

**Our Ref.:** 1491/GEO/25  
**Your Ref.:** Erf 2103, George

05 December 2025

The Municipal Manager  
George Municipality  
PO Box 19  
GEORGE  
6530

**ATTENTION: MR. CLINTON PETERSEN**

Dear Mr. Petersen,

**PROPOSED REZONING OF ERF 2103, GEORGE, 4 JAN SMUTS STREET, GEORGE MUNICIPALITY AND DIVISION, WESTERN CAPE PROVINCE**

1. The above matter refers.
2. Attached hereto find the following:
  - A copy of the required documentation;
3. We hope that you will be able to process the application as soon as possible.

Yours faithfully  
**DELPLAN Consulting**



**DELAREY VILJOEN Pr. Pln**

<https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2025/1491-GEO-25/Korrespondensie/Cover letter.docx>

**Cc: SIERRA PROPERTIES (PTY) LTD**

**PROPOSED REZONING AND DEPARTURE ON ERF 2103, GEORGE, 4 JAN SMUTS STREET, GEORGE MUNICIPALITY AND DIVISION**



**FOR: SIERRA PROPERTIES (PTY) LTD**



**DELPLAN**  
CONSULTING

URBAN & REGIONAL PLANNERS

D E V E L O P M E N T   E N V I R O N M E N T   L I N K

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**PROPOSED REZONING AND DEPARTURE ON ERF 2103, GEORGE, 4 JAN SMUTS STREET, GEORGE  
MUNICIPALITY AND DIVISION**

**1. INTRODUCTION**

Erf 2103, George is currently developed with a main dwelling and an outbuilding. The new owners intend to rezone the property from its current zone and apply for multiple departures in addition to removing several title deed restrictions. *DELPLAN Consulting* was appointed by the new registered owner of Erf 2103, George, referred hereafter as the “subject property”, to prepare and submit the required land use application. A copy of the Power of Attorney to submit this land use application is attached as **Annexure 1**.

**1.1 Title deed**

The subject property is registered in the name of Sierra Properties (Pty) Ltd according to Title Deed T79723/2025. The title deed measures the property as 1125 m<sup>2</sup> in extent. A copy of the title deed is attached as **Annexure 2**, and the corresponding SG Diagram is included as **Annexure 3**. The property is subject to certain restrictive title deed conditions which are indicated in the conveyancer’s certificate attached as **Annexure 4**. These restrictions are being removed and will therefore not prohibit the proposed development. The title deed also states that there is a bond registered over the property, bondholder’s consent is attached as **Annexure 5**.

**1.2 Land Use Application**

- **Rezoning** in terms of Section 15(2) (a) of the George Municipality: Land Use Planning By-Law, 2023, from “Single Residential Zone I” to “Community Zone III” to allow a wellness centre which falls under Institution.
- **Departure** in terms of Section 15(2) (b) of the George Municipality: Land Use Planning By-Law, 2023, for the relaxation of the:
  - 5m eastern side building line for
    - the existing garage to 0.9m
    - several rooms and the bathrooms of the existing building to 3.5m
  - 5m western side building line for
    - the existing braai & braai room and bathroom to 2.4m
    - the existing approved wooden deck to 0m
- **Departure** in terms of Section 15(2) (b) of the George Municipality: Land Use Planning By-Law, 2023, from the prescribed 30m street boundary length required for a double

carriageway crossing to 24.9m, as well as the distance between carriageway crossings from 12m to 5m in terms of section 45(4)(b) of the George Integrated Zoning Scheme, 2023.

- **Removal of restrictive conditions** in terms of Section 15(2) (f) of the George Municipality: Land Use Planning By-Law, 2023 to remove conditions C.3 (a-e) to allow the proposed development without restrictive uses and restrictive title deed building lines.

## 2. CONTEXTUAL INFORMATION

The subject property is situated on the edge of the CBD area in Ward No. 19 and is located at 4 Jan Smuts Street. Figure 1 provides a visual representation of the subject property in relation to the surrounding area, while Figure 2 provides a more detailed view of the subject property in relation to the immediate surroundings.



Figure 1: Subject property in relation to York Street and surrounding



**Figure 2:** Satellite imagery extract of the subject property (indicated in red) together with the immediately surrounding land uses.

No significant historic buildings, ruins, grave sites or any other heritage-related activities and objects are evident within the landscape. A locality plan is attached hereto as **Annexure 6**.

## 2.1 Existing Land Uses and Character of the Area

The subject property is currently developed with a main dwelling and an outbuilding, both of which are located along the southern boundary of the erf and gain direct access from Jan Smuts Street. The structures are well-established and have been maintained in a manner that complements the surrounding built environment. The property is zoned as Single Residential Zone I, and its current use as a dwelling house is consistent with this zoning. The Land Use Plan is attached as **Annexure 7**. The property occupies a strategic position on the edge of the CBD, where the urban character transitions from purely residential to a more diverse mix of land uses.

This transitional setting ensures that the proposed development will integrate comfortably within the broader surrounding spatial pattern and will not introduce any land use conflicts or

result in an undesirable impact on the character of the neighbourhood. Furthermore, the owner does not intend to alter the external appearance or architectural style of the existing structures. As a result, the proposal will maintain the current streetscape, ensure continuity of scale, form, and aesthetic character, and reinforcing the property’s compatibility with both residential and business uses in the surrounding area.

## 2.2 Zoning



Figure 3: Zoning of Erf 2103, George

The subject property is currently zoned “Single Residential Zone I” in terms of the George Integrated Zoning Scheme By-Law. Figure 3 provides a visual of the zoning of the subject property and the immediate surroundings. The owner intends to rezone Erf 2103, George, from its current zoning to “Community Zone III” to allow the establishment of a wellness centre, which falls under institution as a land use. As previously mentioned, the property is situated within an area characterised by a variety of surrounding land uses. The current zoning plan is attached as **Annexure 8**, and the proposed zoning plan is provided as **Annexure 9**.

## 3. DEVELOPMENT PROPOSAL

### 3.1 Proposed Development

The property is currently developed with an existing dwelling and outbuilding. The existing structure has approved plans which are attached as **Annexure 10**. The proposed development entails the rezoning of the property, together with an application for removal of restrictive conditions and several departures. The building line departures are only necessary as the new zoning has different parameters as the existing zoning. The effect is that no further extension of the building will take place.

The title deed includes restrictive conditions that, among other things, limit the land use on the property and also enforces specific building lines. These conditions conflict with the proposal, as the owner intends to rezone the property from its current zoning to Community



Due to the change in building lines (becoming 5m on all sides), sections of the existing house are now encroaching on Integrated Zoning Scheme (IZS) building lines, as well as title deed building lines. The title deed building lines are being removed as part of the removal of restrictions application. The deck is indicated on the approved plans, but a relaxation is applied for due to no height being indicated on the previous plans, and to avoid possible complications later in the application stage. Along the eastern side building line, a relaxation from 5m to 0.9m is required for the garage as well as 3.5m for consulting rooms and bathrooms. The western side building line also requires a relaxation from 5m to 2.4m for the braai/braai room and bathroom as well as 0m for the existing approved deck. The red circles in figure 4 highlight the specific areas where departures are required to accommodate the proposed development. In addition, the property has two access points, which also necessitate a departure, as the length of the boundary is less than 30m. Consequently, the owner requires a departure to permit two access points at less than 30m, as well as a departure for the distance between the access points measuring only 5m instead of the required 12m.

A total of 8 parking bays is provided on the site as can be seen in the site plan extract in figure 4. Two of parking bays are proposed inside the garage with the rest being located in front of the garage and in the front section of the property. This is for staff and overflow parking. All of the staff except the owner/manager use public transport so they really don't need parking.

As the parking inside the garage and in front of the garage is only seen as one bay (by the IZS), a total of 6 bays is provided as far as the IZS is concerned. Although there is open space at the rear of the property, parking cannot be provided in that area due to limited access along the sides of the property; therefore, parking is accommodated in front of the existing building. The parking provision is considered sufficient, as the wellness centre will accommodate a maximum of three clients at a time, thus the parking will adequately meet the operational needs of the proposed facility in providing both sufficient clientele parking as well as staff parking. The subject property is located in an area that is already serviced by municipal engineering services, and the proposed development will optimise the use of these existing services. A site plan is attached as **Annexure 11**.

### 3.2 Accessibility and Parking

The existing structures have two access points off Jan Smuts Street, as illustrated in Figure 5. The access points will remain unchanged but will require a departure to allow two access points along the same boundary (measuring 24.9m in lieu of 30m), in addition to having a distance of 5m between access points in lieu of 12m. The subject property provides sufficient on-site parking, as the facility will only accommodate three clients at a time, which is confirmed in the attached Site Plan. Both access points are located at an adequate distance from any

intersections, ensuring that the proposed development will not negatively affect traffic flow along Jan Smuts Street. The current proposal does not have a negative effect on the pedestrian pathway along the street. The access can be seen in figure 5.



**Figure 5:** Access off Jan Smuts Street

### 3.3 Engineering services

The property is located in an already developed and serviced residential area. The property owner will be held financially responsible for the capital contributions.

### 3.4 Pre-Application

A pre-application consultation was held on 05 November 2025; the feedback can be found below and attached as **Annexure 12**.

#### **Town Planning comments**

- Community Zone III may be considered in principle, applicant to provide motivation in terms of the zoning scheme, the MSDF and LSDF.

***Noted, the owner is applying for Community Zone III to allow the proposed wellness centre.***

- The site layout plan provided does not align with the requirements of the zoning scheme, specifically in terms of parking, accesses and manoeuvring space. Applicant is

advised to prepare a new site layout plan with a different parking arrangement. The layout plan does not align with the application proposed: viz

Departure in terms of Section 15 (b) of the George Municipality: Land Use Planning By-Law, 2023 for the access to be 4.7m in lieu of the required 5m as well as the side building lines for the existing building.

***Noted. The owner has removed the two parking bays previously situated on the eastern side and relocated them into the existing outbuilding. A departure is being applied for to retain the existing access points, and all manoeuvring will take place on-site. A revised site plan has been prepared to accommodate the requirements applicable to the proposed zoning.***

- Tandem bays are also noted on the site layout plan which is not allowed in terms of the zoning scheme (departure may be required).

***Noted. The parking in the garage is only for the staff and has no influence on the client parking, but it is understood that this is considered to be tandem parking.***

- It is also noted that the cars manoeuvre onto the road and not on site.

***Noted, the design has changed to ensure that the proposed layout allows manoeuvring on-site and not into the street.***

- Applicant to confirm if residential component will remain, to also specify areas.

***Noted, the residential component will be removed entirely.***

- Applicant is advised to maintain the same character of the existing building, ensuring minimal impact to the remaining/existing residential properties within the surrounding.

***Noted, the proposed development is mostly the conversion of the interior layout. The only external changes are the parking layout. Landscaping will also be done on the road reserve to soften the visual impact.***

- Trees on the properties to be retained as far as possible.

***Noted. Only one sick tree will be removed for safety and liability reasons, this is indicated on the site plan.***

#### **CES comments**

- Applicant to consult with CES regarding services and applicability of DC's

***Noted.***

#### **ETS comments**

- Applicant to consult with ETS regarding provision of power supply and applicability of DC's.

***Noted.***

### 3.5 Removal of restrictions - George Municipality Land Use Planning by-law, 2023

There are several title deed restrictions applicable to this erf. Condition C.3(a) prohibits the subdivision of the erf, Condition C.3(b) prohibits any other use other than residential uses, Condition C.3(c) limits the erf to only one dwelling, Condition C.3(d) limits the size of the built area to less than half of the property and Condition C.3(e) sets out several title deed building lines. The extract from the title deed can be found below in figure 6:

3. This erf shall be subject to the following conditions provided especially that where, in the opinion of the Administrator, after consultation with the Townships Board and the local Authority it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:-
- (a) it shall not be subdivided.
  - (b) it shall be used for residential purposes only.
  - (c) only one dwelling shall be erected thereon.
  - (d) not more than half of the area thereof shall be built upon.
  - (e) no building or structure or any portion thereof, except boundary walls and fences shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the rear boundary 1,57 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority an outbuilding not exceeding 3,05 metres in height measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space, provided these conditions shall not apply to Erven No.'s 1 and 27 until such time as the existing buildings situated thereon which contravene these conditions, are altered or demolished."

**Figure 6:** Title deed extract

Section 33 (4) of the By-Law identify 6 considerations when deciding on the removal, suspension or amendment of a restrictive condition. These considerations are applied to the proposed development below:

**1. the financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement;**

The restrictive title conditions recommended for removal will accrue to the owner a financial and social benefit as it would allow the property to be utilised to its fullest potential within an area that will allow it. The title deed conditions are archaic as it limits the property to certain standards that

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are no longer applicable to many properties. The property falls within the densification zone set out by the SDF thus increased densification through subdivision, construction over more than half of the property and allowance of more than one dwelling (which is now a primary right in residential areas) could be allowed. The title deed building lines are less restrictive than the current Integrated Zoning Scheme building lines and these building lines serve no real purpose regarding the currently proposed application. It may, however, hold benefits for any proposed future developments.

**2. the personal benefits which accrue to the holder of rights I terms of the restrictive condition;**

The title deed conditions limit the use on the property which could be beneficial to the holder of rights in many instances as it ensures the character of the area is maintained and the proposed use on the property remains within appropriate parameters. These restrictions do benefit the surrounding neighbours in that the development typology on the property can be limited and that adequate open space and sufficient building line space must be provided to limit any negative effects on the surrounding properties.

**3. the personal benefits which will accrue to the person seeking the removal, suspension or amendment of the restrictive condition if it is amended, suspended or removed;**

The removal of the restrictions will accrue to the owner a financial and social benefit as it would allow the property to be utilised to its fullest potential for current, as well as possible future development within reasonable parameters and limitations enforced by the IZS. The owner will be able to fully operate and implement the proposed development without having archaic title deed conditions enforced which are no longer applicable to many properties, especially given the ideal location for the current development proposal within a transition (mixed-use) area.

**4. the social benefit of the restrictive condition remaining in place in its existing form;**

Not removing the title deed condition will result in the owner not being able to develop or requiring consent to develop the property for a specific use. The title deed conditions limit the use on the property which could be socially beneficial as it ensures the character of the area is maintained and the proposed use on the property remains within appropriate parameters. These restrictions do benefit the surrounding neighbours in that the development typology on the property can be limited to residential uses and that adequate open space and sufficient building line space must be provided to limit any negative effects on the surrounding properties.

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## **5. the social benefit of the removal, suspension or amendment of the restrictive condition; and**

The social benefit to the owner is apparent as it will allow the property to be developed without the specific restrictions. The social benefits to the surrounding area can only be motivated in the addition of a wellness centre which could provide a positive service to the surrounding community. The other benefit is merely that the proposed use will have a minimal impact on the surrounding area given that wellness centres and sport massage parlours have specific focus on creating a quiet, and tranquil environment. Though not directly tied to the proposal, the removal as proposed focuses on two important aspects that have to be considered. The position of the erf (within the densification zone) and being within a mixed-use transition area extending from the core CBD area which currently supports the proposed use. In addition to the latter, the Integrated Zoning Scheme contradicts the archaic title deed restrictions in terms of parameters which are already considered to be within a reasonable range.

The benefits therefore lie in the fact that the impact of the proposal is extremely low, the proposed use could hold benefits to the area in terms of its land use and that the removal itself will change very little on the erf, especially given that the existing structures are currently utilised. In addition to this, the IZS parameters will from thereon manage and maintain the developments on the site.

## **6. whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights.**

The removal of the indicated conditions will not completely remove the rights as the relevant Municipal By-Law and IZS will provide a level of control thereafter.

## **4. RELEVANT SPATIAL PLANNING POLICIES**

### **4.1 Exiting Policy Frameworks**

This section briefly addresses the relevant spatial policy frameworks that guide development proposals in general and their applicability to this proposed development. These include:

#### **4.1.1 George Municipal Spatial Development Framework (2023)**

The spatial document does not address Erf 2103, George specifically or rezoning relating to this application. However, the SDF states the following about development along major transport routes.

- “A hierarchy of nodes is proposed for the municipal area. Nodes are strategically located areas on high-usage routes where a high concentration of activities and mix of land uses (commercial and public/community facilities) should be encouraged, appropriate to the character of the area and its role in the spatial structure.



Figure 7: MSDF extraction



Figure 8: Zoning viewer extraction

Figure 7 provides a visual of an MSDF extraction, while Figure 8 provides an aerial image of the subject property. It can be seen that the subject property is located right next to the CBD area (bordering on the Medium-Term Business Development Edge) and near a public transport route where increased development is highly supported by the MSDF. The proposed use is therefore ideally located as it is located close to the CBD but does not infringe on proposed business properties. It is therefore argued that the proposal is not considered to conflict with the SDF.

## 5. STATUTORY FRAMEWORKS

Following the most recent legislative and procedural changes that have become applicable to the management of land use planning in South Africa and, consequently, the Western Cape Province, it is considered necessary to summarise the implications of the current statutory framework within the context of this land-use planning application. Below is a set of principles and ethical conventions related to this application.

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## 5.1 Spatial Planning and Land Use Management Act, 2013 (ACT 16 OF 2013) (SPLUMA)

The nature of this land use application does not directly affect the five development principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA). Therefore, these principles are not discussed in detail in this motivational report. Only relevant aspects are addressed below.

### 5.1.1 Development principles

#### 1) Spatial Justice

This principle refers to the need for improved access and use of land to readdress past spatial and development imbalances, as well as the need for SDFs and relevant planning policies, spatial planning mechanisms, land use management systems and land development procedures to address these imbalances.

- *No reference is made to the property in the SDF or relevant planning policies regarding spatial justice. This development principle does not apply to this application.*

#### 2) Spatial Sustainability

This principle refers to the need for spatial planning and land use management systems to promote land development that is viable and feasible within a South African context, to ensure the protection of agricultural land and to maintain environmental management mechanisms. It furthermore relates to the need to promote effective/equitable land markets, whilst considering the cost implications of future development on infrastructure and social services, as well as the need to limit urban sprawl and ensure viable communities.

- *This land-use application does not affect prime - or unique agricultural land, nor does it influence any environmental management mechanisms. The property is situated in a transition area between residential and business uses and will not negatively affect the efficient and equitable functioning of land markets. As the property is ideally located for the proposed use, its spatial sustainability can be positively motivated.*

#### 3) Spatial Efficiency

This principle relates to the need for optimal use of existing resources and infrastructure, as well as decision-making that minimises negative financial, social, economic or environmental impacts and development application procedures that are efficient and streamlined.

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- *As mentioned above, the proposed development is situated in an already serviced area that is considered to be a transition zone. The proposed development will therefore utilise the existing resources and infrastructure making it spatially efficient.*

#### 4) Spatial Resilience

This principle refers to the extent to which spatial plans, policies and land use management systems are flexible and accommodating to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

- *The development proposal does not undermine the aim of any relevant spatial plan. The aspects of spatial resilience are, however, not considered relevant to this application.*

#### 5) Good Administration

This principle refers to the obligation of all spheres of government to ensure the implementation of the above as efficiently, responsibly and transparently as possible.

- *The application, as set forth, aligns with all relevant principles and frameworks. George Municipality should consider the application within the prescribed timeframes and efficiently follow due process. Public participation must – and will be transparent regarding the relevant policies and legislation, as procedures should be clear to inform and empower members of the public regarding new developments.*

### 5.1.2 Public Interest

The northern and northeast neighbours will not be adversely affected by the proposed development, as the existing structure is located at a significant and compliant distance from the shared boundary, ensuring that no physical or visual impact occurs. The separation between the properties created by an existing boundary wall, mature vegetation, and large garden areas provides substantial screening, making it highly unlikely that the neighbours will even perceive the proposed internal changes taking place on the subject property. This natural and built buffer not only secures privacy but also functions as an effective sound barrier, further reducing any potential disturbance.

Access to sunlight and natural ventilation on the neighbouring properties will remain entirely unaffected, as the height and footprint of the existing structures will not change in any way. Additionally, the neighbours will not be impacted by traffic associated with the proposed wellness centre, since their access point is located on Churchill Street, separate from the activity along Jan Smuts Street. The proposal poses no increased fire risk, as the existing spatial separation and compliance with building regulations ensure a safe interface between

the properties. Figure 9 provides a photo of the subject property and its immediate surroundings, clearly illustrating the generous separation and natural screening between the subject property and northern /northeast neighbour.



**Figure 9:** The view from the subject property to the northern and northeast neighbours

The proposed rezoning and development will have no significant impact on the eastern neighbouring property. The two properties are already separated by an established boundary wall and mature vegetation, which together provide effective visual screening and act as a sound-attenuating buffer, reducing any potential noise transmission from activities on the subject property. Given the modest scale and low-intensity nature of the proposed wellness centre, the anticipated traffic generated by staff and clients will be limited and will therefore not adversely affect the neighbouring owner. The height of the proposed development remains consistent with the existing structures, ensuring that access to sunlight, privacy, and the neighbour's overall sense of place are preserved.

Potential noise impacts are expected to be minimal, as the proposed land use does not involve high levels of activity or high-noise operations, in fact focussing on a quiet and tranquil atmosphere. Furthermore, the consulting rooms are positioned at an adequate distance from the eastern boundary being more than 3m, though being over the new proposed building line, this distance is still considered a sufficient level of separation between the development and the neighbour's structures.

The departure for the garage is more severe, though it should be noted that this is an existing approved structure, which is allowable on single residential zoned properties, thus its impact on the neighbouring erven is completely negligible. Figure 10 illustrates the spatial relationship between the subject property and the eastern neighbour, demonstrating the existing buffers and the compatibility of the proposed land use.



**Figure 10:** View of the eastern neighbour from the subject property

The proposed development is expected to have no adverse impact on the southern neighbouring property. The two sites are separated both road and an existing boundary wall and established vegetation, which together provide both visual screening and a sound buffer, thereby limiting any potential disturbance originating from the subject property. The southern neighbour will also not be affected by traffic or vehicle movement associated with the wellness centre, as the access points of the subject property and the neighbouring property do not directly align, reducing the likelihood of vehicle or pedestrian conflict. The amount of traffic generated in any case is extremely low thus very few possible interactions between clients and the neighbouring vehicles is predicted. Figure 11 illustrates the spatial relationship between the subject property and the southern neighbour, highlighting the existing buffers and the overall compatibility of the proposal.



**Figure 11:** Visual of the subject property in relation to the southern neighbour

Views and sunlight of the southern neighbour will remain unaffected since the proposal entails the internal conversion of existing structures, with no increase in building bulk or external massing.



**Figure 12:** Subject property in relation to the western neighbour

The proposed development will have no negative impact on the western neighbouring property. Figure 12 provides a visual of the subject property in relation to the western neighbour. The two properties are separated by a combination of dense vegetation and an existing boundary wall, which provides effective privacy screening and sound buffering, thereby limiting any potential

disturbance from activities on the subject property. As the proposed use entails a message parlour, which focuses on quiet tranquil environments, the proposed use is not foreseen to have any negative effect in terms of noise pollution in any case. The development remains in its current extent, thus the deck and existing braai room and bathrooms have no additional influence on the neighbouring property.

Access to sunlight on the western property will remain unaffected, as the proposed development maintains the existing building height, with no vertical expansion or additional structures that could cast new shadows. Overall, the existing boundary conditions, combined with the modest nature of the proposal, ensure that the western neighbour's amenity, privacy, and enjoyment of their property remain fully protected.

### 5.1.3 Environmental Legislation

No listed activities as contemplated by the National Environmental Management Act, 1998 (as amended) (NEMA), are triggered by this application.

## 5.2 Land Use Planning Act (LUPA)

The development objectives entrenched in SPLUMA have been assimilated into the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) and set out a basis for the adjudication of land use planning applications in the province. It requires that local municipalities have due regard to at least the following when doing so:

- Applicable spatial development frameworks;
- Applicable structure plans;
- Land use planning principles referred to in Chapter VI (Section 59);
- The desirability of the proposed land use; and
- Guidelines that may be issued by the Provincial Minister regarding the desirability of proposed land use.

The land-use planning principles of LUPA (Section 59) are, in essence, the expansion of the five development principles of SPLUMA listed above. Again, only the relevant aspects are addressed in this report.

### 5.3 Compliance/Consistency with Spatial Policy Directives

Section 19(1) and (2) of LUPA states that the following:

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

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

Given the nature of this land use application and its location within George, this proposal is consistent with LUPA.

### 5.4 George Integrated Zoning Scheme By-Law (2023)

According to the George Zoning Regulations, the subject property is zoned as “*Single Residential Zone I*”. The approval of the proposed development will create a community orientated use within a spatial area that supports it. Several departures are required for existing structures and several title deed restrictions area being removed.

## 6. DESIRABILITY & NEED

The concept of “*desirability*” in the land use planning context may be defined as the degree of acceptability of the proposed development on the land units concerned and expresses the desirability of the proposed rezoning, departures and removal of restrictions taken in conjunction with the development principles and criteria set out through the statutory planning framework listed above. It also sets out the degree to which this proposal may be considered within the context of broader public interest. It is our view that the initial investigation into the desirability of the proposal reveals no obvious negative impacts.

The proposed application will not have a negative impact on the surrounding neighbours as the proposed use changes very little on the erf physically. Furthermore, the character of the area will remain unchanged since no significant additional development is being proposed and the character of the area already constitutes a transition area from the CBD area. It is not anticipated that the approval of this application will have any negative impact on the aesthetic appearance of the property from the street, given that the existing buildings already fit in with the character of the area and only minor additions are proposed. The wellness centre (sport massage parlour) also has a very limited effect in terms of noise and is a very low traffic generator. In this case, the streetscape remains mostly the same.

The development is not specifically *needed* to realise any spatial goal of the SDF. The approval of this application will, however, allow for the creation of a new wellness centre located within a mixed land use area (transition area), which is serviced by municipal engineering services. The subject property is also located close to major bus routes making its location idea.

## 7. CONCLUSION

It is believed that the abovementioned principles, considerations, and guidelines for this land use application for the rezoning of Erf 2103, George, satisfy the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



**DELAREY VILJOEN Pr. Pln**

**APRIL 2026**

# **ANNEXURE 1**

POWER OF ATTORNEY

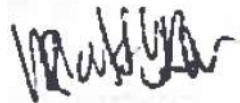
I, **Mattheus Gerhardus Steyn** (ID nr: 7408245058084), the undersigned and authorised sole director of **Sierra Properties (Pty) Ltd**, the registered owner of Erf 2103, George, George Municipality and Division hereby instruct Delarey Viljoen of *DELPLAN Consulting* to submit the land use application with the local authority.

  
\_\_\_\_\_  
MG Steyn

Date: 16/Mar/2026

Witnesses:

1.   
\_\_\_\_\_

2.   
\_\_\_\_\_

**Certificate issued by the Commissioner of Companies & Intellectual Property Commission on Friday, January 17, 2025 at 13:49**



Companies and Intellectual Property Commission  
a member of the dti group

**COR14.3: Registration Certificate**

Registration Number: 2025 / 037692 / 07  
Enterprise Name: SIERRA PROPERTIES

**ENTERPRISE INFORMATION**

Registration Number: 2025 / 037692 / 07  
Enterprise Name: SIERRA PROPERTIES  
Registration Date: 17/01/2025  
Business Start Date: 17/01/2025  
Enterprise Type: Private Company  
Enterprise Status: In Business  
Financial Year End: February

TAX Number

Addresses

**POSTAL ADDRESS**

GOLF PARK 1 - UNIT 39  
PINE ROAD  
HEATHER PARK - GEORGE  
WESTERN CAPE  
6529

**ADDRESS OF REGISTERED OFFICE**

GOLF PARK 1 - UNIT 39  
PINE ROAD  
HEATHER PARK - GEORGE  
WESTERN CAPE  
6529

**ACTIVE MEMBERS / DIRECTORS**

Surname and First Names

Type

ID Number /  
Date of Birth

Appointment  
Date

Addresses

STEYN, MATTHEUS GERHARDUS

Director

7408245058084

17/01/2025

Postal: GHOLF PARK 1, UNIT 39 PINE ROAD, HEATHER PARK - GEORGE, WESTERN CAPE, 6529

Residential: GHOLF PARK 1, UNIT 39 PINE ROAD, HEATHER PARK - GEORGE, WESTERN CAPE, 6529



**Physical Address**

the dti Campus - Block F  
77 Meintjies Street  
Sunnyside 0001

**Postal Address: Companies**

P O Box 429  
Pretoria  
0001

Docex: 256

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

Contact Centre: 086 100 2472 (CIPC)

Contact Centre (International): +27 12 394 9573



# **ANNEXURE 2**

52

RAUBENHEIMERS INC  
60 CATHEDRAL STREET  
GEORGE  
6529

TEL: 044-873 2043

Prepared by me

CONVEYANCER  
DEHAN DU PLESSIS  
LPC Membership No: 60788

Fee endorsement		
	Amount	Office fee
Purchase price/Value	R. 3,150,000.00	R. 228,000
Mortgage capital Amount	R.....	R.....
Reason for exemption	Exempt i.t.o	
	Cat.....	section.....Act.....

<b>VERBIND</b>	<b>MORTGAGED</b>
VIA FOR R. 3,000,000.00	
<b>B</b> 000038888 / 2025	
2025 -12- 10	REGISTRAR/REGISTRAR

DATA / CAPTURE  
17 -12- 2025  
ATHI DAMOYI

**T** 000079723 / 2025

### DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

**RONEL ELS**  
LPCM No. 86228

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

- FREDERICK JOHANNES TALJAARD**  
IDENTITY NUMBER 540517 5022 08 2  
MARRIED OUT OF COMMUNITY OF PROPERTY
- LENELLE TALJAARD**  
IDENTITY NUMBER 581003 0030 08 1  
MARRIED OUT OF COMMUNITY OF PROPERTY

DATA / VERIFY  
17 -12- 2025  
MUYELWA LAMANI

which said Power of Attorney was signed at George on 30 October 2025

And the appearer declared that his/her said principal had, on 25 October 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:

**SIERRA PROPERTIES PROPRIETARY LIMITED  
REGISTRATION NUMBER 2025/037692/07**

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

**ERF 2103 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
WESTERN CAPE PROVINCE**

**IN EXTENT 1125 (ONE THOUSAND ONE HUNDRED AND TWENTY FIVE)  
SQUARE METRES**

**FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER T 15960/1965  
WITH DIAGRAM NO. 30/1964 RELATING THERETO AND HELD BY DEED  
OF TRANSFER T89986/2002**

**A. SUBJECT** to the conditions referred to in Certificate of Uniform Title dated 23<sup>rd</sup> July, 1948 No. 16402.

**B. SUBJECT FURTHER** in as far as the figure w x y z indicated on said Diagram No. 30/64 is concerned, to the following special conditions contained in Deed of Transfer dated 23<sup>rd</sup> July, 1948 No. 16401 imposed by the Council of the Municipality of George for its benefit:

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

**C. SUBJECT FURTHER** in as far as the whole of the property thereby transferred is concerned, to the following special conditions contained in the following special conditions contained in said Deed of Transfer dated 21<sup>st</sup> June 1965 No. 15960 imposed by the Administrator of the Cape Province in terms of Section 18 of Ordinance 33/1934 when approving the establishment of Dormehlsdrif Subdivided Estate:-

1. "Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under Provincial Administrator Notice No. 401 dated 17<sup>th</sup> October 1935 and by the memorandum which accompanied the said regulations.

2. The owner of this erf shall without compensation be obliged to allow the sewage and drainage including stormwater of any other erf or erven to be conveyed across this erf if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel conduit or other works pertaining thereto.

3. This erf shall be subject to the following conditions provided especially that where, in the opinion of the Administrator, after consultation with the Townships Board and the local Authority it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:-
- (a) it shall not be subdivided.
  - (b) it shall be used for residential purposes only.
  - (c) only one dwelling shall be erected thereon.
  - (d) not more than half of the area thereof shall be built upon.
  - (e) no building or structure or any portion thereof, except boundary walls and fences shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the rear boundary 1,57 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority an outbuilding not exceeding 3,05 metres in height measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space, provided these conditions shall not apply to Erven No.'s 1 and 27 until such time as the existing buildings situated thereon which contravene these conditions, are altered or demolished."



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

1. **FREDERICK JOHANNES TALJAARD, Married as aforesaid**
2. **LENELLE TALJAARD, Married as aforesaid**

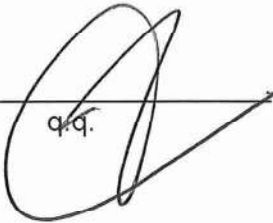
heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**SIERRA PROPERTIES PROPRIETARY LIMITED  
REGISTRATION NUMBER 2025/037692/07**

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R3 450 000,00 (THREE MILLION FOUR HUNDRED AND FIFTY THOUSAND RAND).

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS:  
WESTERN CAPE at CAPE TOWN on **10 DEC 2025**

\_\_\_\_\_ 

In my presence

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



# **ANNEXURE 3**

ENDOSSEMENTE - ENDORSEMENTS.				
ERVENETS ANT. 30 VAN WET NO. 3 VAN 1927 EN MET DIE ENKELDE BEHOEFDE IN TE WEAKE VAN WET NO. 2 VAN 1927 EN MET DIE ENKELDE BEHOEFDE IN WEAKE VAN WET NO. 2 VAN 1927 EN MET DIE ENKELDE BEHOEFDE IN WEAKE VAN WET NO. 2 VAN 1927				
NO.	WETNOEDIGHEID	WETNOEDIGHEID	WETNOEDIGHEID	WETNOEDIGHEID
⑤	Rin. of road closed	Erif 23280	Titie Notie 43/300-1731 (Dgn. 8319/2006)	Wet. 2006-08-23

- S.G. OFFICE NOTES**
- Erven 2108 & 2110 consolidated. Vide Erf 7133 Dgn. 7457/75
  - Street name changed. S/B 775/74 p. 602
  - Erven 2087, 2085 consolidated vide Erf 6898 Dgn. 2717/74
  - Erf 2063 consolidated vide S.G. no. 3877/2011 erf. 26171
  - Erf 2048 consolidated vide S.G. no. 3574/2011 erf. 26170
  - Erf 2069 consolidated vide S.G. no. 3575/2011 erf. 26169
  - Erf 2070 consolidated vide S.G. no. 3576/2011 erf. 26168
  - Erf 2071 consolidated vide S.G. no. 3573/2011 erf. 26167
  - Erf 2072 consolidated vide S.G. no. 3572/2011 erf. 26166

S.G. No 5882/147

Data of Main Figure		
Sides c. feet	Angles of Direction	Coordinates
Constant to be added		+ 100000.00
AB 1042.00	82.19.50	A + 2482.20 + 42458.05
BC 288.71	82.19.50	B + 288.71 + 42995.32
CD 658.58	802.19.50	C + 2756.22 + 43239.27
DE 658.81	82.51.10	D + 2139.50 + 43591.37
EF 52.85	121.27.20	E + 2557.22 + 44144.81
FG 1200.00	121.27.20	F + 2561.29 + 44117.47
GH 18.33	32.12.50	G + 2615.95 + 42475.71
HJ 257.48	121.27.20	H + 3625.59 + 42491.20
JA 97.93	261.38.50	J + 2845.37 + 42556.83
AK 150.00	122.19.50	
JK 165.00	121.27.20	

In terms of Section 16 of Ordinance No. 33 of 1934, the Administrator has granted the application to establish this Township.  
See Prov. Sec. Minutes L 24/6/68  
Dated 28.7.1944  
T.P. File 28/21

Notified as an Approved Township in terms of Section 20 (a) of Ord. No. 33 of 1934.  
See Notice No. 508/28, dated 21.10.28  
Prov. Ord. No. 2379, dated 22.10.28

*CRE 5/19/46*

ENDORSEMENTS					
In terms of Sect. 30 of Act D-1027 this plan has been amended as follows:-					
No.	Amendment	Addition	Authority	Date	
1	See Notation of Erven 2111		Admin. Ord. 44/2088	1947	4/1/1935
2	Street name added		5/8775/74 p. 423		

**LIST OF DEDUCTIONS.**

Erif No	Former description	Extent Sq. feet	Diagram No	Deed reference
2058	Erif 1	28652	10040/1947	1348-576-28721
2059	2	13342	3701/1948	1939-359-17354
2060	3	13342	3702/1948	1949-381-19008
2061	4	13342	3703/1948	1949-381-19008
2062	5	13342	3704/1948	1949-359-17353
2063	6	13342	3705/1948	1949-359-17353
2064	7	13342	6874/1949	
2065	8	11672	2636/1953	1954-78-3909
2066	9	11272	2637/1953	1954-337-16829
2067	10	11057	2638/1953	1953-345-17245
2068	11	11257	2639/1953	
2069	12	13342	6879/1949	1954-121-6950
2070	13	13342	6880/1949	1954-297-12813
2071	14	13342	6881/1949	1953-56-2167
2072	15	13994	6882/1949	1954-274-13557
2073	16	14900	6883/1949	
2074	17	14212	6884/1949	
2075	18	11680	6885/1949	
2076	19	8400	6886/1949	
2077	20	12238	6887/1949	
2078	21	13640	6888/1949	
2079	22	9487	6889/1949	
2080	23	9380	6890/1949	
2081	24	9380	6891/1949	
2082	25	9380	6892/1949	
2083	26	7840	6893/1949	1954-193-9612
2084	27	8040	6894/1949	1952-277-13846
2085	28	12600	6895/1949	1952-277-13846
2086	29	12600	6896/1949	1956-.3201
2087	30	8400	6897/1949	
2088	31	8400	6898/1949	
2089	32	8200	6899/1949	
2090	33	7733	6900/1949	1953-311-15512
2091	34	6933	6901/1949	1950-77-3831
2092	35	9933	6902/1949	1950-24-1153
2093	36	9733	6903/1949	1950-24-1152
2094	37	11352	6904/1949	1952-150-7480
2095	38	11352	6905/1949	
2096	39	11352	6906/1949	
2097	40	11352	6907/1949	1950-163-8144
2098	41	11352	6908/1949	1949-229-11429
2099	42	11352	6909/1949	
2100	43	11352	6910/1949	
2101	44	11352	6911/1949	1950-77-3830
2102	45	11352	29/1964	
2103	46	11352	30/1964	
2104	47	11352	31/1964	
2105	48	11352	32/1964	
2106	49	17274	33/1964	
2107	50	32157	34/1964	
2108	51	21851	1004/1947	1949-283-14124
2109	52	9920	6914/1949	1950-77-3831
2110	53	9920	6915/1949	1950-77-3831
2111	54	9920	6916/1949	1949-327-16332
2112	55	9920	6917/1949	1949-327-16332
2113	56	9920	6918/1949	1949-327-16332
2114	57	9920	6919/1949	1949-359-17353
2115	58	11000	6920/1949	1949-283-14125
2116	59	11200	6921/1949	1949-283-14125
2117	60	11200	6922/1949	1951-265-13215
2118	61	11200	6923/1949	
2119	62	10300	6924/1949	
2120	63	8500	6925/1949	
2121	64	9600	6926/1949	
2122	65	9600	6927/1949	
2123	66	9600	6928/1949	1950-360-11951
2124	67	9600	6929/1949	1950-67-8143
2125	68	8088	6930/1949	1951-453-22648
2126	69	9600	6931/1949	
2127	70	9600	6932/1949	
2128	71	9600	6933/1949	
2129	72	8600	6934/1949	
2130	73	9040	6935/1949	
2131	74	9040	6936/1949	
2132	75	9240	6937/1949	
2133	76	9240	6938/1949	
2134	77	9240	6939/1949	
a3280	-	782 Sq.m	8319/2006	

Coordinates of Block Corners					
10	+ 100000.00				
11	+ 2484.14 + 43994.68	51c	+ 2284.08 + 43684.85		
12	+ 2479.70 + 44922.18	58f	+ 2928.34 + 45279.48		
13	+ 3482.95 + 45422.25	59g	+ 2928.34 + 45279.48		
14	+ 3148.77 + 45597.70	72e	+ 2978.88 + 42802.57		
15	+ 3121.17 + 45597.49	72b	+ 2949.28 + 42796.37		
16	+ 3188.77 + 45548.71	63c	+ 2780.29 + 42903.52		
17	+ 3182.57 + 45576.51	63m	+ 2774.09 + 42906.92		
18	+ 3188.77 + 45548.71	67h	+ 2969.94 + 42850.19		
19	+ 3802.82 + 45583.28	67f	+ 2991.64 + 42827.03		
20	+ 3803.46 + 45255.18	68g	+ 3180.36 + 42148.85		
21	+ 3669.35 + 45250.67	68h	+ 3148.02 + 42072.97		
22	+ 3658.25 + 45281.81	68j	+ 3148.24 + 42066.65		
23	+ 3629.25 + 45216.87	67k	+ 2968.20 + 42810.47		
24	+ 3184.11 + 45000.45	70c	+ 3021.10 + 42750.30		
25	+ 3177.81 + 45056.05	72d	+ 3014.90 + 42778.50		
26	+ 3877.92 + 45552.07	74e	+ 3124.69 + 42967.77		
27	+ 3405.52 + 45558.27	74f	+ 3162.29 + 42975.57		
28	+ 3629.25 + 45216.87	67i	+ 2968.20 + 42810.47		
29	+ 3640.67 + 45166.78	66e	+ 2465.89 + 42448.75		
30	+ 2972.83 + 45513.88	56b	+ 2682.03 + 43186.19		
31	+ 2942.88 + 45213.68	06c	+ 2886.86 + 43066.05		
32	+ 2505.78 + 45718.95	87f	+ 2828.25 + 43129.97		
33	+ 2899.75 + 45745.95	87g	+ 2828.25 + 43129.97		
34	+ 2461.99 + 44950.77	87c	+ 3012.93 + 43270.89		
35	+ 2459.74 + 44956.87	87d	+ 3008.73 + 43270.49		
36	+ 3087.70 + 44553.46	87e	+ 3187.70 + 43048.49		
37	+ 3106.21 + 44525.88	87f	+ 3169.76 + 42810.49		
38	+ 3740.49 + 44808.87	85k	+ 2688.69 + 44500.74		
39	+ 3712.69 + 44808.87	87h	+ 3383.83 + 43876.14		
40	+ 2611.29 + 43010.81	85j	+ 3507.19 + 42732.92		
41	+ 2256.33 + 43678.75				

Reference Marks					
Sides c. feet					
Angles of Direction					
Coordinates					
Constant to be added					
R.M.1-R.M.2					
R.M.2-R.M.3					
R.M.3-R.M.4					
R.M.4-R.M.1					
R.M.4-R.M.3					
R.M.3-R.M.7					
R.M.7-R.M.8					
R.M.8-R.M.4					
R.M.5-R.M.6					
R.M.5-R.M.7					
R.M.7-R.M.8					
R.M.8-R.M.9					
R.M.9-R.M.5					

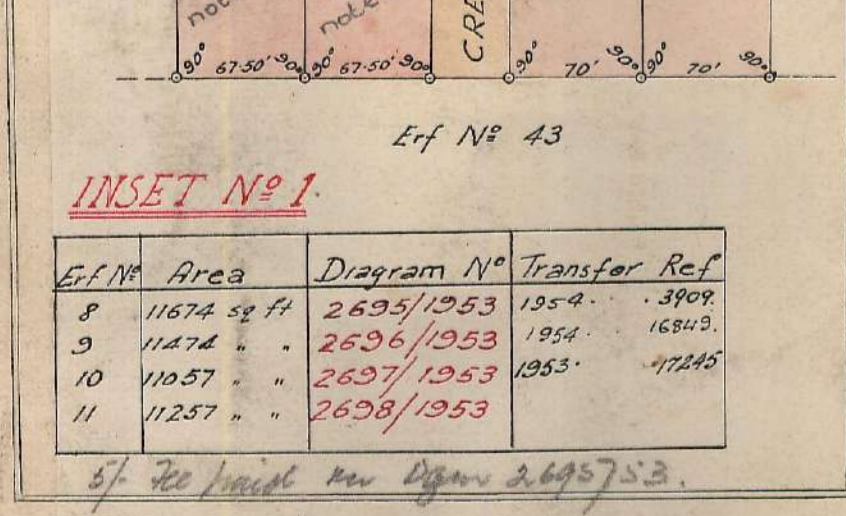
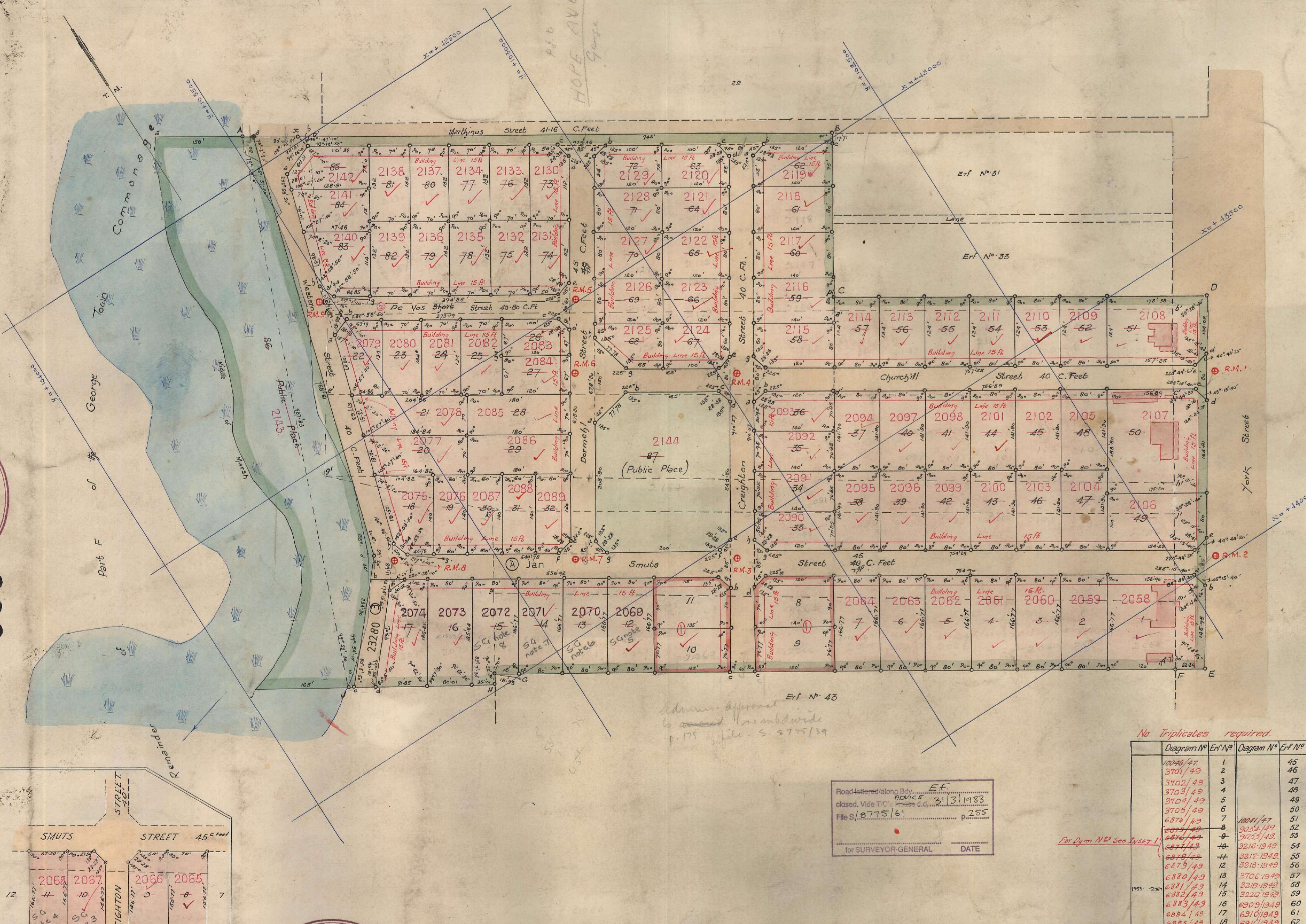
Areas of Erven.					
Erif No	Area Sq. feet	Erif No	Area Sq. feet	Erif No	Area Sq. feet
1	28652	23-25	3880	59-61	11200
2	13342	26	7840	62	10500
3	13342	27	8040	63	8800
4	13342	28-29	12600	64-66	9600
5	14212	30-31	8400	67	9400
6	14900	32	8200	68	8088
7	14212	33	3785	69-71	9600
8	11680	34	8585	72	8800
9	8400	35	3785	73	8040
10	12238	36-38	11352	74-82	9240
11	13640	39	9743	83	11389
12	12600	40	8450	84	5614
13	11680	41	8450	85	10221
14	11680	42	8450	86	10221
15	12600	43	9920	87	68000
16	9487	58	11000		

**Public Place No 86 = 1.8668 Morgen**

**Description of beacons:-**  
B.C.B.D. iron pipe 4" diameter  
E iron pipe 2" diameter in oak tree  
F iron pipe 2" diameter  
G square concrete beam 6"x6"  
H square concrete beam 6"x6"  
I iron pipe 2" diameter  
All other beacons are pieces of iron fencing standard.

Original Dgm No 872/1946  
S.G. File No 3877/2011  
Survey Records No E 1949/47  
Compilation No George 201/42

Erif No	Former description	Extent Sq. feet	Diagram No	Deed refce
2135	Erif 78	9240	6925/1949	
2136	79	9240	6926/1949	
2137	80	9240	6927/1949	
2138	81	9240	6928/1949	
2139	82	9240	6929/1949	
2140	83	11339	6930/1949	
2141	84	9614	6931/1949	
2142	85	10621	6932/1949	
2143	86	1.8668 Morgen		
2144	87	68000		



**GENERAL PLAN 668 LD. TP**  
Scale: 1/1250  
\* NOW ERV 2050, GEORGE.

**DORMEHLSDRIF Subdivided Estate**

in extent 16.3022 Morgen comprising 85 Erven numbered 1-85, Public Places Nos 86 & 87 and streets being Lab DORMEHL situate in the Municipality and Division of George, Province of Cape of Good Hope.  
Vide diagram No 8127/46 annexed to Certificate of Consolidated Title No 1948-329-16402

The beacons of each Erf represented on this plan are in accordance with regulation and have been placed under my supervision.  
Surveyed in Nov.-Dec. 1946 by me *J. P. ...* Land Surveyor

**S.G. OFFICE NOTES**

- Erven on Erven 2072-4 replaced vide E 647/50
- Erven on Erf 2008 repli vide E 1663/90

Allotment Area File: S 8775/74  
Main File: S 8775  
Noting Plan BL-700: W-3, W-23, X-32 and X-23  
Degree Sheet: BL-700  
George Erf Schedule.

**GEORGE ALLOTMENT AREA.**  
Numbered under the Provisions of the Deeds Registries Act No 47/1937, Noting Plan BL-700: W-3, W-23, X-32, X-23.  
Alteration to numbers shown in Red For Surveyor-General's 27.11.1950

# **ANNEXURE 4**

## CONVEYANCER'S CERTIFICATE

in terms of Section 38(1)(n) of the George Municipality: Land Use Planning By-law for George Municipality, 2023

I, DEHAN DU PLESSIS , a duly qualified and admitted conveyancer, practising at Raubenheimers Inc, 60 Cathedral Street, George, Western Cape Province:

1. do hereby certify that I have perused the conditions of title in respect of:

**ERF 2103 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
WESTERN CAPE PROVINCE**

**IN EXTENT 1125 (ONE THOUSAND ONE HUNDRED AND TWENTY FIVE)  
SQUARE METRES**

**HELD BY DEED OF TRANSFER NUMBER T79723/2025  
(“the Property”)**

### REGISTERED IN THE NAME OF:

**SIERRA PROPERTIES PROPRIETARY LIMITED  
REGISTRATION NUMBER: 2025/037692/07**

2. have been advised that application will be made for the following:

2.1 **Rezoning** of the property in terms of Section 15(2)(a) of the Land Use Planning By-law for the George Municipality, 2023 from **“Single Residential Zone I”** to **“Community Zone III”** to allow for a wellness centre which falls under **“institution”**.

2.2 **Departure** in terms of Section 15(2)(b) of the Land Use Planning By-law for the George Municipality, 2023, for the relaxation of:

- (a) The 5m (five metre) eastern side building line for:
- the garage to 0,9m (zero comma nine metres);
  - several rooms and the bathrooms to 3,5m (three comma five metres).
- (b) The 5m (five metre) western side building line for:
- the braai/braai room and bathroom to 2,4m (two comma four metres);
  - the wooden deck to 0m (zero metres).

2.3 **Departure** in terms of Section 15(2)(b) of the Land Use Planning By-law for the George Municipality, 2023, from the prescribed 30m (thirty metre) street boundary length required for a double carriageway crossing to 24,9m (twenty four comma nine metres), as well as the distance between the carriageway crossings from 12m (twelve metres) to 5m (five metres) in terms of Section 45(4)(b) of the George Integrated Zoning Scheme By-law, 2023.



- 2.4 **Administrator's consent** in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014, to allow the property to be used for a massage parlour.
- 2.5 **Administrator's consent** in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014, for departure from the 1,57m (one comma five seven metre) lateral boundary line restrictive condition contained in the title deed of the property to 0,9m (zero comma nine metres) for the garage.
3. hereby confirm that there are no conditions contained in the title deed of the property which restrict the contemplated land uses in terms of the proposed application, except:
- " 3      *This erf shall be subject to the following conditions provided especially that where, in the opinion of the Administrator, after consultation with the Townships Board and the local Authority it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:-***
- (a) it shall not be subdivided.***
  - (b) it shall be used for residential purposes only.***
  - (c) only one dwelling shall be erected thereon.***
  - (d) not more than half of the area thereof shall be built upon.***
  - (e) no building or structure or any portion thereof, except boundary walls and fences shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the rear boundary 1,57 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority an outbuilding not exceeding 3,05 metres in height measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space, provided these conditions shall not apply to Erven No.'s 1 and 27 until such time as the existing buildings situated thereon which contravene these conditions, are altered or demolished."***
4. Hereby confirm that Mortgage Bond No. B38888/2025 in favour of Absa Home Loans Guarantee Company (RF) Proprietary Limited for R3,000,000.00 (Three Million Rand) is registered over the property.

DATED AT GEORGE ON 8 APRIL 2026

  
\_\_\_\_\_  
DEHAN DU PLESSIS  
CONVEYANCER (LPC No. 60788)

# **ANNEXURE 5**



**Home Loans**  
Sales and Service Enablement

9 Lothbury Road  
Auckland Park, 2092  
Private Bag 72007  
Cresta, 2118  
South Africa

T 0860 111 007  
Swift address: ABSAZAJJ  
absa.co.za

26.03.2026

**Private/Confidential**

**DELPLAN TOWN PLANNER  
PO BOX 9956  
GEORGE  
6530**

Your ref: Richard McKnight

**REQUEST RECEIVED FOR      CONSENT FOR REZONING & DEPARTURE**

Borrower(s) name:                      SIERRA PROPERTIES PTY LTD

Mortgage loan account number:    8098683943

Property description:                  ERF 2103 GEORGE

We hereby refer to the above-mentioned property and confirm our written consent to the proposed rezoning from Residential 1 to Community Zone III, in order to permit the establishment of a wellness centre on the property.

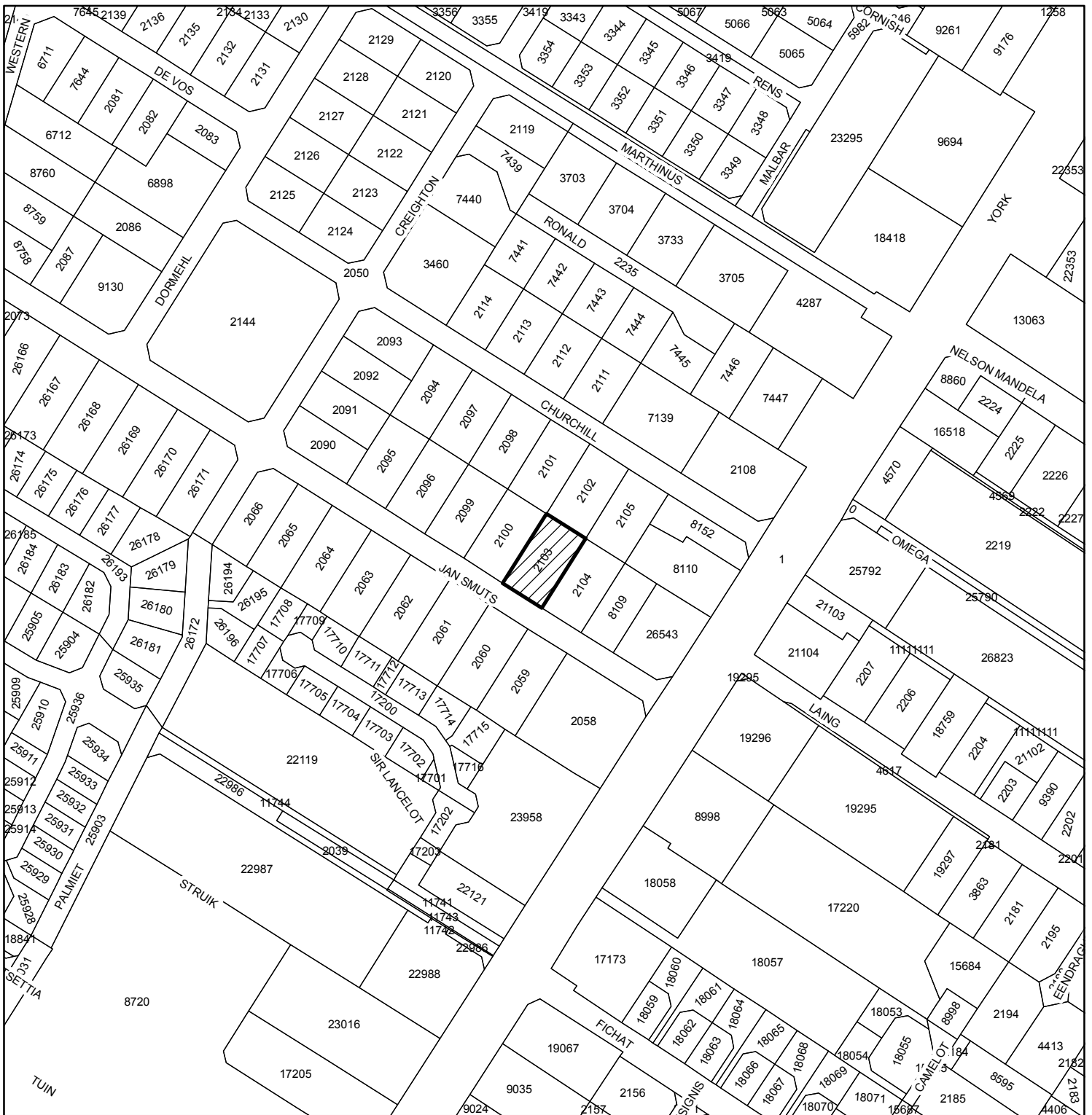
Furthermore, we grant our consent to the reduction of the 5 m eastern building line to 0.9 m for the garage, as well as the reduction of the 5 m western building line to 2.4 m for the braai room and to 0 m for the desk area on the above-mentioned property.

Kindly take note that the consent letter is valid for one year only.

Yours faithfully

Property Control Department  
Our ref: Mtonga Mazibuko  
Tel: 011 846 5470  
Email: [hlpc@absa.co.za](mailto:hlpc@absa.co.za)

# **ANNEXURE 6**



**LEGEND:**



A4 Scale:  
1:3,000

**PROJECT:**

Proposed Rezoning  
for Sierra Properties (Pty) Ltd

**PROJEK:**

**DESCRIPTION:**

Erf 2103, George

**BESKRYWING:**

**TITLE:**

Locality plan

**TITEL:**

1491/GE0/25/GIS/Ligging

DESIGNED: SG  
ONTWERP:

DRAWN: MV  
GETEKEN:

DATE: DEC 2025  
DATUM:

PLAN NO: ANNEXURE 5  
PLAN NR:

Tel: 044 873 4566, Email: [planning@delplan.co.za](mailto:planning@delplan.co.za)  
[www.delplan.co.za](http://www.delplan.co.za)



URBAN & REGIONAL PLANNERS

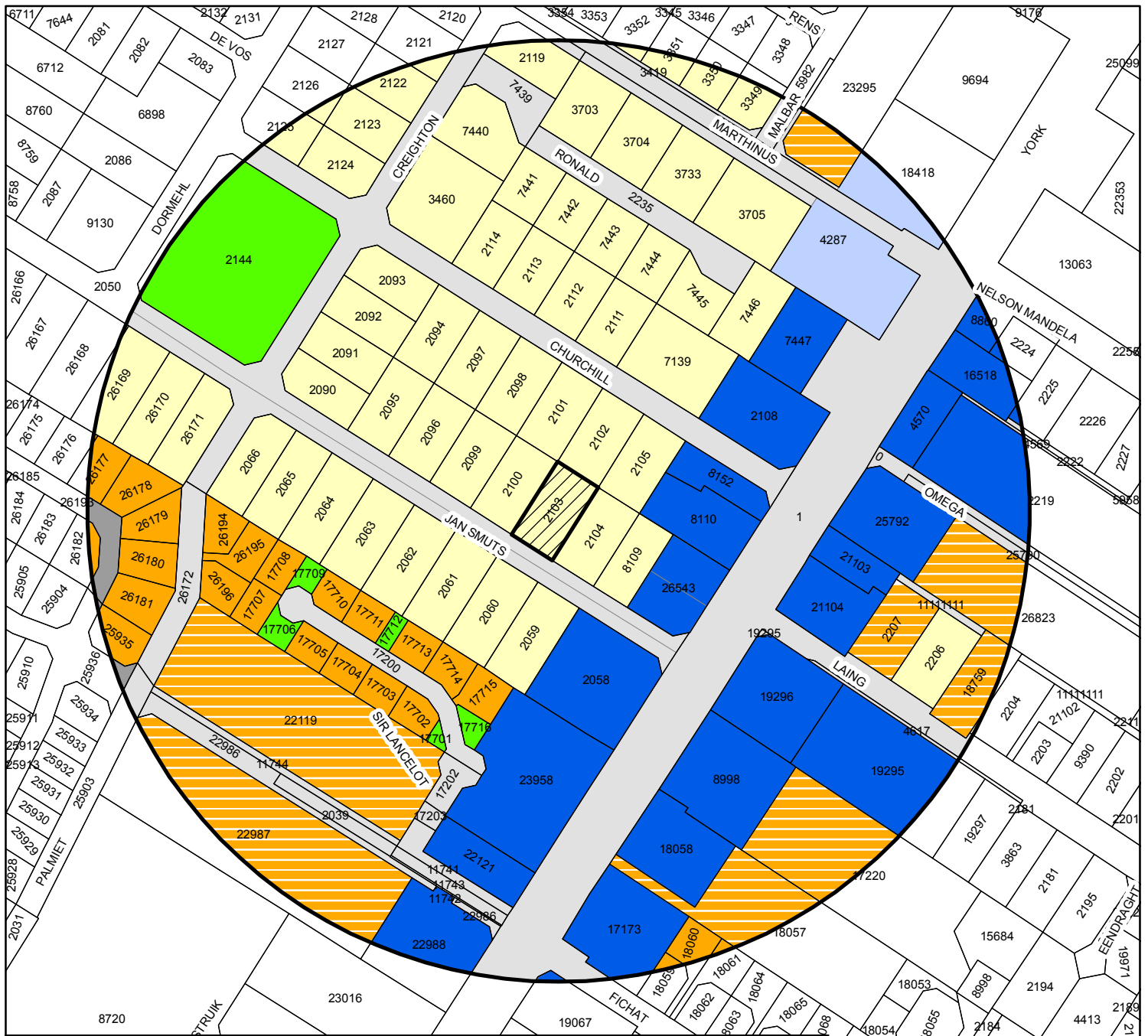
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**KOPIEREG:**

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# **ANNEXURE 7**



**LAND USE:**

- Dwelling house
- Flats
- Office
- Road
- Group housing
- Business premises
- Public open space
- Private road

**LEGEND:**



A4 Scale:  
1:3,000

**PROJECT:**

Proposed departure  
for Sierra Properties (Pty) Ltd

**PROJEK:**

**DESCRIPTION:**

Erf 2103, George

**BESKRYWING:**

**TITLE:**

Land use plan

**TITEL:**

1491/GEO/25/GIS/LandUse

DESIGNED: SG  
ONTWERP:

DRAWN: MV  
GETEKEN:

DATE: JAN 2026  
DATUM:

PLAN NO: ANNEXURE 6  
PLAN NR:

Tel: 044 873 4566, Email: [planning@delplan.co.za](mailto:planning@delplan.co.za)  
[www.delplan.co.za](http://www.delplan.co.za)



URBAN & REGIONAL PLANNERS

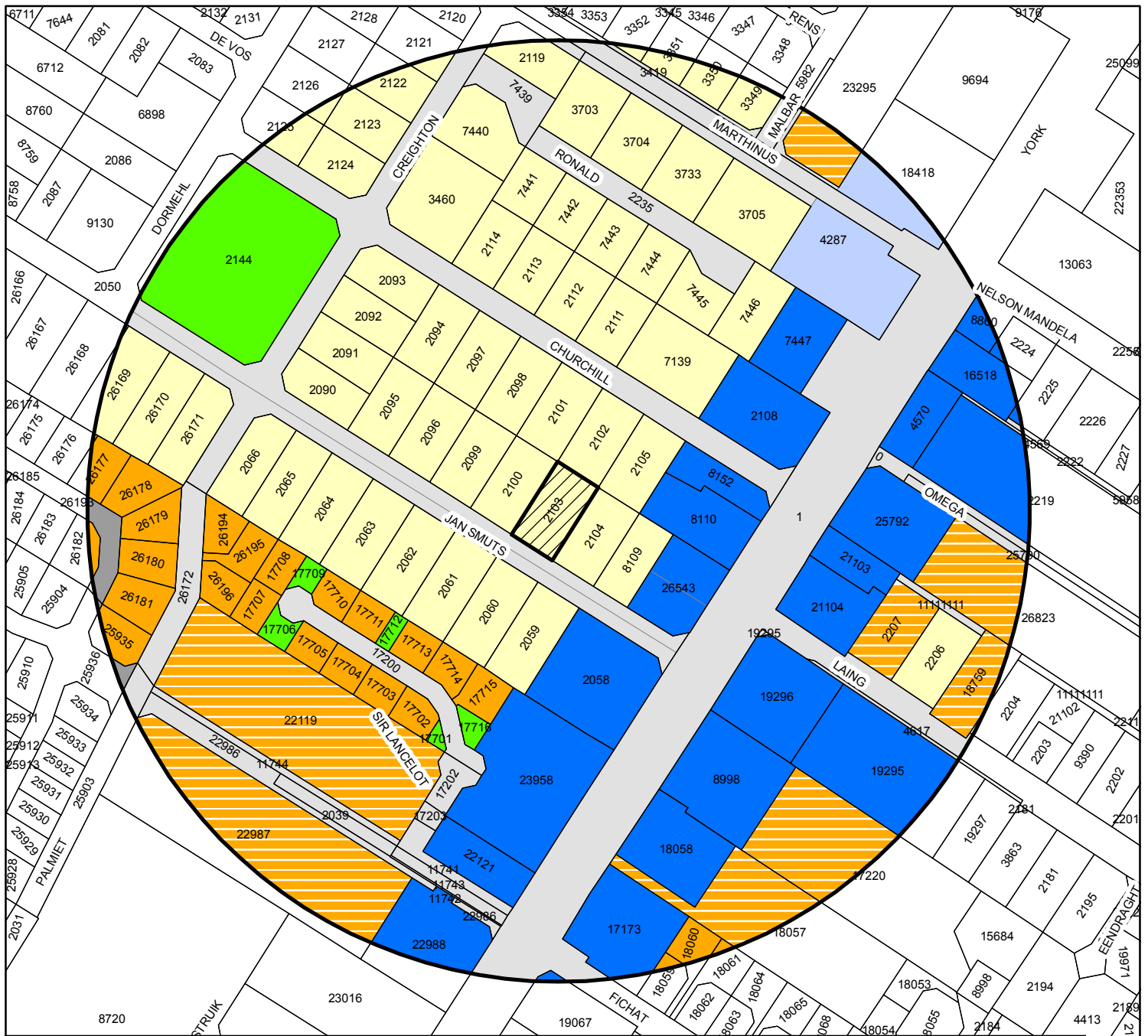
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# **ANNEXURE 8**



**CURRENT ZONING:**

- Single Residential Zone I
- General Residential Zone IV
- Business Zone IV
- Transport Zone II
- General Residential Zone II
- Business Zone I
- Open Space Zone I
- Transport Zone III

**LEGEND:**



A4 Scale:  
1:3,000

**PROJECT:**

Proposed departure  
for Sierra Properties (Pty) Ltd

**PROJEK:**

**DESCRIPTION:**

Erf 2103, George

**BESKRYWING:**

**TITLE:**

Current zoning plan

**TITEL:**

1491/GEO/25/GIS/CurZon

DESIGNED: SG  
ONTWERP:

DRAWN: MV  
GETEKEN:

DATE: JAN 2026  
DATUM:

PLAN NO: ANNEXURE 7  
PLAN NR:

Tel: 044 873 4566, Email: [planning@delplan.co.za](mailto:planning@delplan.co.za)  
[www.delplan.co.za](http://www.delplan.co.za)



URBAN & REGIONAL PLANNERS

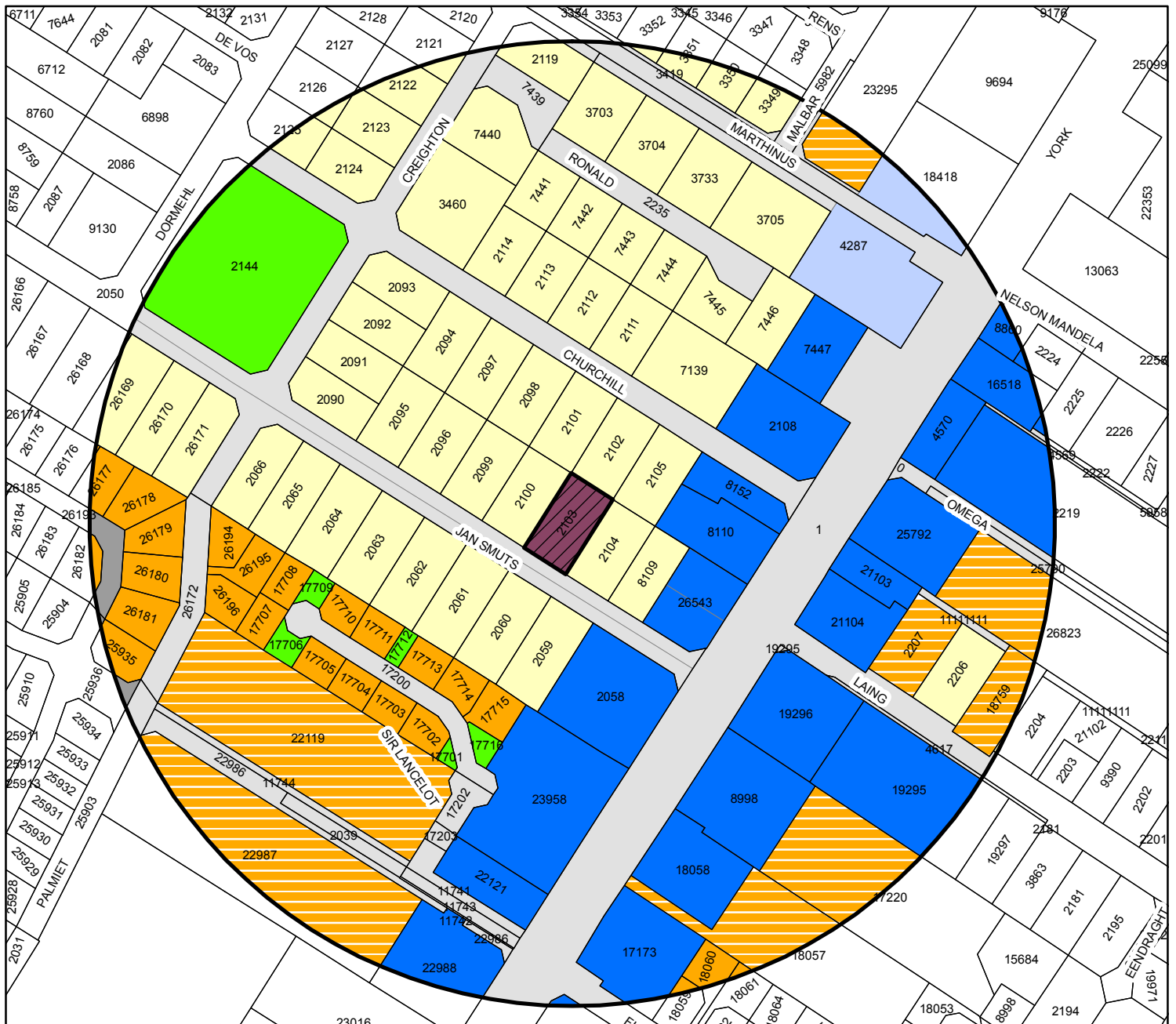
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**KOPIEREG:**

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# **ANNEXURE 9**



**CURRENT ZONING:**

- Community Zone III
- General Residential Zone II
- Business Zone I
- Open Space Zone I
- Single Residential Zone I
- General Residential Zone IV
- Business Zone IV
- Transport Zone II
- Transport Zone III

**LEGEND:**



A4 Scale:  
1:3,000

**PROJECT:**

Proposed departure  
for Sierra Properties (Pty) Ltd

**PROJEK:**

**DESCRIPTION:**

Erf 2103, George

**BESKRYWING:**

**TITLE:**

Proposed zoning plan

**TITEL:**

1491/GEO/25/GIS/PropZon

DESIGNED: SG  
ONTWERP:

DRAWN: MV  
GETEKEN:

DATE: JAN 2026  
DATUM:

PLAN NO: ANNEXURE 8  
PLAN NR:

Tel: 044 873 4566, Email: [planning@delplan.co.za](mailto:planning@delplan.co.za)  
[www.delplan.co.za](http://www.delplan.co.za)



URBAN & REGIONAL PLANNERS

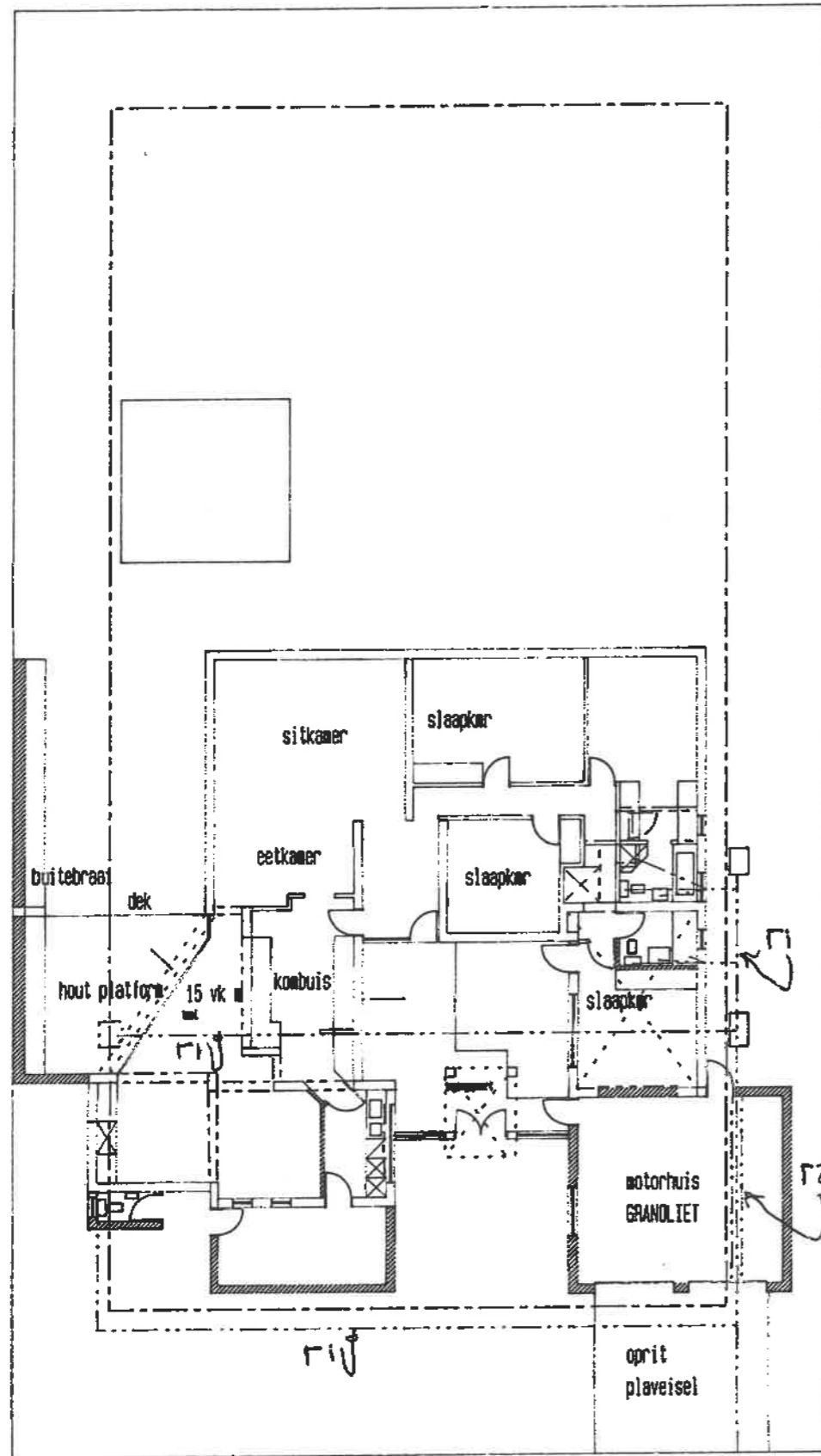
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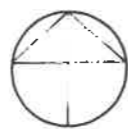
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# **ANNEXURE 10**



TERREINPLAN 1:200  
SLEGS RIOLERING



SMUTSSTRAAT

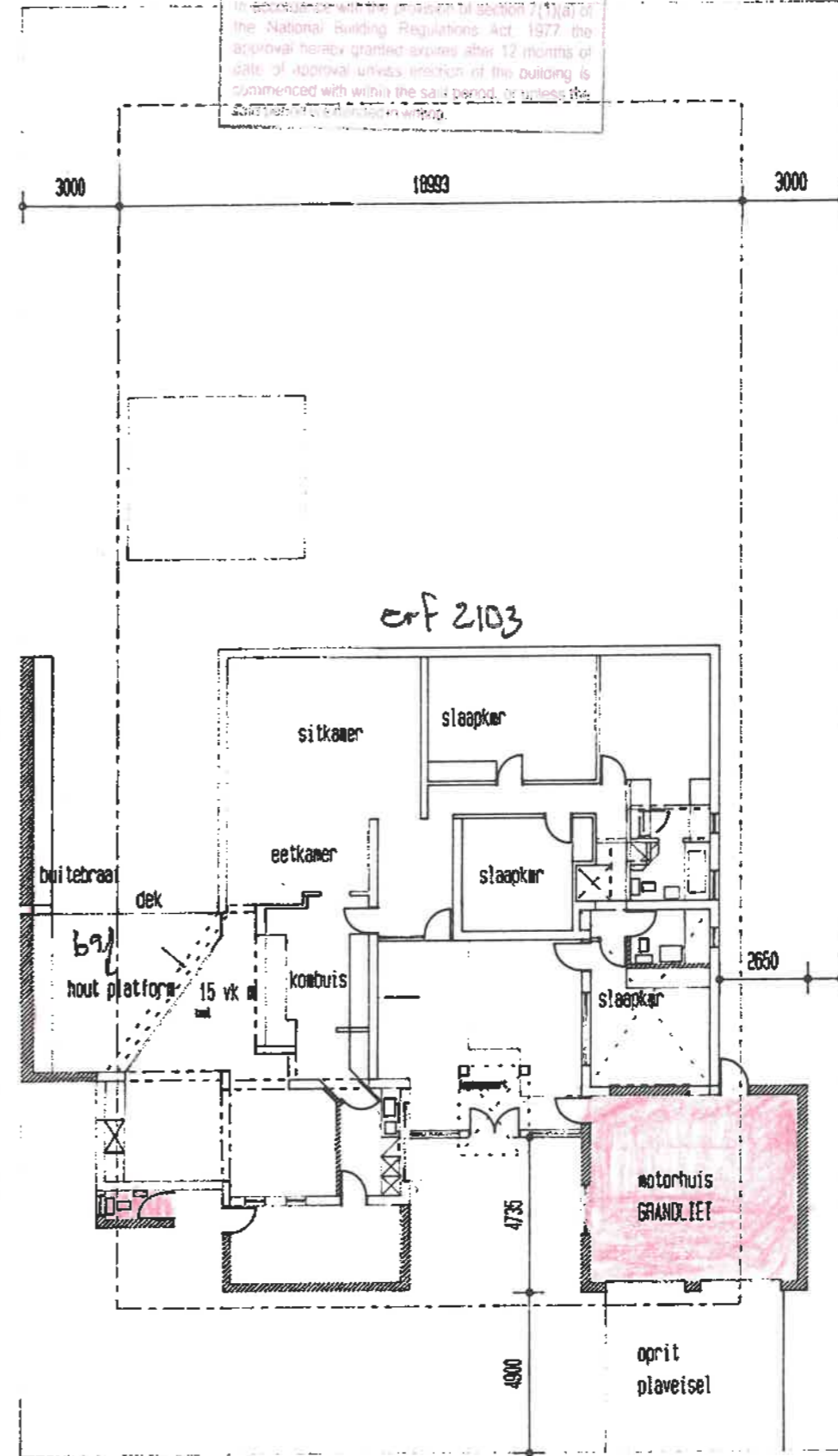
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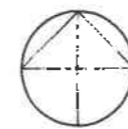
4500

SUBJECT TO THE NATIONAL BUILDING REGULATIONS.  
SUBJECT TO THE HEALTH & RODENT REGULATIONS.

In accordance with the provisions of SECTION 7(1)(a) of the National Building Regulations Act 1977 the approval hereby granted expires after 12 months of date of approval unless erection of the building is commenced within the said period, or unless the applicant has obtained a permit.



TERREINPLAN 1:200



SMUTSSTRAAT

3000

3000

18993

3000

erf 2103

2650

1000

4735

4900

MUNICIPALITY  
ECTOR ADMINISTRATION

APPROVED

YES 23/10/2003 PLAN NO: 775/03

*Peter Ellis*  
Building Control Officer



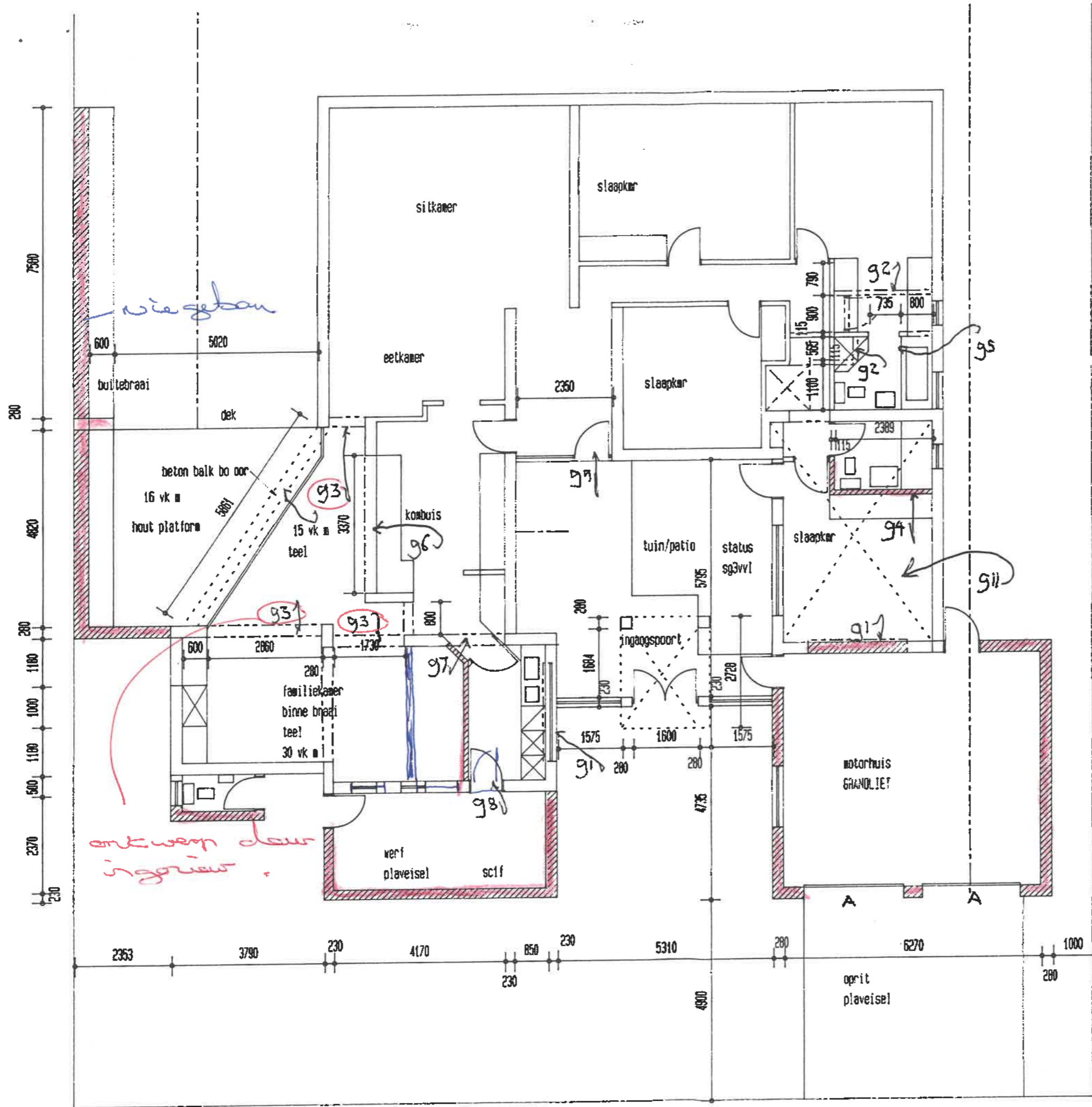
Reinhard Retief  
argitek architect  
posbus 972 George 6530 p.o box 972  
tel : 741986 tel : 741986



projektitel  
project title  
VOORGESTELDE VERANDERING VIR ETENKAAR  
SMUTSSTRAAT 4 GEORGE

tekeningitel  
drawing title  
TERREINPLAN

projek. project no. 20370	tekeningr. drawing no. 2037006	herieningr. revision no.
skaal scale	datum date JUN 203	geteken drawn RR



SUBJECT TO THE NATIONAL BUILDING REGULATIONS,  
 SUBJECT TO THE HEALTH & RODENT REGULATIONS.  
 In accordance with the provisions of section 7(1)(a) of the National Building Regulations, 1977 the approval hereby granted expires 12 months or date of approval unless the building is commenced within the period, or unless the said period is extended.

GEORGE MUNICIPALITY  
 DIRECTOR ADMINISTRATION  
**APPROVED**  
 DATE 3/10/2003 PLAN NO. 775/03  
*Peter Ellis*  
 Building Control Officer



GEORGE MUNICIPALITY  
 Chief Executive Officer

Reinhard Retief  
 argitek architect  
 posbus B72 George 6520 p.o. box 972  
 tel : 741906 tel : 741906

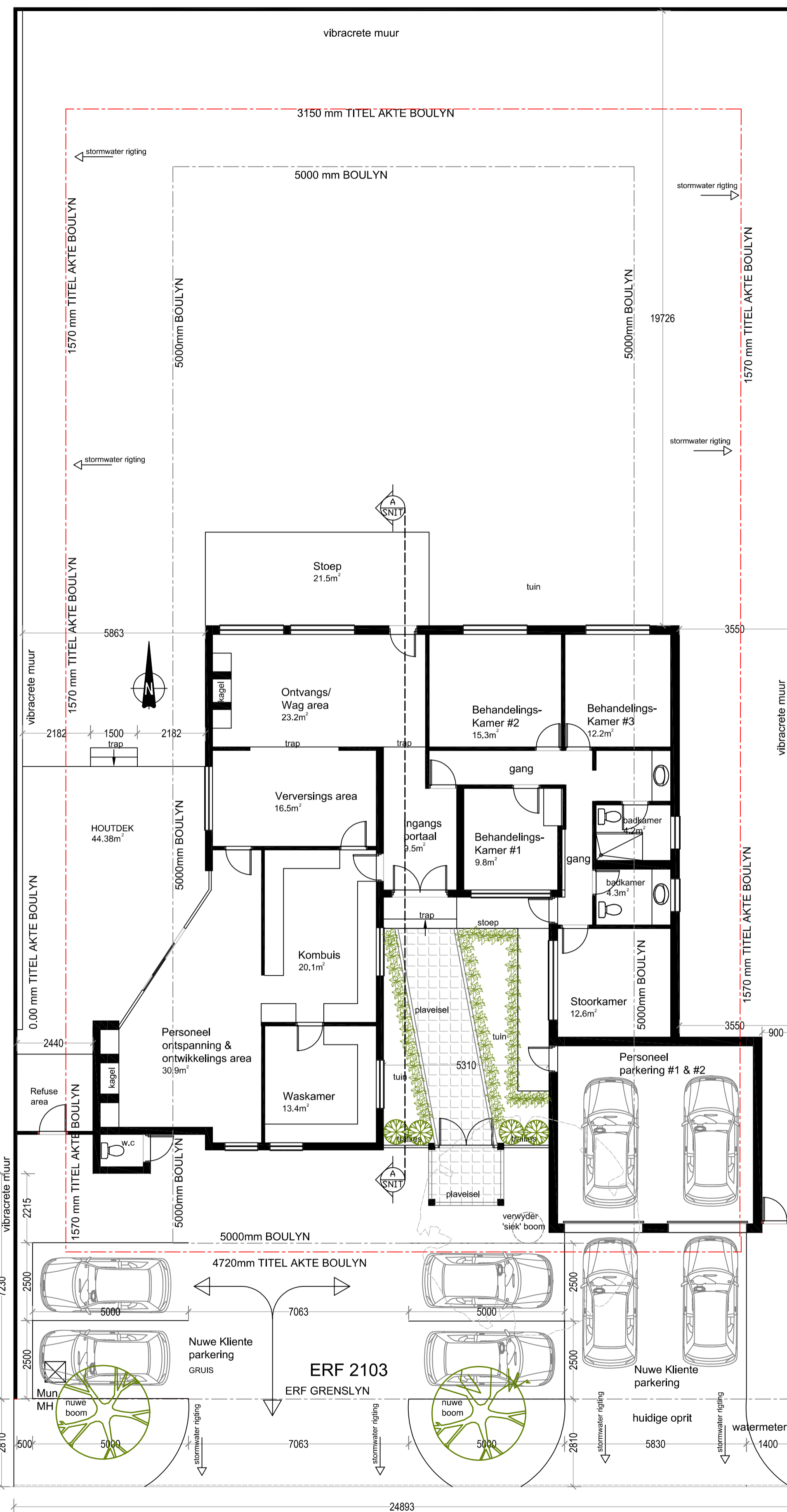
projektitel  
 project title  
 VOORGESTELDE VERANDERING VOR EIGENAAR  
 SWITSSTRAAT 4 GEORGE

tekeningtitel  
 drawing title  
 PLAN

projek. project no. 20370	tekening. drawing no. 2037005	revisieno. revision no.
skaal scale	datum date JUN 203	geteken drawn RR 2

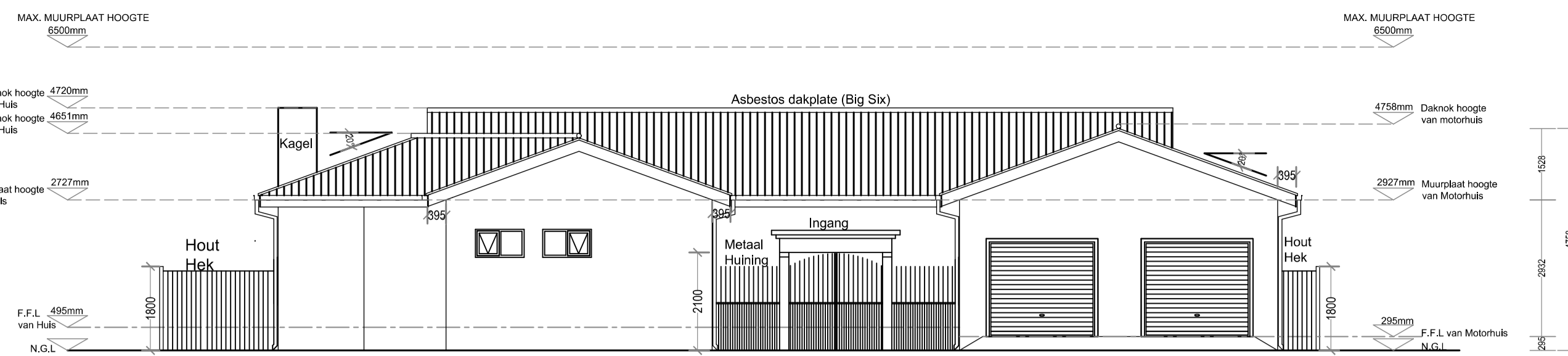


# **ANNEXURE 11**

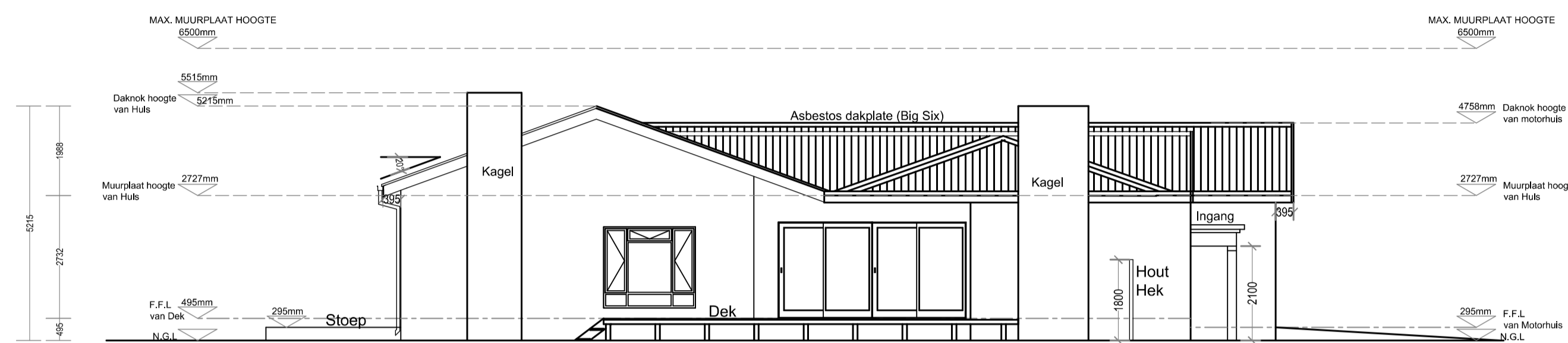


Terreinplan skaal 1:100

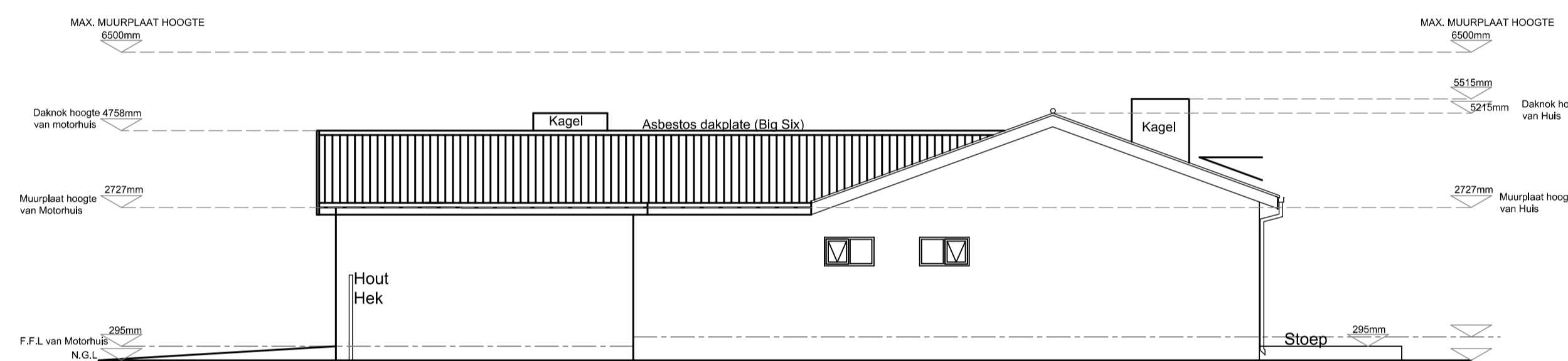
Dekkings persentasie	22.14%
Totale vloer oppervlakte	262.45m <sup>2</sup>
Dek oppervlakte	44.38m <sup>2</sup>
Stoep oppervlakte	26.60m <sup>2</sup>
Aantal Personeel parkering	2
Aantal Kliente parkering	6
Totale parkerings oppervlakte	183.44m <sup>2</sup>
Totale Behandelings area, kamers, gang en badkamers	63.86m <sup>2</sup>



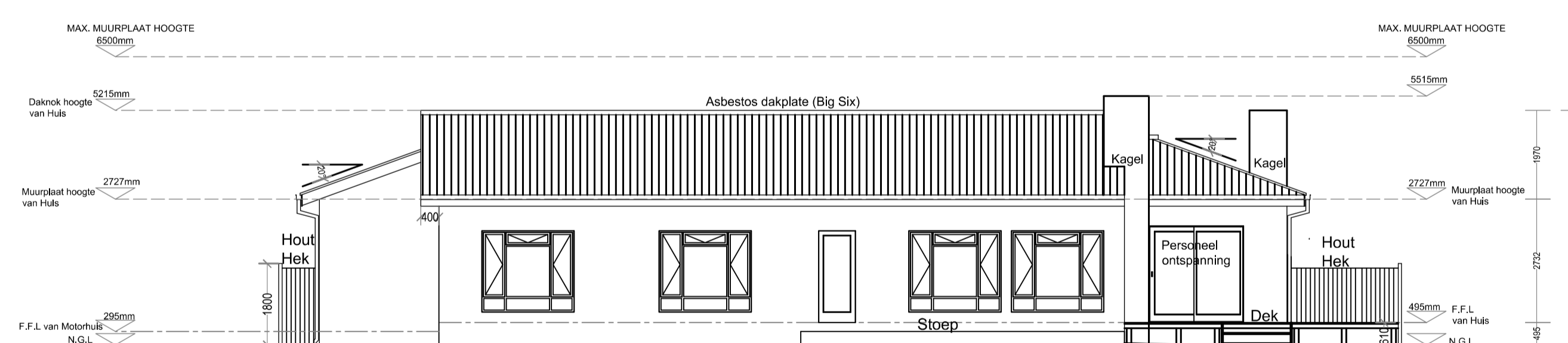
Suid Aansig (straat) skaal 1:100



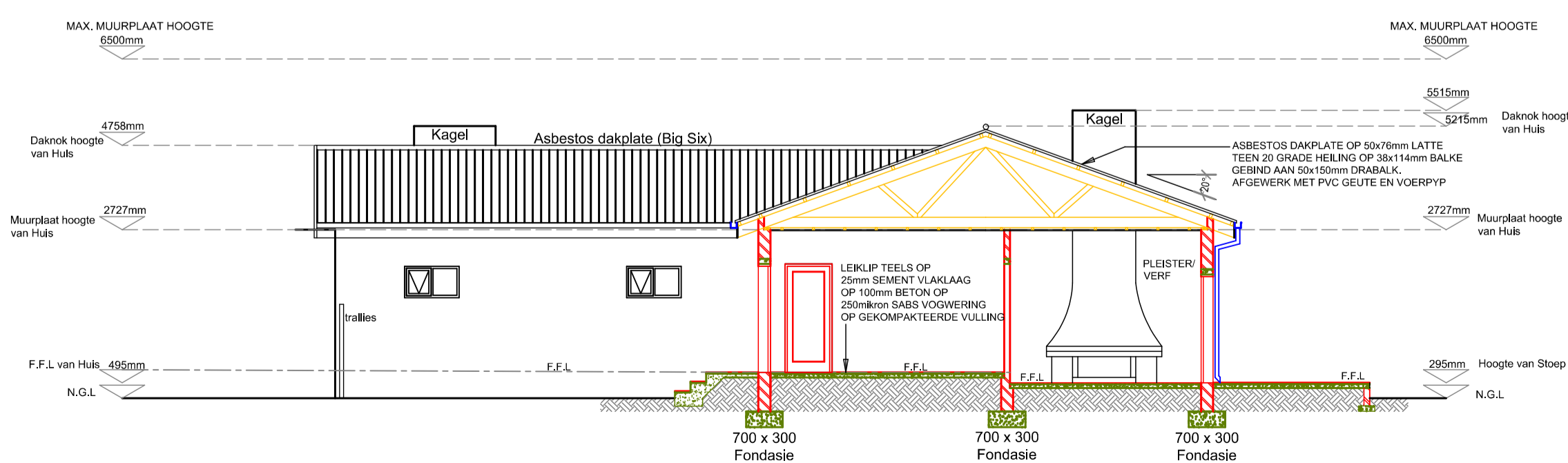
Wes Aansig skaal 1:100



Oos Aansig skaal 1:100



Noord Aansig skaal 1:100



Deursnit A-A skaal 1:100

No.	Date	Revision	Initial


 Caledonstraat  
 Be-Dorp  
 George  
 082 4506102  
 oekofen.les4@gmail.com

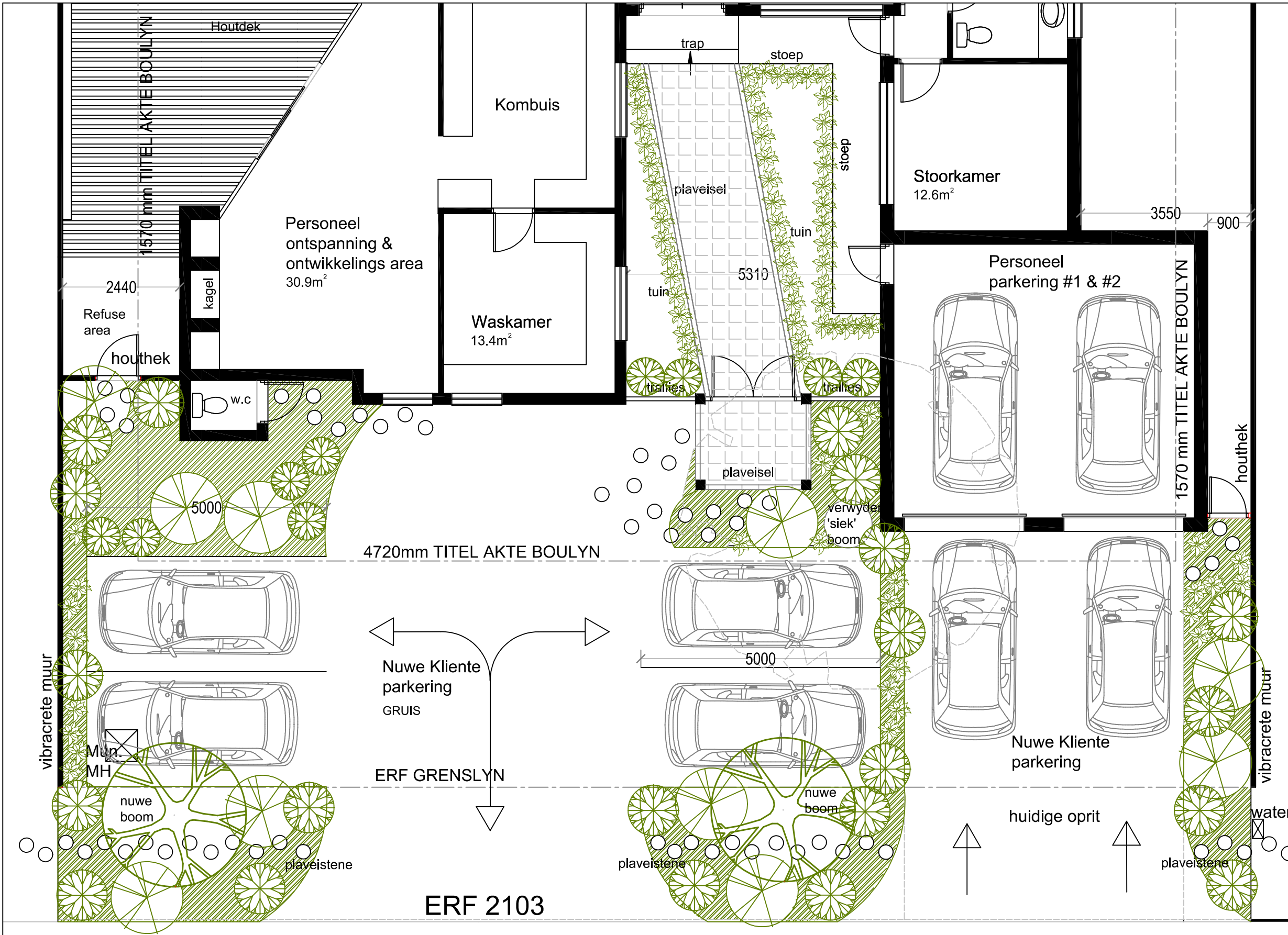
Project  
 ERF 2103  
 Hersonerig

Client  
 Mr & Mrs Steyn

Drawing  
 ERF 2103  
 Smutsstraat No: 4  
 GEORGE  
 Scale 1: 100 Drawn  
 Checked Date March - 2026

Drawing No.  
 SM-01-26

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JAN SMUTS STRAAT no:4

No.	Date	Revision	Initial


 Caledonstraat  
 Bo-Dorp  
 George  
 082 4506102  
 oelofsen.liesl@gmail.com

Project  
 ERF 2103  
 NUWE PARKERING  
 Verfraaiing van Jan Smuts 4, se straatfront.  
 Verwyder 'siek' boom', en vervang met twee 100lt bome.

Client  
 Mr & Mrs Steyn

Drawing  
 ERF 2103  
 Smutsstraat No: 4  
 GEORGE  
 Scale 1: 100 Drawn  
 Checked Date April - 2026

Drawing No.  
 SM-01-26

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# **ANNEXURE 12**



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

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

**PLEASE NOTE:**

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

**PART A: PARTICULARS**

Reference number: **3916627**

Purpose of consultation: **To consult a Municipal town planner on their opinion on the said development.**

Brief proposal: **Application for Rezoning, Departure, Administrator’s consent**

Property description: **Erf 2103, George**

Date: **05/11/ 2025**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Mun	044 801 9477	<a href="mailto:ihuyser@george.gov.za">ihuyser@george.gov.za</a>
Official	Ilané Huyser	George Mun	044 801 9477	<a href="mailto:ihuyser@george.gov.za">ihuyser@george.gov.za</a>
Pre-applicant	Delarey Viljoen	DELPLAN Consulting	044 873 4566	<a href="mailto:delarey@delplan.co.za">delarey@delplan.co.za</a>

**Documentation provided for discussion:**

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

Locality (in text)

Title Deed

SG Diagram (SG offline currently)

Approved Plans

Site Plan

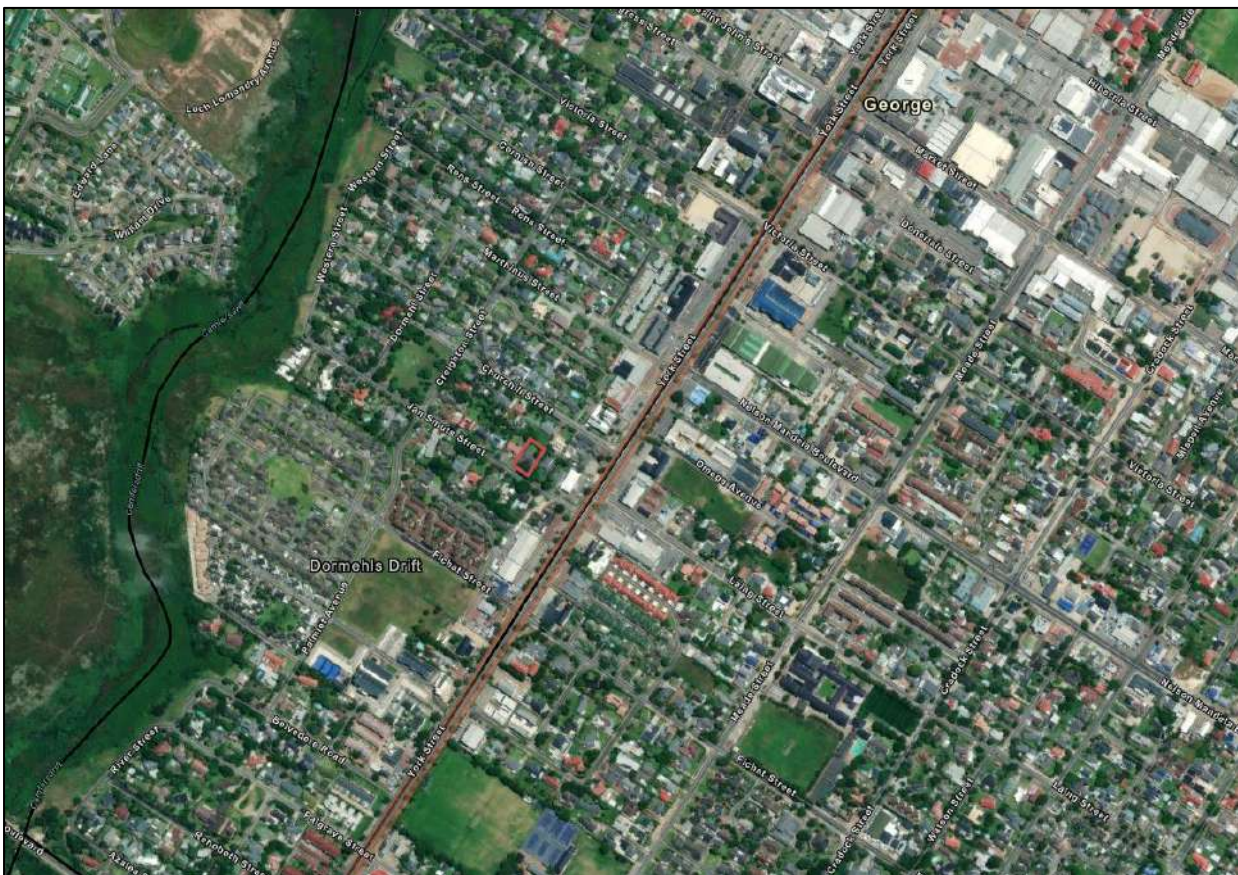
Has pre-application been undertaken for a Land Development application with the Department of Environmental Affairs & Development Planning (DEA&DP)?

YES	NO
-----	----

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

**Comprehensive overview of proposal:**

The subject property is located along Jan Smuts Street and measures 1125m<sup>2</sup> in extent.



**Figure 1:** Locality (zoomed out)

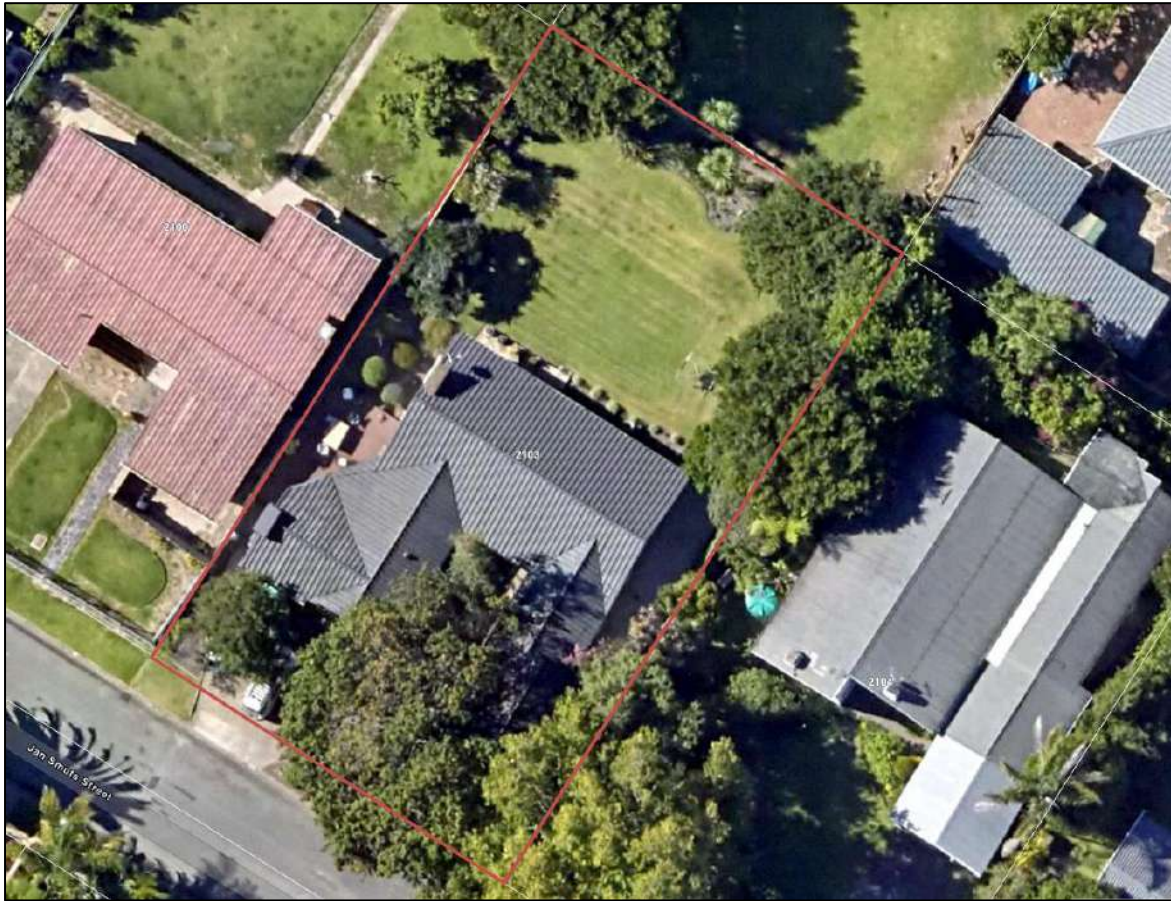


Figure 2: Locality (enlarged)



Figure 3: Zoning

Currently the property contains a dwelling house as seen in figure 2. The current zoning, as seen in figure 3, is Single Residential Zone I. The owners wish to rezone the property to *Community Zone III* to allow uses under “institution” on the subject erf.

The current proposal entails the conversion of the existing dwelling for use as a sports **massage parlour/wellness** centre. A total of three (3) rooms is proposed for this use; thus only 3 clients can be accommodated at any given time. An extract from the site plan can be seen in figure 4 below.

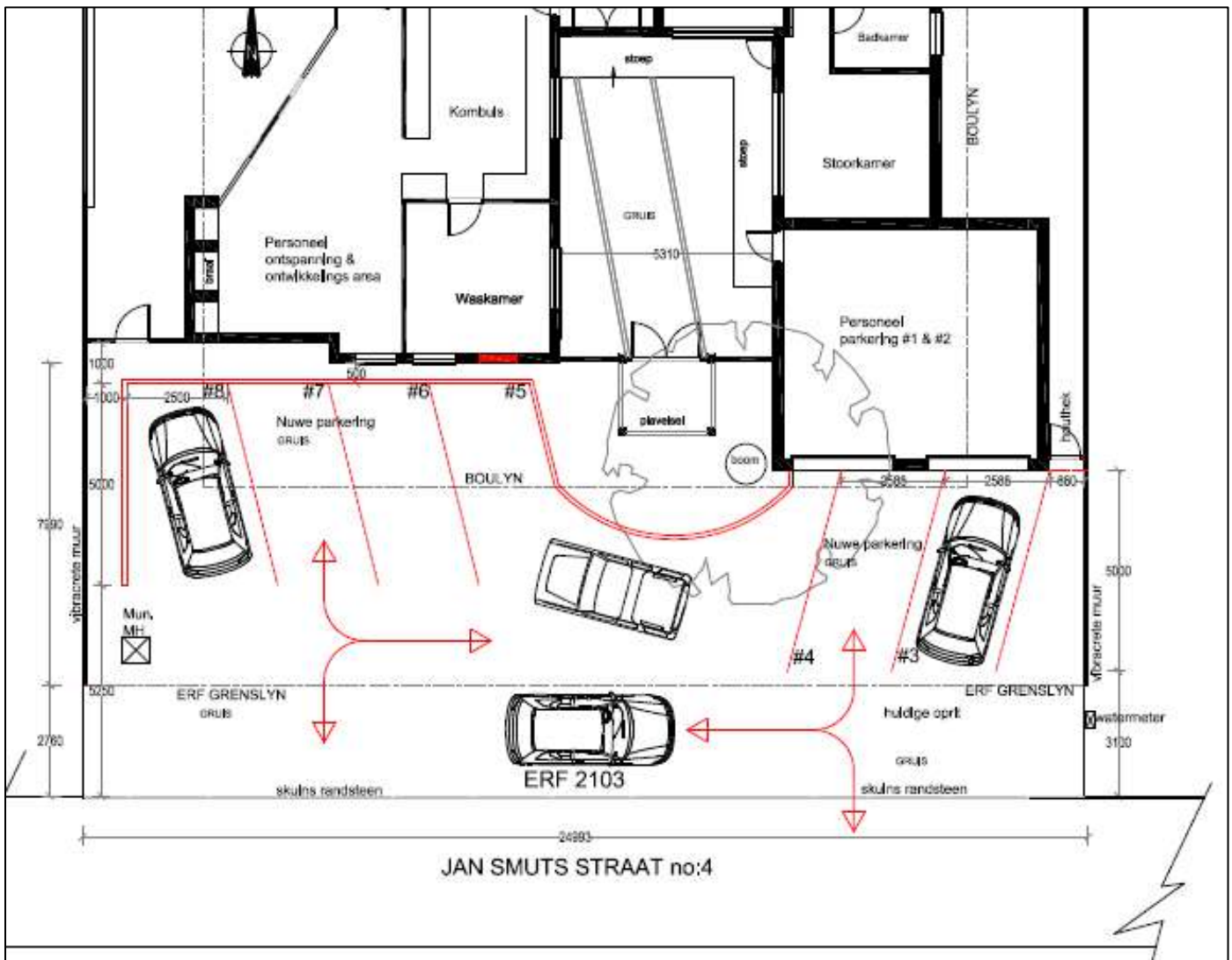


Figure 4: Site Plan (draft) extract

There are currently two driveways which form part of the current proposal. One driveway will require a departure from the 5m width. As can be seen, the site can accommodate 6 parking bays, which is more than sufficient given the number of rooms proposed. There is also 2 parking bays in the double garage for staff members as well as the owner. The staff members use public transport in any case, as the GoGeorge bus routes along York Street are in close proximity.



Figure 5: SDF spatial extract

As seen in figure 5, the erf currently **falls along the edge of the Restructuring Zone** as well as the Medium-Term Business Development Edge and **inside the Densification Zone**.

There are also several title deed conditions relevant to the application which will require an administrator's consent.

The application will thus entail the following:

- **Rezoning** in terms of Section 15 (2)(a) of the George Municipality: Land Use Planning By-Law, 2023 to rezone the property from *Single Residential Zone I* to *Community Zone III for an Institution including a wellness centre*.
- **Departure** in terms of Section 15 (b) of the George Municipality: Land Use Planning By-Law, 2023 for the access to be 4.7m in lieu of the required 5m as well as the side building lines for the existing building.
- **Administrators Consent** in terms of Section 15 (f) of the George Municipality: Land Use Planning By-Law, 2023 to allow the property to be used for a massage parlour as well as allow encroachment on title deed building lines.

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

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

**SECTION B:  
PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES**

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	X			
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]		X		<b>Conveyance Attorney to confirm</b>
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X		
<p><b>Zoning Scheme Regulation considerations:</b></p> <p>Which zoning scheme regulations apply to this site?</p> <p><b>George Integrated Zoning Scheme</b></p> <p>What is the current zoning of the property?</p> <p><b>Single Residential Zone I</b></p> <p>What is the proposed zoning of the property?</p> <p><b>Community Zone III</b></p> <p>Does the proposal fall within the provisions/parameters of the zoning scheme?</p> <p><b>Yes</b></p> <p>Are additional applications required to deviate from the zoning scheme? (if yes, specify)</p> <p><b>No</b></p>				

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?	X			
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?		X		

**SECTION C:**  
**CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE**

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

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

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

**COMPULSORY INFORMATION REQUIRED:**

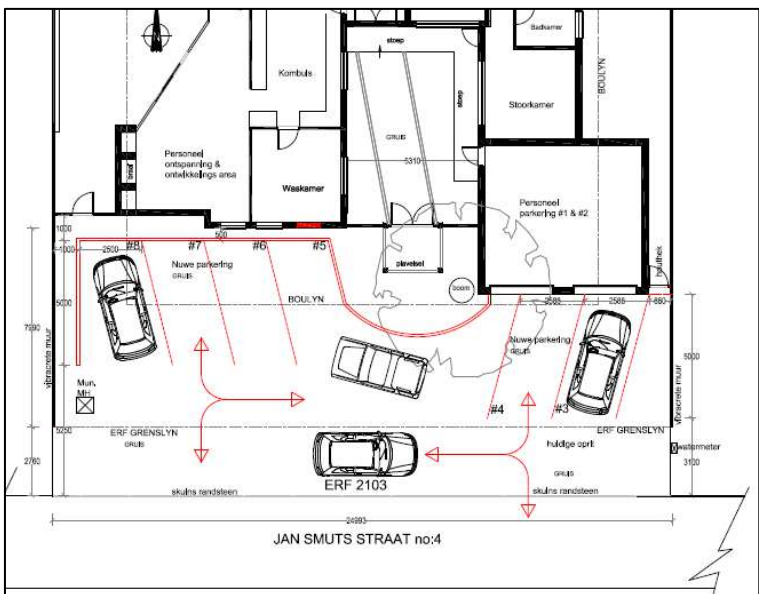
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N	Bondholder's consent (conveyancer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

**MINIMUM AND ADDITIONAL REQUIREMENTS:**

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

**PART E: DISCUSSION**

Pre-application as discussed on 5 November 2025 for the proposed rezoning, departures and admin. consent on Erf 2103, George to allow for the operation sports massage parlour on the property. The following site layout plan was provided for discussion.



Town Planning comments

- Community Zone III may be considered in principle, applicant to provide motivation in terms of the zoning scheme, the MSDF and LSDF.
- The site layout plan provided does not align with the requirements of the zoning scheme, specifically in terms of parking, accesses and manoeuvring space. Applicant is advised to prepare a new site layout plan with a different parking arrangement. The layout plan does not align with the application proposed: viz  
***Departure in terms of Section 15 (b) of the George Municipality: Land Use Planning By-Law, 2023 for the access to be 4.7m in lieu of the required 5m as well as the side building lines for the existing building.***
- Tandem bays are also noted on the site layout plan which is not allowed in terms of the zoning scheme (departure may be required).
- It is also noted that the cars manoeuvre onto the road and not on site.
- Applicant to confirm if residential component will remain, to also specify areas.
- Applicant is advised to maintain the same character of the existing building, ensuring minimal impact to the remaining/existing residential properties within the surrounding.
- Trees on the properties to be retained as far as possible.

CES comments

- Applicant to consult with CES regarding services and applicability of DC's

ETS comments

- Applicant to consult with ETS regarding provision of power supply and applicability of DC's.


**PART F: SUMMARY / WAY FORWARD**

Refer to comments above. It is advised that the application and proposal be reconsidered and a new pre app be submitted.

OFFICIAL:  \_\_\_\_\_

**Fakazile Vava (Town Planner)**

PRE-APPLICANT: **Delarey Viljoen Pr. Pln**  
(FULL NAME)

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

**Ilané Huyser (Senior Town Planner)**

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

DATE: 2025.10.17

DATE: **3 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 deemed necessary.*