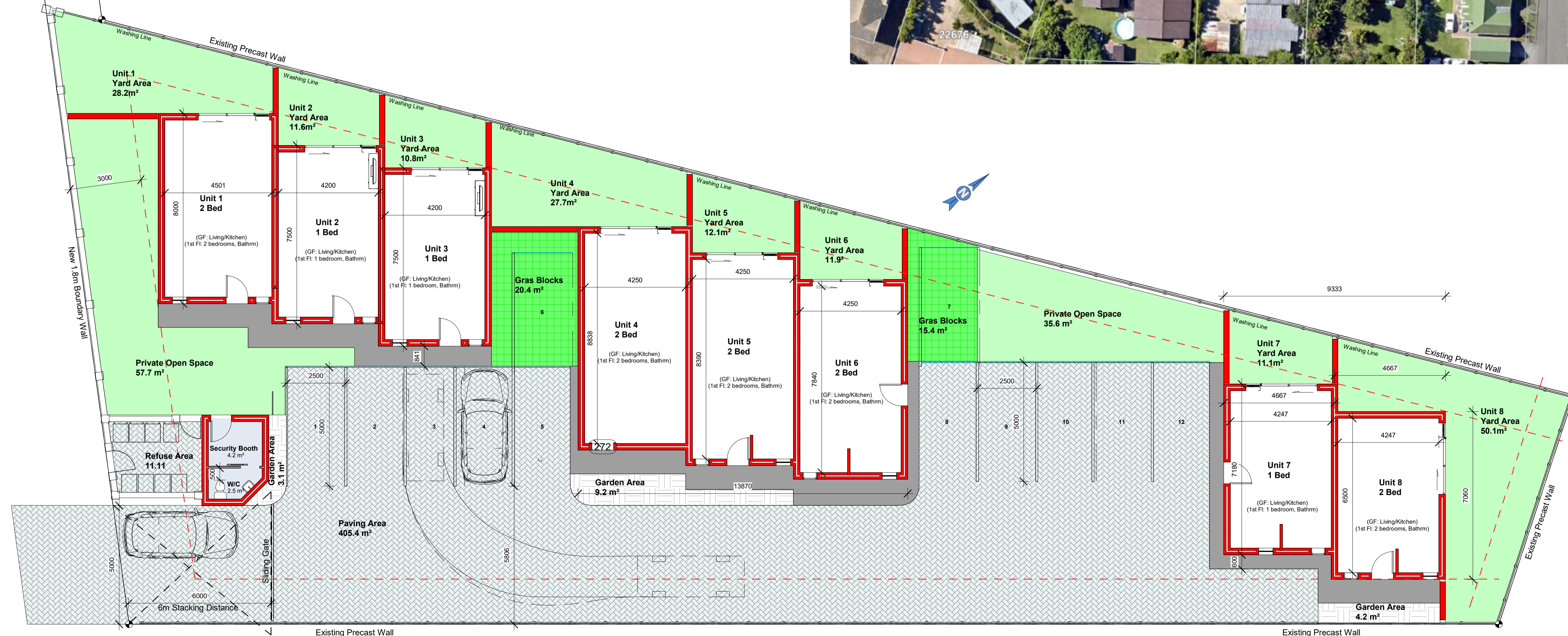


**Area Schedule**

Name	Area
Unit 1	39.6 m <sup>2</sup>
Unit 2	33.9 m <sup>2</sup>
Unit 3	34.8 m <sup>2</sup>
Unit 8	33.1 m <sup>2</sup>
Unit 7	33.7 m <sup>2</sup>
Unit 4	44.0 m <sup>2</sup>
Unit 5	40.8 m <sup>2</sup>
Unit 6	39.3 m <sup>2</sup>
Guard Booth	10.2 m <sup>2</sup>
Grand total	309.3 m <sup>2</sup>
Site	1139 m <sup>2</sup>
Coverage	%

**Landscaping**

Refuse Area Paving	11.11 m <sup>2</sup>
Total Paving	405.4 m <sup>2</sup>
Total Garden	16.5 m <sup>2</sup>
Total Yard	163.5 m <sup>2</sup>
Total Private Open Space	93.3 m <sup>2</sup>
Total Gras Blocks	35.8 m <sup>2</sup>



- 1) General Notes:**
- a) Patios, stoep to remain open as per building plan
  - b) All Garage walls to be fire walls
  - c) Garage door to comply with SANS 10400T, section 9.4.3(b)
- 2) Drainage Notes:**
- a) Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.2.1)
  - b) Drainage installation to comply with SANS 10400 Part P
  - c) Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4)
  - d) Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2)
  - e) Gullies to be min. 150mm above NGL

**Remarks**  
This drawing is copyrighted and belongs to JDS.  
No parts hereof may be copied, or used for purposes other than indicated on this drawing without written approval of JDS.

No.	Revision	Date

**Mrs H Van der Berg**

**Proposed SDP for Erf 1174, Short Street, George**



johan@jdsdesign.co.za  
www.jdsdesign.co.za Cell: 084 400 5666

**DRAFT**  
Date: 09/07/2024

Drawn: JJP, Jacobs SACAP REG NO D 0560

**Layout and Info**

**I231-SDP**  
Sheet Size: A1

**Ground Floor**  
1:100

Owner signature

2025/11/08 09:28:55

**ANNEXURE "E" - LOCALITY PLAN**

# Erf 1174 George - Locality plan



Date: 11/14/2025 6:35 AM Scale: 1:1,081



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.

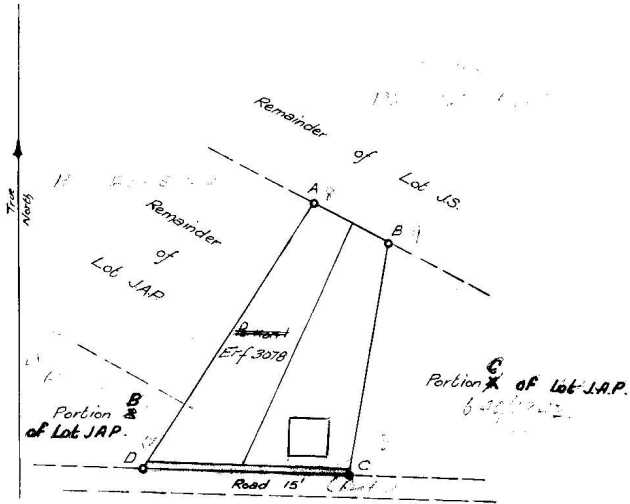
**ANNEXURE "F" – SURVEYOR GENERAL DIAGRAM**

SIDES Cape Feet		ANGLES	
AB	64.10	A	95° 0' 10"
BC	183.14	B	108° 4' 0"
CD	157.93	C	97° 45' 40"
DA	243.85	D	59° 10' 10"

S. G. No. 639/42

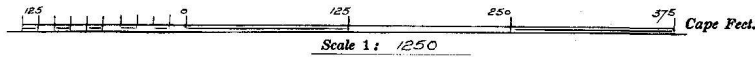
Approved

*J. G. B. Smith*  
Surveyor-General.



A, B, C & D are round iron pegs 18" long & 5/8" diameter

\* Now Erf 1174  
GEORGE



The figure ABCD \_\_\_\_\_

represents 22115 Sq. Feet of land being

Portion A of Lot JAP & portion of Lot JS of Lot JS

situate in the Municipality of George

Division of George \_\_\_\_\_ Province of Cape of Good Hope.

Surveyed in Nov. 1941 by me *J. G. B. Smith*

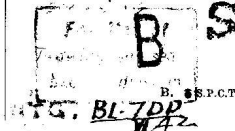
Land Surveyor. **C**

This diagram is annexed to D/T  
No. 4236 d.d. 31-3-41 in  
favour of J. Lemprecht.

Registrar of Deeds

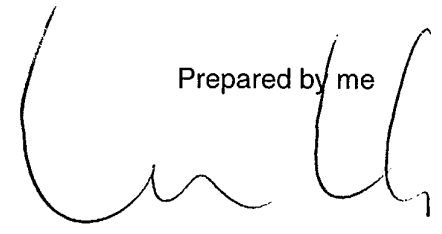
The original diagram is  
No. A 272, 1925 annexed to  
D/T. 1925-123-5749

S.G. File No. 8775/92  
S.R. No. E. 208/1941  
Township sheet 1



**ANNEXURE "G" - TITLE DEED**

Wessels & Scholtz Attorneys  
 PO Box 1408  
 Plettenberg Bay  
 6600

Prepared by me  


CONVEYANCER  
 Conraad van Lill (104215)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 2 300 000,00	R. 2281,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

EXCISE  
 10 JUL 2025  
 10:00 AM

T 000064905 / 2025

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

CONRAAD VAN LILL  
 (LPC Membership number: 104215)

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

**LEE-ANN VAN PLETZEN**  
**Identity Number 720620 0021 083**  
**Unmarried**

DATA / VERIFY  
 10 -10- 2025  
 PLETTENBERG BAY ONTARIO

which said Power of Attorney was signed at PLETTENBERG BAY on  
 July 2025.


And the appearer declared that his/her said principal had, on 19 June 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:

**SQUARE ROOTS DEVELOPMENTS CC**  
**Registration Number 2004/070260/23**

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

**REMAINDER OF ERF 1174 GEORGE,**  
**IN THE MUNICIPALITY AND DIVISION OF GEORGE,**  
**PROVINCE OF THE WESTERN CAPE**

**IN EXTENT 1132 (ONE THOUSAND ONE HUNDRED AND THIRTY-TWO)**  
Square metres

**FIRST TRANSFERRED** by Deed of Transfer Number T4236/1944 with  
Diagram Number 639/1942 relating thereto and held by Deed of Transfer  
Number T 000064304 / 2025 

**A. SUBJECT** to the conditions referred to in Deed of Transfer Number  
T5749/1925;

|



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

**LEE-ANN VAN PLETZEN, Unmarried**

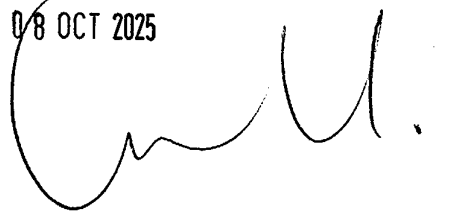
heretofore had to the premises, did in consequence also acknowledge her to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**SQUARE ROOTS DEVELOPMENTS CC  
Registration Number 2004/070260/23**


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 R2 300 000,00 (TWO MILLION THREE 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 08 OCT 2025

  
\_\_\_\_\_  
q.q.

In my presence

  
\_\_\_\_\_  
REGISTRAR OF DEEDS



**ANNEXURE "H" – CLOSED CORPORATION REGISTRATION CERTIFICATE**



Date: 28/06/2023

Our Reference: 9389467343

KOBUS WOLMARANS  
E-mailed to: sec@mooregrg.co.za  
GEORGE  
6530

**RE: Application to Amend Close Corporation**

**Close Corporation Number: 2004/070260/23**

**Close Corporation Name: SQUARE ROOTS DEVELOPMENTS**

We have received a CK2A (Amendment regarding Accounting Officer and addresses) from you dated 28/06/2023.

The Close Corporation 'SQUARE ROOTS DEVELOPMENTS' with Enterprise Number '2004/070260/23' was successfully amended on our database.

**Change Summary for 2004/070260/23 as a result of the lodging of document number 9389467343.**

Registered Address Change on 28/06/2023.

86 MEADE STREET GEORGE GEORGE WESTERN CAPE 6529

Yours truly

**Commissioner**

**Please Note:**

The attached certificate can be validated on the CIPC website at [www.cipc.co.za](http://www.cipc.co.za).

The contents of the attached certificate was electronically transmitted to the South African Revenue Services.



COMPANIES AND INTELLECTUAL PROPERTY REGISTRATION OFFICE:

Registrar of Companies & Close Corporations

P.O. BOX 429, PRETORIA, 0001, Republic of South Africa. Docex 256, PRETORIA.

Call Centre Tel 086 100 2472, Website [www.cipro.co.za](http://www.cipro.co.za), WAP [www.cipro.co.za/mobile](http://www.cipro.co.za/mobile)



**Certificate issued by the Registrar of Companies & Close Corporations on Wednesday, June 28, 2023 11:32**  
**Certificate of Amended Founding Statement**



Registration Number **2004 / 070260 / 23**

Enterprise Name **SQUARE ROOTS DEVELOPMENTS**

Enterprise Shortened Name **None provided.**

Enterprise Translated Name **None provided.**

Registration Date **21/07/2004**

Business Start Date **21/07/2004**

Enterprise Type **Close Corporation**

Enterprise Status **In Business**

Financial Year End **February**

Tax Number **9278765152**

Number of Members **2**

Aggregate Members' Contribution **R100.00**

Description of Principal Business **PROPERTY OWNERSHIP AND INVESTMENTS**

Postal Address **P O BOX 1195  
GEORGE  
GEORGE  
WESTERN CAPE  
6530**

Address of Registered Office **86 MEADE STREET  
GEORGE  
GEORGE  
WESTERN CAPE  
6529**

**Accounting Officer**

Name **MOORE STEPHENS (MO) INCORPORATED**

Postal Address **P O BOX 1195  
GEORGE  
6530**

Profession **The South African Institute of Chartered Accountants (SAICA)**

Membership/Practice No **925187**

**Active Members**

<b>Surname and first names</b>	<b>ID number or date of birth</b>	<b>Contrib. (R)</b>	<b>Interest (%)</b>	<b>Appoint-ment date</b>	<b>Addresses</b>
VAN DEN BERG, HEIDIE JEANETTE	7809100038089	50.00	50.00	24/08/2021	Postal: P O BOX 762, GEORGE, 6530 Residential: 4 VALLY ROAD, CAMPERSDRIFT, GEORGE, 6529



COMPANIES AND INTELLECTUAL PROPERTY REGISTRATION OFFICE:

Registrar of Companies & Close Corporations

P.O. BOX 429, PRETORIA, 0001, Republic of South Africa. Docex 256, PRETORIA.

Call Centre Tel 086 100 2472, Website www.cipro.co.za, WAP www.cipro.co.za/mobile



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**Certificate of Amended Founding Statement**



Registration number **2004 / 070260 / 23**

Enterprise Name **SQUARE ROOTS DEVELOPMENTS**

**Active Members**

Surname and first names	ID number or date of birth	Contrib. (R)	Interest (%)	Appoint-ment date	Addresses
VAN DEN BERG, KOBUS	7409095061087	50.00	50.00	03/12/2015	Postal: PO BOX 762, GEORGE, WESTERN CAPE, 6530 Residential: 4 VALLEY ROAD, CAMPHERSDRIFT, GEORGE, WESTERN CAPE, 6529



COMPANIES AND INTELLECTUAL PROPERTY REGISTRATION OFFICE:

Registrar of Companies & Close Corporations

P.O. BOX 429, PRETORIA, 0001, Republic of South Africa. Docex 256, PRETORIA.

Call Centre Tel 086 100 2472, Website [www.cipro.co.za](http://www.cipro.co.za), WAP [www.cipro.co.za/mobile](http://www.cipro.co.za/mobile)



**ANNEXURE "I" - POWER OF ATTORNEY**

## POWER OF ATTORNEY

We, the undersigned

**Kobus van den Berg and Heidie Jeanette van den Berg**

in our capacity as the only members of

**Square Roots Developments CC Registration number 2004/070260/23**

the registered owner of

**Remainder of Erf 1174 George**

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

- *An application in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of the Remainder of Erf 1174 George from Single Residential Zone I to Subdivisional Area to allow for a development comprising of 1 General Residential Zone III erf (Town housing) and 1 Transport Zone II erf (Public street).*
- *An application in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Subdivisional Area into a*
  - *Portion A ( $\pm 1\ 020\text{m}^2$ ) General Residential Zone III; and*
  - *Remainder ( $\pm 112\text{m}^2$ ) Transport Zone II.*
- *An application in terms of Section 15(2)(b) of the land Use Planning By-Law for George Municipality, 2023 for the following permanent departures on the Remainder of Erf 1174 George:*
  - *a departure from the parking requirement applicable to "town housing" as stipulated in the table entitled "Minimum off-street parking requirements" in Section 42(2) of the*

*MudB*  
*KS*

*George Integrated Zoning Scheme 2023, from 2.0 parking bays per unit (visitors parking included) to 1.5 parking bays per unit (visitors parking included).*

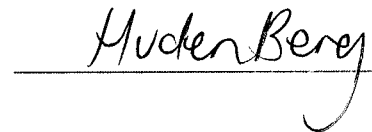
- *a departure from development parameter (a) applicable to "town housing", which stipulates that "the maximum gross density on a town housing site is 60 dwelling units/hectare", to allow a density of 78.43 dwelling units/hectare.*

Signed at George on 7 April 2026

**Kobus van den Berg**

A handwritten signature in black ink, appearing to be 'Kobus van den Berg', written over a horizontal line.

**Heidie Jeanette van den Berg**

A handwritten signature in black ink, appearing to be 'Heidie Jeanette van den Berg', written over a horizontal line.

**ANNEXURE "J" - CONVEYANCER CERTIFICATE**

## CONVEYANCER'S CERTIFICATE

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

#### REMAINDER OF ERF 1174 GEORGE

#### APPLICATION DETAILS

- *An application in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of the Remainder of Erf 1174 George from Single Residential Zone I to Subdivisional Area to allow for a development comprising of 1 General Residential Zone III erf (Town housing) and 1 Transport Zone II erf (Public street).*
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  - *Portion A ( $\pm 1\ 020\text{m}^2$ ) General Residential Zone III; and*
  - *Remainder ( $\pm 112\text{m}^2$ ) Transport Zone II.*
- *An application in terms of Section 15(2)(b) of the land Use Planning By-Law for George Municipality, 2023 for the following permanent departures on the Remainder of Erf 1174 George:*
  - *a departure from the parking requirement applicable to “town housing” as stipulated in the table entitled “Minimum off-street parking requirements” in Section 42(2) of the George Integrated Zoning Scheme 2023, from 2.0 parking bays per unit (visitors parking included) to 1.5 parking bays per unit (visitors parking included).*
  - *a departure from development parameter (a) applicable to “town housing”, which stipulates that “the maximum gross density on a town housing site is 60 dwelling units/hectare”, to allow a density of 78.43 dwelling units/hectare.*

#### APPLICATION DATE

April 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:

**T64305/2025** (current Title Deed)

in respect of:

**REMAINDER OF ERF 1174 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
WESTERN CAPE PROVINCE**

**IN EXTENT: 1 132 (ONE ONE THREE TWO) SQUARE METRES**

**HELD BY DEED OF TRANSFER NUMBER T64305/2025**

REGISTERED in the name of

**SQUARE ROOTS DEVELOPMENTS CC REGISTRATION NUMBER 2004/070260/23**

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

**SIGNED at GEORGE on 2 April 2026**



**CONVEYANCER**