

Our Ref.: 1511/GEO/26
Your Ref.: Erf 8435, George

11 May 2026

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

ATTENTION: MR. CLINTON PETERSEN

Dear Mr. Petersen,

PROPOSED REZONING AND DEPARTURE ON ERF 8435, GEORGE, C/O SAS DE KOCK AVENUE AND VICTORIA STREET, GEORGE MUNICIPALITY AND DIVISION

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

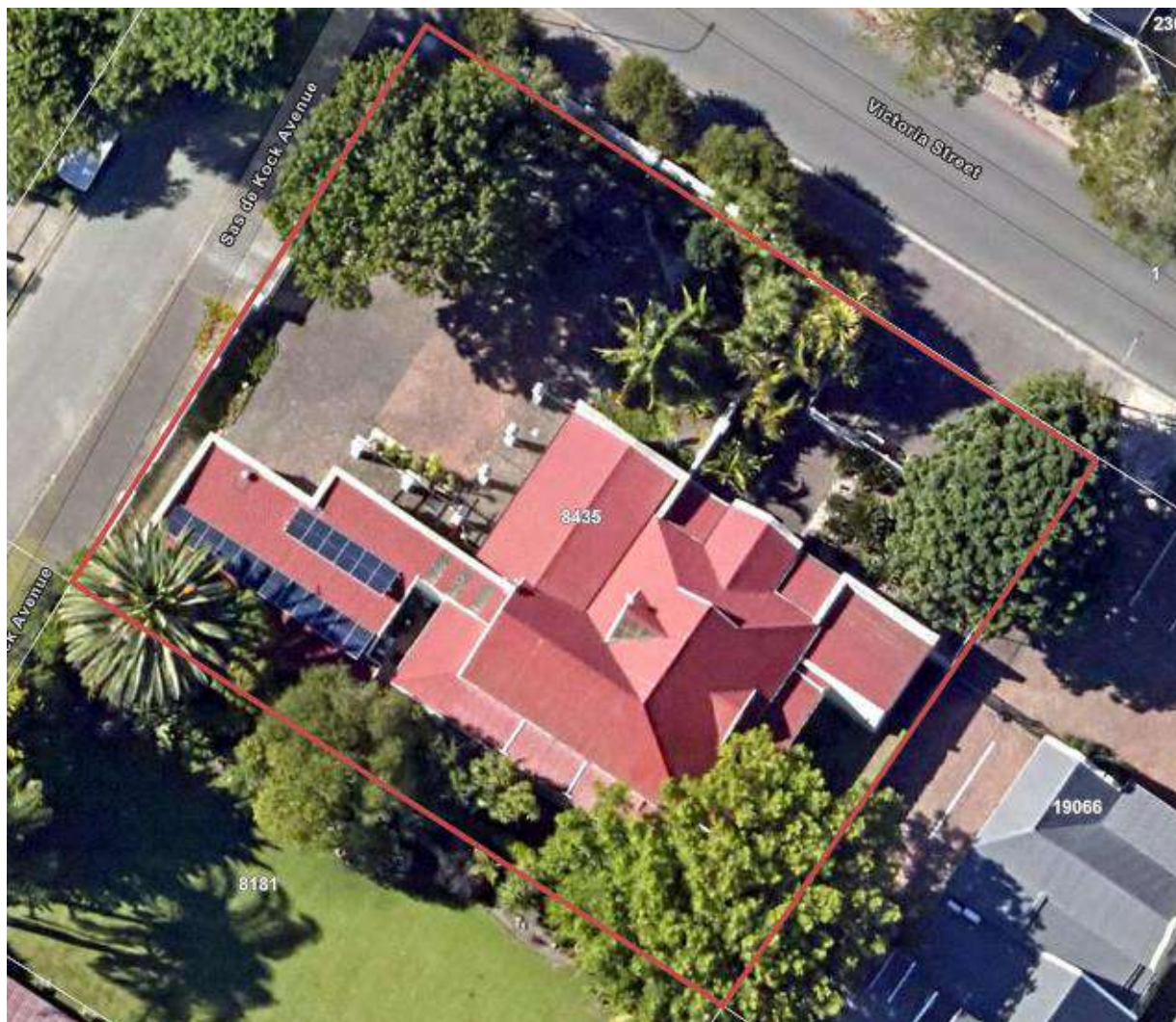


DELAREY VILJOEN Pr. Pln

<https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2026/1511-GEO-26/Korrespondensie/b1.docx>

Cc: JC VAN DER HORST

PROPOSED REZONING AND DEPARTURE ON ERF 8435, GEORGE, C/O SAS DE KOCK AVENUE AND VICTORIA STREET, GEORGE MUNICIPALITY AND DIVISION



FOR: JC VAN DER HORST



DELPLAN
CONSULTING

URBAN & REGIONAL PLANNERS

DEVELOPMENT ENVIRONMENT LINK

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PROPOSED REZONING AND DEPARTURE ON ERF 8435, GEORGE, C/O SAS DE KOCK AVENUE AND VICTORIA STREET, GEORGE MUNICIPALITY AND DIVISION

1. INTRODUCTION

Erf 8435, George is currently developed with a main dwelling and outbuilding and was utilised for a medical practice for at least the last 10 years. The new owners intend to rezone the property from its current zoning and apply for multiple departures. *DELPLAN Consulting* was appointed by the executor of the estate of the registered owner of Erf 8435, George, referred hereafter as the “subject property”, to prepare and submit the required land use application.

1.1 Title deed

The subject property is registered in the name of JC Van der Horst according to Title Deed T43462/2017. The property is, however, in the process of being transferred to ITAS Computer Solutions CC. A copy of the Power of Attorney to submit this land use application is attached as **Annexure 1**. The title deed measures the property as 1603 m² 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 not subject to any restrictive title deed conditions that prohibit the proposed development as indicated in the conveyancer’s certificate attached as **Annexure 4**.

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 veterinary hospital which falls under Institution.
- **Departure** in terms of Section 15 (b) of the George Municipality: Land Use Planning By-Law, 2023, for the relaxation of the:
 - 5m eastern building line to 1.8m & 1.6m for the proposed office/boardroom as well as 4.4m for the laundry/kitchen area as part of the existing building.
 - 5m southern building line to 3.6m for the passage and laundry area as well as 1.5m for the isolation and cage areas as part of the existing building
 - 5m western building line along Sas de Kock Avenue to 2.3m for the cage area as part of the existing building

2. CONTEXTUAL INFORMATION

The subject property is situated in CBD area in Ward No. 28 and is located at on the corner of Sas de Kock Avenue and Victoria Streets. The address being 41 Victoria 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.

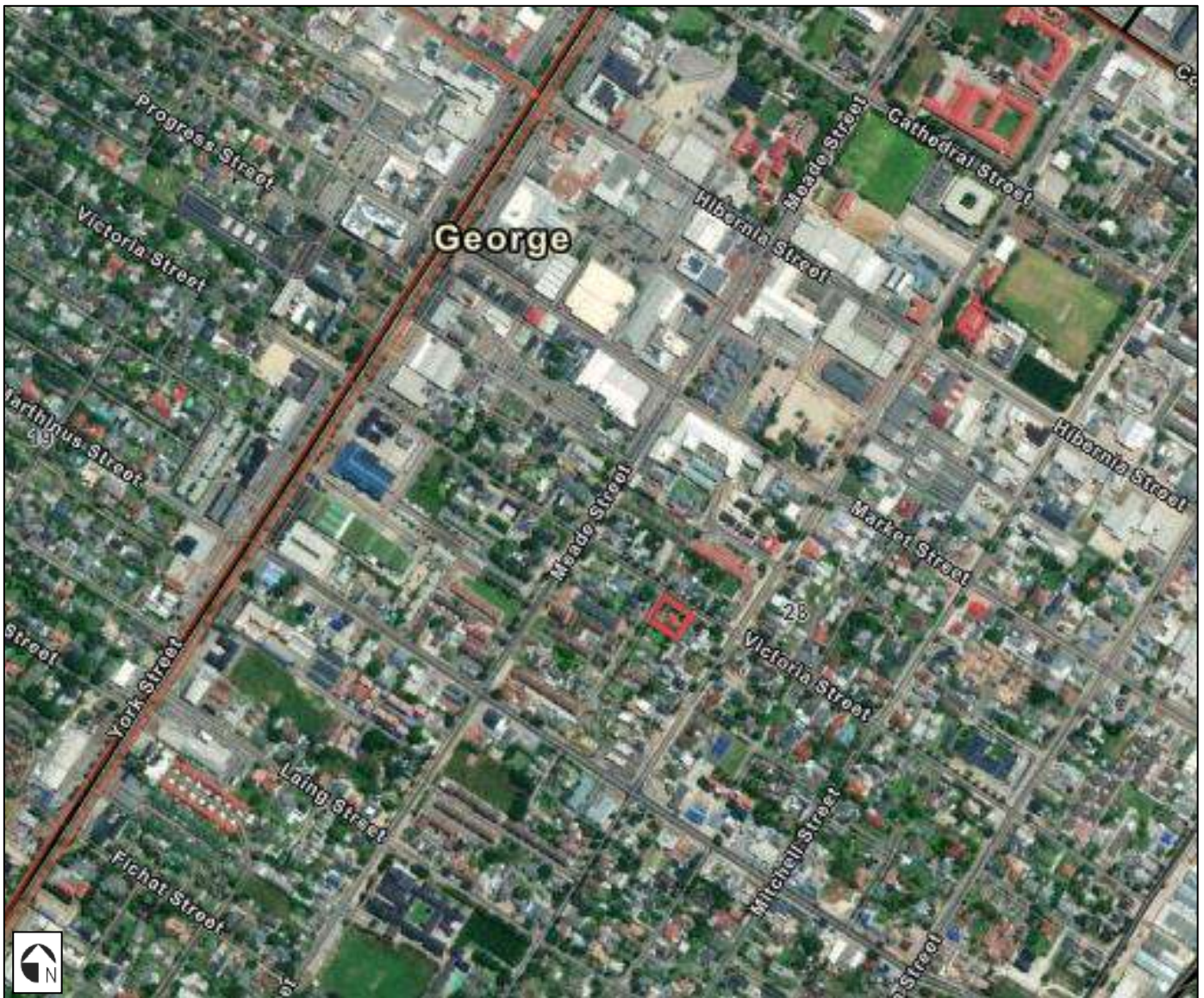


Figure 1: Subject property in relation to York Street and surrounding



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

The current house is heritage worthy but only the old core is older than 60 years, and a heritage permit is being applied for, confirmation thereof is attached as **Annexure 5**. 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 (double garage), both of which are located along the southern boundary of the erf and gain direct access from Sas de Kock Avenue. 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, though it was used for several years as a medical practice. The Land Use Plan is attached as **Annexure 7**. The property occupies a strategic position within the CBD, where the urban character transitions from purely residential to a more diverse mix of

land uses. As can be seen there are mainly similar professional offices and practices in the area as well as higher density residential. Only a few erven ins that street block are still zoned as single residential.

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 reinforce the property's compatibility with uses in the surrounding area.

2.2 Zoning



Figure 3: Zoning of Erf 8435, 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 8435, George, from its current zoning to “*Community Zone III*” to allow the establishment of a veterinary hospital, 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 proposed development entails the rezoning of the property and several departures by utilising mainly the existing structures as well as expanding slightly on the current footprint. Only a small section of the expansion is currently proposed over the southern building line, no further than the existing structure. The building line departures are only necessary as the new zoning has different parameters as the existing zoning and majority of departures are required for the existing structures in their current extent.

Only small external structural changes/additions are proposed as can be seen by the red highlighted area in figure 4a, additional parking bays for staff and clients are also added. The development primarily involves the internal conversion of the existing building into three (3) consulting rooms with additional operating theatres and overnight facilities. Building line departures are encircled in red in figure 4a.

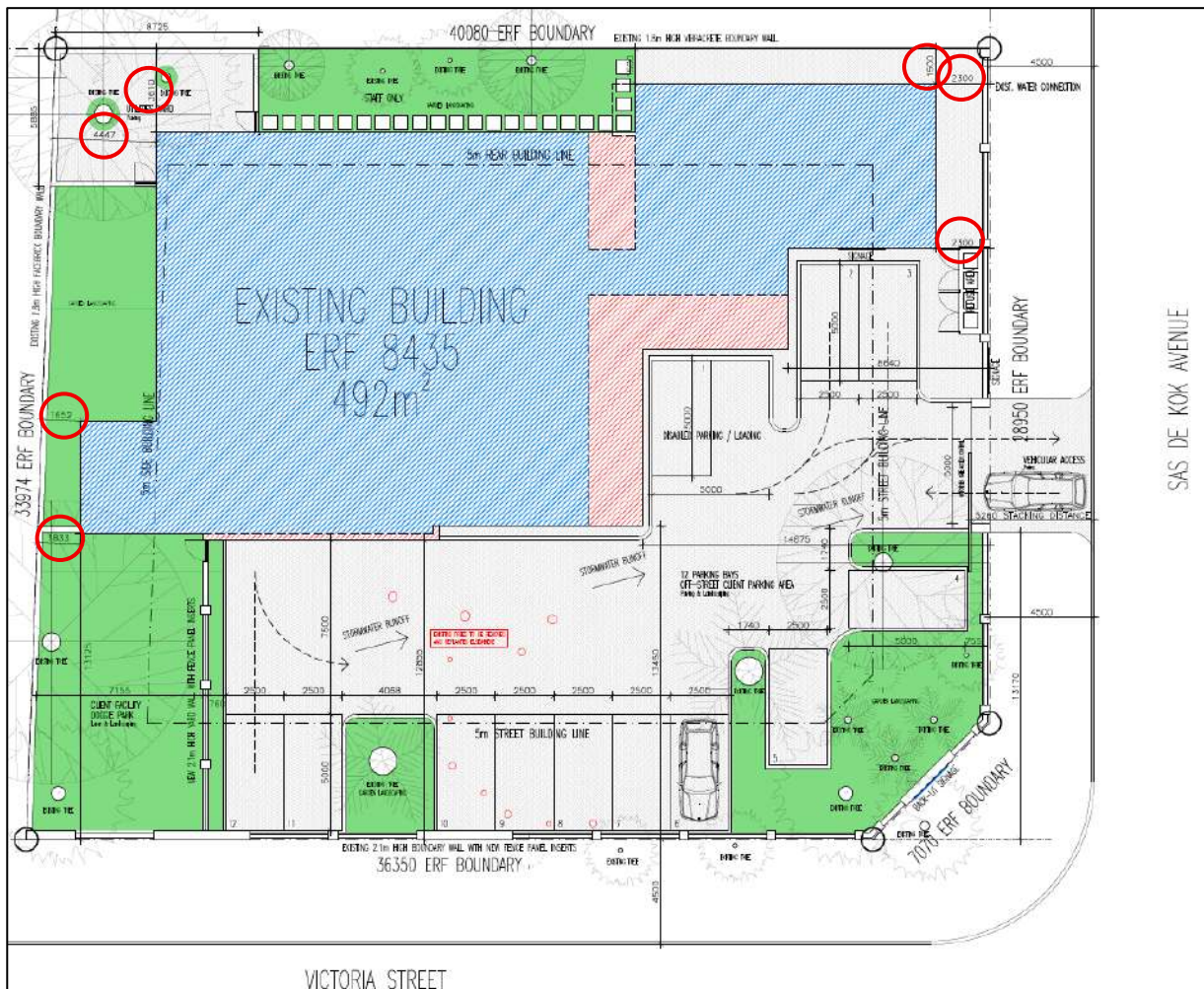


Figure 4a: Site Plan



Figure 4b: 3D rendering

To assist with visualisation of the proposed development, a 3D rendering of the development can be seen in figure 4b. 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. Along the eastern side building line, a relaxation from 5m to 1.8m & 1.6m is required for the proposed office/boardroom as well as 4.4m for the laundry area. The southern side building line requires relaxation from 5m to 3.6m for the same laundry room as well as a section of the passage.

The isolation - as well as cage areas along this building line also require a relaxation from 5m to 1.5m in addition to the western street building line along Sas de Kock Avenue requiring relaxation to 2.3m for this cage area. This cage area and adjacent isolation area are the two potential main noise contributors in this development and double-glazed windows as well as padding for ceilings and walls in these sections are proposed as indicated.

The current development also features parking directly off Victoria Street, which will be closed and removed. A total of 12 parking bays is provided on the site as can be seen in the Site Plan extract in figure 4. The parking was provided in accordance with 4 bays per consulting room, therefore, the parking provision is considered sufficient.

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. As can also be seen, the mature existing trees will remain in their current extent, with smaller trees being moved to other locations to accommodate the required parking. A Site Plan is attached as **Annexure 10**.

3.2 Accessibility and Parking

The existing structures have access off Sas de Kock Avenue, as illustrated in Figure 5. The access point will remain unchanged as it meets all the relevant IZS parameters. The subject property provides sufficient on-site parking, as the facility will only accommodate three (3) consulting rooms thus only requiring 12 bays, which is confirmed in the attached Site Plan.



Figure 4: Access off Sas de Kock Avenue

The entrance is located at an adequate distance from the intersection (being 13m), ensuring that the proposed development will not negatively affect traffic flow along Sas de Kock Avenue or Victoria Street. The current proposal does not have a negative effect on the pedestrian pathway along the street and does allow for a sufficient stacking distance. The access can be seen in figure 5.

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 25 March 2026; the feedback can be found below and attached as **Annexure 11**.

Town Planning comments

- Need to clarify if you intend a veterinary clinic or hospital – see respective land use description in Zoning scheme.

Veterinary Hospital.

- A detailed site layout plan is required. To show all areas, dimensions, accesses and manoeuvring space.

The full Site Plan is provided, manoeuvring is sufficient.

-
- All alterations and additions will require approval from Heritage Western Cape as building is older than 60 years.

The permit is being applied for, confirmation is attached as Annexure 5.

- To show all exiting indigenous trees/vegetation on site. To retain as far as possible and plant more where required/possible. The indicate which trees will be moved/taken out.

Mature vegetation is retained; others are moved to make space for parking as indicated on the Site Plan. Some of the vegetation was damaged by the recent storms.

- Only a single access is advised as indicated by applicant.

Noted, complied with.

- The application must consider the character of the area and show compliance of the proposed development with the existing residential area to the south (to blend in with the area).

The report motivates the character of the area and provides numerous mitigation measures to minimize the impact of the development.

- Proposal must be addressed in accordance with the zoning scheme by-law, MSDF and LSDF.

Motivated as such in this report.

- Applicant to take note that DC's will be applicable in terms of the DC policy and zoning scheme.

- Applicant to liaise with CES for comments.

Comments noted.

4. RELEVANT SPATIAL PLANNING POLICIES

4.1 Existing 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 8435, 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.*

Furthermore, the following is stated about the George Central Business Development area (CBD) area.

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

As can be seen below in figure 6, the proposed site is located within both the restructuring zone as well as the Medium-Term Business Development Edge. There are also several transport routes close to the property as seen in figure 7.

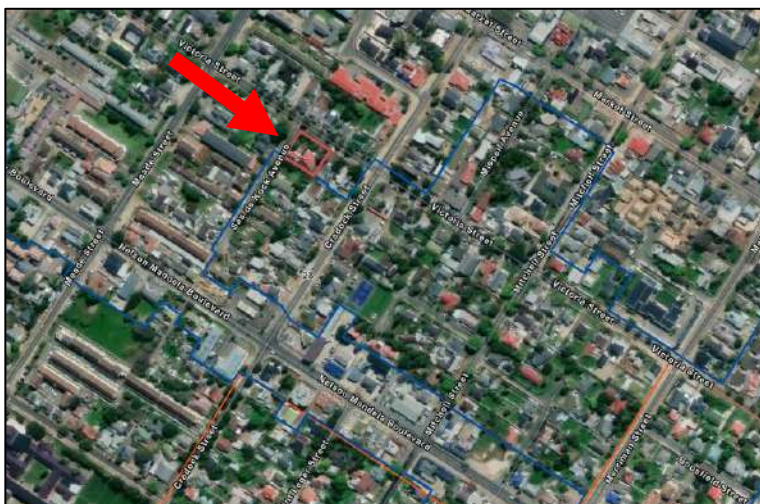


Figure 6: MSDF extraction of CBD area

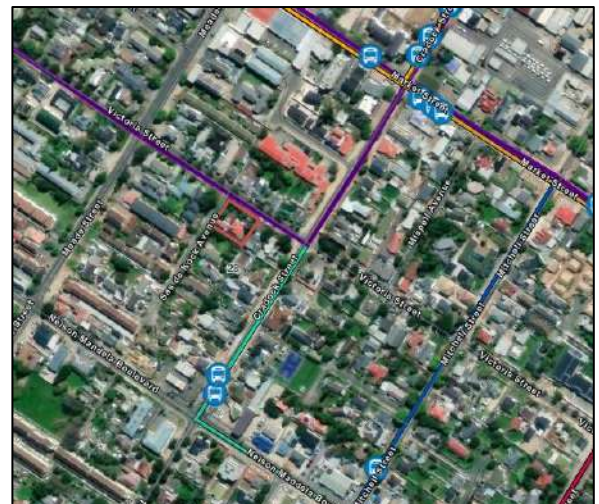


Figure 7: Go George Bus Routes

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.

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 as the proposal does not incorporate such a development within an area designated to addressing past imbalances.*

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 the CBD where business uses are promoted, but the current area is not purely business orientated as there are many community orientated uses protruding the landscape, it is therefore not foreseen that the proposal will not negatively affect the efficient and equitable functioning of land markets.*
- *As is also evident by the SDF extract as well as the zoning viewer, the surrounding area contains many uses including community orientated uses. The fact that the proposed use is not within a purely residential area makes the current location ideal for the proposed use and 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.

- *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 eastern neighbours are already zoned for business uses and will not be adversely affected by the proposed development, as the existing structure is located at a significant and compliant distance from all structures to the north. The only dwelling house is seen to the northeast (across the street), being a significant distance from the development proposal.

The eastern and southeastern neighbours are both business uses and the structures over the eastern building line include uses with limited volume levels such as the boardroom /office and laundry area. There is an open-air dog park proposed next to the boundary fence seen in figure 8, which could exert possible noise levels, but the main park section is proposed next to the parking lot area of the neighbouring property, not the structure itself. The wall is proposed to be solid, rather than the current fence configuration (seen in figure 8) which will also help to mitigate noise levels. There are no additions proposed next to this boundary ensuring that no physical or visual impact occurs. The separation between the properties created by an existing boundary wall and retainment of trees will ensure that negative effects be minimised.



Figure 8: The view to the eastern neighbours located along Victoria Street

The neighbour located more towards the southeast is located at a sufficient distance from the development proposal and has a variety of mature vegetation as well as a boundary wall blocking it from development on the subject property. The building line relaxation along this boundary is marginal to the east with the development still being 3.6m away from the southern boundary wall at this section, this is also not a high noise generating section.

The southern building line contains the most severe building line relaxation to 1.5m and contains the isolation rooms as well as the cage areas. This building is the existing double garage. This section contains only two small windows (double glazed) whilst the ceilings and walls are to be padded with noise insulation thereby limiting noise transference. The southern neighbour (Erf 8181, George) is zoned for single residential use and has a large garden area next to the subject property as seen in figure 10, the structure on this erf is therefore located at a sufficient distance from the proposed development in addition to having a boundary wall and established mature vegetation to mitigate noise and light pollution. The latter can also be seen in figure 9 & 10.



Figure 9: View of surrounding neighbours



Figure 10: View of Erf 8181 from Sas de Kock Avenue

The neighbours to the west (across the street) are zoned for General Residential Zone IV, thus containing flats. The building line relaxation along Sas de Kock Avenue is for the garage seen in figure 11, which will be converted to the cage area. No additional expansion is proposed on this section and the development along this boundary remains the same. The isolation and cage areas will both

contain noise isolation padding and the windows in this section will be double glazed to absolutely minimize potential noise transference to the neighbours.



Figure 11: View of garage along Sas de Kock Avenue

Access to sunlight and natural ventilation on the neighbouring properties will remain entirely unaffected, as the height and footprint of the existing structures will remain the same with only small infill areas being added (as indicated in red in the Site Plan). Additionally, access is proposed off Sas de Kock Avenue which is less busy than Victoria 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. With the exception of the eastern neighbour, being the closest in proximity but furthest from highest noise level generating associated uses, the properties in close proximity noise generating factors enjoy a combination of generous separation in addition to either natural or boundary wall screening which minimises the impact of the proposed development.

Given the modest scale and low-intensity nature of the proposed development the anticipated traffic generated by staff and clients will be limited and will therefore not adversely affect the neighbouring owners. 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. This type of facility are commonly found in residential areas as well.

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 no additions are added to a further extent than the current departures.

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 and departures 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 have a limited impact on the surrounding neighbours as the proposed use changes very little on the erf physically. The character of the area will remain unchanged since no significant additional development is being proposed to the existing structure and the character of the area already constitutes a transitioning area from the purely business orientated uses associated with the CBD area. There are also several other community orientated uses in the surrounding area, indicating that this use does reflect positively within the character of the area. The impact on neighbouring properties is limited and also substantially mitigated, in addition to most neighbours being located at a significant distance from the proposed development. 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 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 community orientated use located within a CBD area which already promotes and supports such use, and which is already serviced by municipal engineering services. The subject property is also located close to major bus routes making its location ideal.

7. CONCLUSION

It is believed that the abovementioned principles, considerations, and guidelines for this land use application for the rezoning of Erf 8435, George with several departures satisfy the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



DELAREY VILJOEN Pr. Pln

MAY 2026

ANNEXURE 1

POWER OF ATTORNEY

I, the undersigned


JOHANNES CORNELIUS VAN DER HORST

Identity Number 440204 5095 08 4

in my capacity as the registered owner of Erf 8435 George, in the George Municipality and Division, Province of the Western Cape, held by Deed of Transfer No. T43462/201 hereby authorise Delarey Viljoen of *DELPLAN Consulting* to submit a land use application with the local authority on behalf of ITAS Computer Solutions CC in its capacity as the purchaser of the above-mentioned property under an agreement of sale dated 19 February 2026.

Signed at

Cape Town on 14th April 2026



Johannes Cornelius van der Horst

ANNEXURE 2

56

Walkers Incorporated
9th Floor, The Terraces
34 Bree Street
Cape Town
Tel: +27214641400
Fax: +27214622256

Fee endorsement		
Our name or Value	Amount R. 2 700 000,00	Office fee R. 1275,00
Mortgage capital	R.	R.
Reason for exemption	Cat.	Exempt L.A. section Act

Prepared by me

CONVEYANCER
CHARL ANDRE THERON

VERBIND MORTGAGE

FOR R. 2 000 000,00

000019644 / 2017

2017-07-28

REGISTRAR

T 000043462 / 2017

DEED OF TRANSFER

DATA / VERIFY
07 AUG 2017
NCAPAI LINDA

BE IT HEREBY MADE KNOWN THAT

CHARL ANDRE THERON

appeared before me, the Registrar of Deeds at Cape Town, the said appearer, being duly authorised thereto by a power of attorney signed at GEORGE on 22 June 2017 and granted to him by

- EVERT JEAN JACQUES VAN DER HORST**
Identity Number 410429 5007 08 8
Married out of Community of Property
- MARGARETHA JACOBA VAN DER HORST**
Identity Number 390523 0005 08 1
Married out of Community of Property

DATA / CAPTURE
07 AUG 2017
LARNEY-FATGEYAH

And the appearer declared that:

Whereas the Transferors had truly and legally sold the undermentioned property on 9 June 2017 by Private Treaty

Now therefore the Appearer on behalf of the Transferors, did by these presents, cede and transfer to and on behalf of

JOHANNES CORNELIUS VAN DER HORST

Identity Number 440204 5095 08 4

Married out of Community of Property

his heirs, executors, administrators or assigns, in full and free property

ERF 8435 GEORGE, IN THE MUNICIPALITY AND DIVISION GEORGE, PROVINCE OF THE WESTERN CAPE

IN EXTENT 1603 (ONE THOUSAND SIX HUNDRED AND THREE) SQUARE METRES

FIRST REGISTERED by Certificate of Consolidated Title number T 17077/1980 with Diagram number SG 2597/1979 relating thereto and held by Deeds of Transfer numbers T 62128/08 and T 62129/08;

SUBJECT to the conditions as referred to in Deed of Transfer number T 8846/1909;

WHEREFORE the appearer, renouncing all the right and title the said

1. EVERT JEAN JACQUES VAN DER HORST, Married as aforesaid
2. MARGARETHA JACOBA VAN DER HORST, 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


JOHANNES CORNELIUS VAN DER HORST, Married as aforesaid

his heirs, executors, administrators or assigns, now is and henceforth shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally acknowledging that the purchase price is the amount of R 2 700 000.00 (Two Million Seven Hundred Thousand Rand).

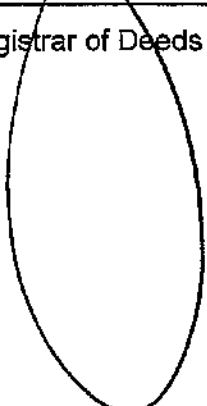
IN WITNESS WHEREOF I, the said Registrar, together with the appearer, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

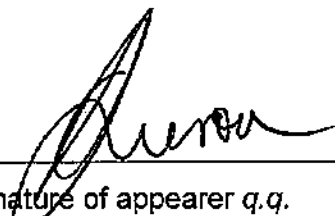
THUS SIGNED, EXECUTED AND SEALED at the Office of the Registrar of Deeds at Cape Town on 28 July 2017.

In my presence



Registrar of Deeds





Signature of appearer q.q.

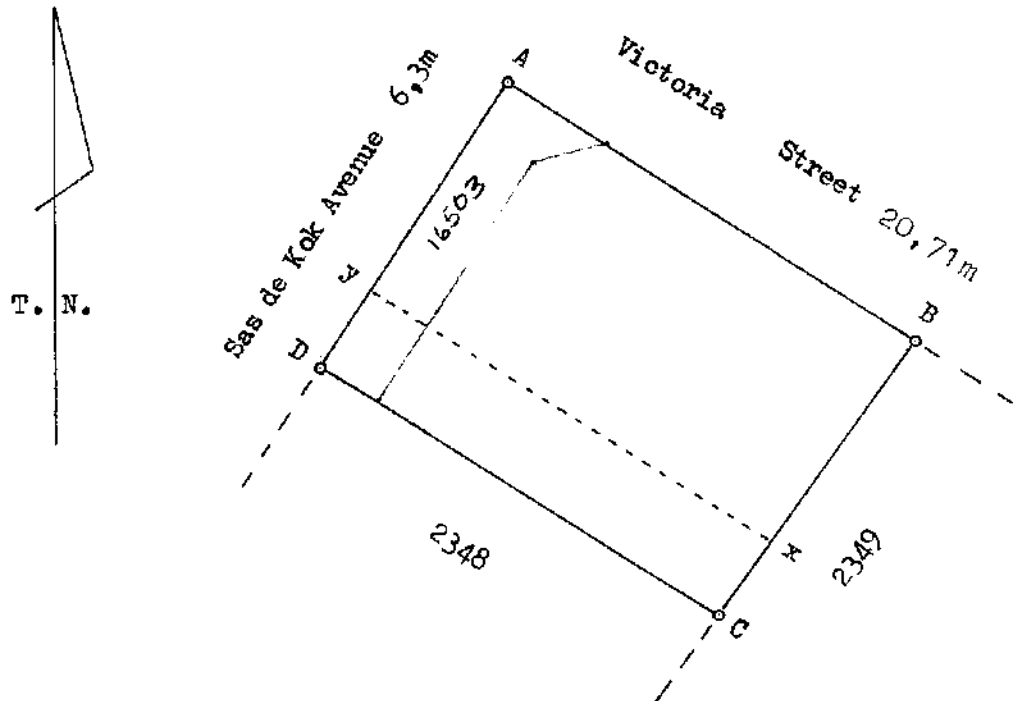
9

ANNEXURE 3

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES		S.G. No.
		Y	X	
	Constant		+ 3 700 000	2 5 9 7 / 7 9
AB	47,85	A		Approved <i>A. P. du Toit</i> Surveyor-General
BC	33,97	B		
CD	46,58	C	+ 49 991,72 + 59 589,89	0 4 - 7 - 1979
DA	33,95	D	+ 50 031,15 + 59 565,08	
	Δ Geo 9		+ 50 788,27 + 55 472,47	
	Δ Oud 7		+ 56 603,60 + 51 940,04	

Beacons

C.D. 16mm iron peg



1. The figure A.B.x.y. representing the Rem. of Erf 2352, George Vide Dgm. No. 864/1850 D/G. Geo.F. 11-57
2. The figure y.x.C.D. representing Erf 8434, George Vide Dgm. No. 2596/1979 D/T 1980 · 17076

Scale: 1 : 750

The figure A. B. C. D. represents 1 603 square metres of land, being Erf 8435, George and comprises 1 and 2 above situate in the Municipality and

Administrative District of George
Compiled
Surveyed in April 1979
by me.

Province of Cape of Good Hope.
A. P. du Toit
Land Surveyor

This diagram is annexed to C.C.T. No. 17077/80 dated i.f.o.	The original diagrams are as scheduled above. No. 865/1850 annexed to Transfer/Grant No.	File No. S.8775/77 S.R. No. Compiled Comp. BL-7DD/X41(1751)
---	---	---

Registrar of Deeds

FOR ENDORSEMENTS
SEE BACK OF DIAGRAM

8435

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM						
SURVEY RECORD	DIAGRAM NO.	SECTION NO.	AREA HAD TO BE MA.	TRANSFER NO.	INITIALED	REMR.
E1627/92	5144/92	ERF 16503				

250/79

ANNEXURE 4

CONVEYANCER CERTIFICATE

I, the undersigned

MARYKE LANDMAN

a duly qualified and admitted Conveyancer, practicing at:

RAUCH GERTENBACH GEORGE INC, 120 York Street, George

[Firm name and Address],

do hereby certify as follows:

1. I have perused the following Title Deed/s at the Deeds Office, Cape Town:

T43462/2017 [Current Title Deed]

In respect of:

**ERF 8435 GEORGE, IN THE MUNICIPALITY AND DIVISION OF GEORGE, PROVINCE WESTERN CAPE
IN EXTENT 1 603 (ONE THOUSAND SIX HUNDRED AND THREE) SQUARE METRES
HELD BY DEED OF TRANSFER NUMBER T43462/2017**

REGISTERED in the name of

JOHANNES CORNELIUS VAN DER HORST, Identity Number 440204 5095 08 4

2. I have appraised myself with the details of the Land Development Application.
3. The abovementioned Title Deed/s contains no conditions restricting the contemplated 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 veterinary hospital, which falls under "Institution".
4. The abovementioned Title Deed/s contains no conditions restricting the contemplated application for a departure in terms of Section 15(b) of the George Municipality: Land Use Planning By-Law, 2023, for the relaxation of the:



- 5m eastern building line to 1.8m and 1.6 m for the proposed office/boardroom as well as 4.4m for the laundry/kitchen area;
- 5m southern building line to 3.6m for the passage and laundry area as well as 1.5m for the isolation and cage areas;
- 5m western building line along Sas de Kock Avenue to 2.3m for the cage area.

We furthermore confirm that the pivot deed (T8846/1909) could not be located and was not examined.

SIGNED at GEORGE on this 12th May 2026



CONVEYANCER

MARYKE LANDMAN (85022)

ANNEXURE 5



architecture + design consultancy

www.lifeofarchitecture.com
110 York Street; George; 6529
+2764 069 3980

2026/04/28

Dear Town Planning Department,

I hereby confirm that my company, Life of Architecture (Pty) Ltd. has been appointed by the owners of erf 8435, George, to compile a heritage application on their behalf. The application will be circulated on 5 May to all local heritage interested parties as well as to the George Municipality. After all comments have been received, the application, together with any comments, will be submitted to Heritage Western Cape.

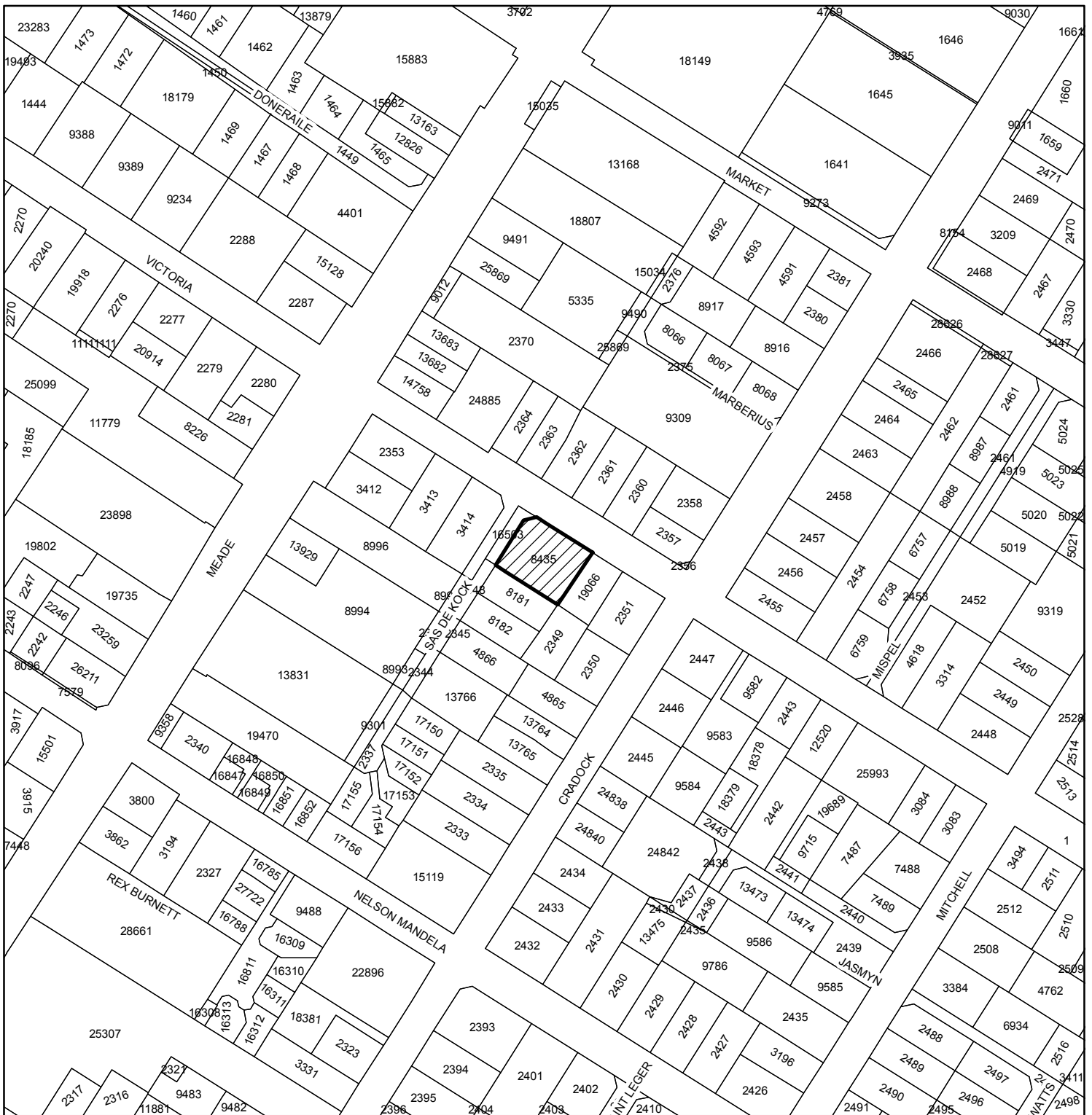
Should you have any further questions, feel free to contact me directly on 082 922 8758.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Bruyns', enclosed in a simple oval shape.

Catharina Malan Bruyns
Director

ANNEXURE 6



LEGEND:



A4 Scale:
1:3,000

PROJECT:

Proposed
Itas Computer Solutions CC

PROJEK:

DESCRIPTION:

Erf 8435, George

BESKRYWING:

TITLE:

Locality plan

TITEL:

1511/GEO/26/GIS/Ligging

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: APRIL 2026
DATUM:

PLAN NO: ANNEXURE
PLAN NR:

Tel: 044 873 4566, Email: planning@delplan.co.za
www.delplan.co.za



URBAN & REGIONAL PLANNERS

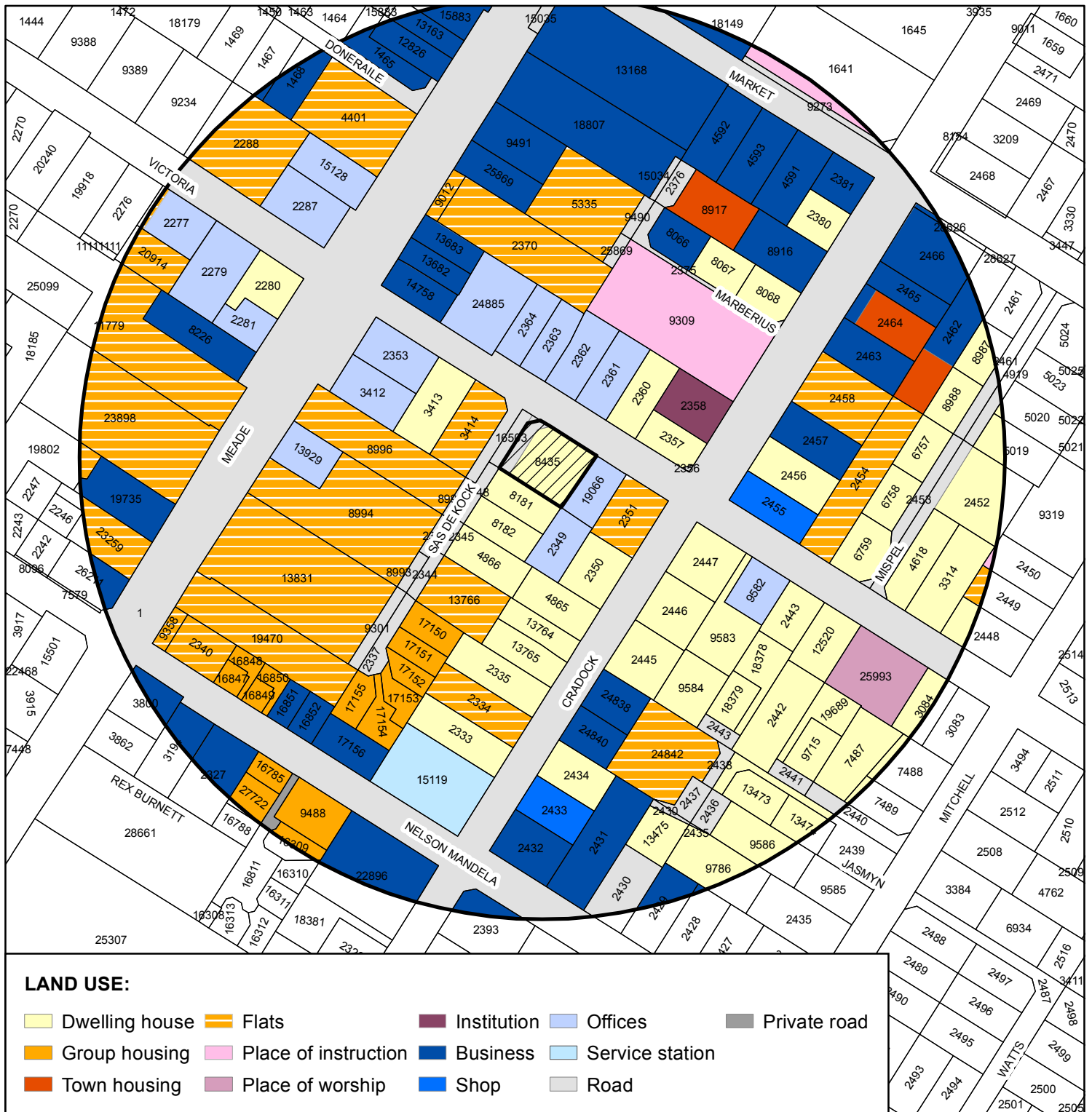
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KOPIEREG:

Die kopiereg van hierdie tekening behoort aan DELplan Consulting. Moenie daarvan afskaal nie, maar verwys na afstande soos aangedui. Alle afmetings moet deur 'n professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asseblief dadelik aan DELplan rapporteer word.

ANNEXURE 7



LAND USE:

- Dwelling house
- Flats
- Institution
- Offices
- Private road
- Group housing
- Place of instruction
- Business
- Service station
- Town housing
- Place of worship
- Shop
- Road

LEGEND:



A4 Scale:
1:3,000

PROJECT:

Proposed
Itas Computer Solutions CC

PROJEK:

DESCRIPTION:

Erf 8435, George

BESKRYWING:

TITLE:

Land use plan

TITEL:

1511/GEO/26/GIS/LandUse

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: APRIL 2026
DATUM:

PLAN NO: ANNEXURE
PLAN NR:

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ANNEXURE 8

ANNEXURE 9



CURRENT ZONING:

- | | | | |
|------------------------------|-----------------------------|--------------------|-------------------|
| Single Residential Zone I | General Residential Zone IV | Community Zone III | Business Zone IV |
| General Residential Zone II | Community Zone I | Business Zone I | Business Zone VI |
| General Residential Zone III | Community Zone II | Business Zone II | Transport Zone II |
| | | Transport Zone III | |

LEGEND:



A4 Scale:
1:3,000

PROJECT:

Proposed
Itas Computer Solutions CC

PROJEK:

DESCRIPTION:

Erf 8435, George

BESKRYWING:

TITLE:

Proposed zoning plan

TITEL:

1511/GEO/26/GIS/OurZon

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: APRIL 2026
DATUM:

PLAN NO: ANNEXURE
PLAN NR:

Tel: 044 873 4566, Email: planning@delplan.co.za
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DELPLAN
CONSULTING

URBAN & REGIONAL PLANNERS

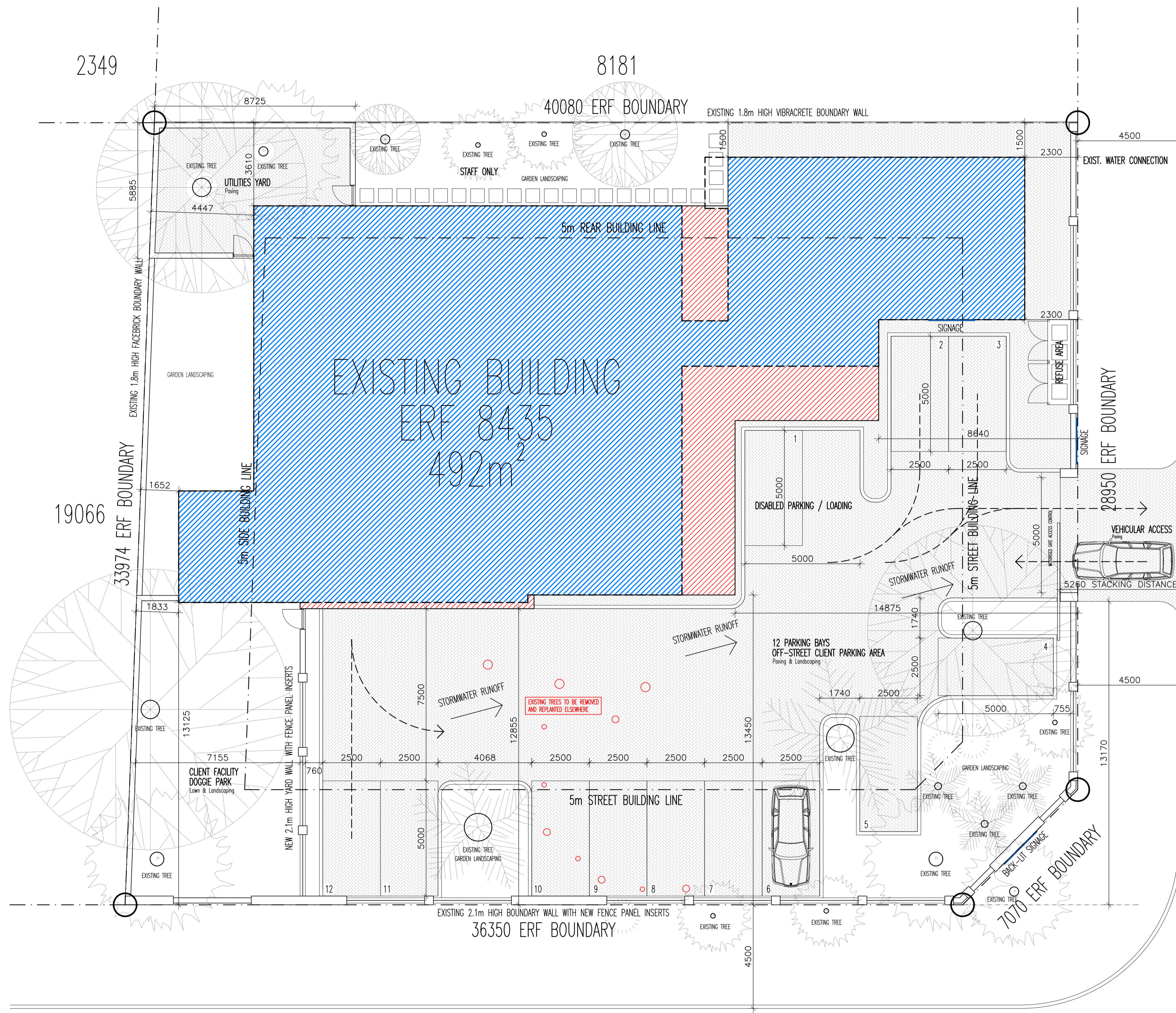
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KOPIEREG:

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ANNEXURE 10



NOTE
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AREAS:	
EXIST. GROUND FLOOR:	442m²
ADDITIONS	50m²
TOTAL	492m²
AREA OF SITE:	1385.52m²
COVERAGE:	492m²
COVERAGE %:	35.5%

SCHEDULE OF RIGHTS		
PROPOSED VETERINARY HOSPITAL, ERF 8435, VICTORIA STREET, GEORGE		
ERF / PORTION: 8435	TOWNSHIP: GEORGE	
TITLE DEED NO:	SITE AREA: 1385.52m ²	
ZONING		
COMMUNITY ZONE III (CZIII) - PRIMARY USE: INSTITUTION		
GEORGE MUNICIPALITY INTEGRATED ZONING SCHEME BY-LAW, 2023 AMENDED 2024		
BUILDING LINES AND SERVIDUTES		
THE STREET BUILDING LINE IS AT LEAST 5 METRES. SIDE AND REAR BUILDING LINES ARE 5 METRES.		
DEVELOPMENT CONTROL MEASURES		
	PERMISSIBLE	ACTUAL
HEIGHT OF BUILDINGS	12 metres	6.3 metres
COVERAGE	60%	35.5%
FLOOR AREA	831.31m ²	492m ²
MAX. FLOOR FACTOR	1.2	492m ²
GROSS LEASABLE AREA (GLA)	N/A	
PARKING & LOADING		
	PERMISSIBLE	ACTUAL
PARKING BAYS LAND USE: Hospital (general, day hospital and private) / veterinary hospital	1 bay per bed 4 bays per consulting room 3x consulting rooms X 4 = 12 parking bays required	12 parking bays provided
DISABLED PARKING BAYS	1-50 provided parking bays = 1 disabled parking bay required	1 disabled parking bay provided
MOTORCYCLE PARKING BAYS	4 motorcycle bays = 1 parking bay credit	0 motorcycle parking bays provided = 0 parking bay credits
LOADING BAYS LAND USE: Business premises other than offices, shops, industry	0-1000 m ² floor area = 0 loading bays	1x loading bay provided
REFUSE ROOMS & SERVICE YARDS		
	PERMISSIBLE	ACTUAL
REFUSE ROOM	sufficient sized refuse room required	1x4m refuse room provided adjacent to entrance
SERVICE YARD	N/A	1 service yard provided
DEVELOPMENT PHASING		
ALL WORK TO BE DONE AT ONCE		

REV	DATE	DESCRIPTION	BY
D	17.04.26	SITE DEVELOPMENT PLAN APPROVAL	JW
C	14.04.26	ISSUED FOR CLIENT APPROVAL	JW
B	17.03.26	ISSUED FOR CLIENT APPROVAL	AAA
A	12.03.26	ISSUED FOR INFORMATION	AAA

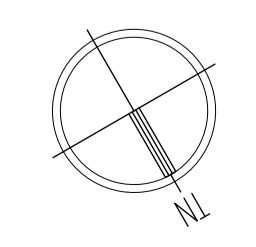
chris kleu architects
 +27 (0) 44 874 1575 chris@ckarchitects.co.za chris@ckarchitects.co.za
 The Stables, Crowther Square, Cathedral Street, George 6529, South Africa
 PostNet Suite 227, Private Bag 4550, George 6530
 Chris Kleu S.Arch (SCT) Pr.Arch, SAACA/CPA, SACAP 5707
 Chris Kleu Architects cc CR 2011/062729/23

PROJECT TITLE
GEORGE VICTORIA STREET
ERF 8435
PROPOSED VETERINARY HOSPITAL

DRAWING TITLE
SITE DEVELOPMENT PLAN

JOB No.	LOCALITY	DRAWING No.	TYPE	SHEET	REV No.
K010	GRG	8435		100	D
DATE	APR 2025	CD No	100		
SCALE	1:100	DRAWN	JW		
CHECKED					

1 SITE PLAN
 SCALE 1:100



FOR INFORMATION

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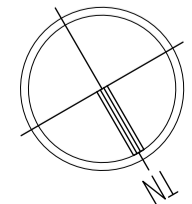


SOUND INSULATION IN WALLS AND CEILINGS & DOUBLE GLAZING WINDOWS THROUGHOUT FOR SOUND AND THERMAL INSULATION PROPERTIES

SAS DE KOK AVENUE

VICTORIA STREET

1 GROUND FLOOR LAYOUT
 200 SCALE 1:100



REV	DATE	DESCRIPTION	BY
D	17.04.26	SITE DEVELOPMENT PLAN APPROVAL	JW
C	14.04.26	ISSUED FOR CLIENT APPROVAL	JW
B	17.03.26	ISSUED FOR CLIENT APPROVAL	AAA
A	12.03.26	ISSUED FOR INFORMATION	AAA

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 Chris Kleu S Arch (UCT) Pr Arch, SAQA/CIPA, SACAP 5707
 Chris Kleu Architects cc CR 2011/062729/23

PROJECT TITLE
GEORGE VICTORIA STREET
ERF 8435
PROPOSED VETERINARY HOSPITAL

DRAWING TITLE
FLOOR LAYOUT – ALTERATIONS

SUB No.	LOCALITY	DRAWING No.	TYPE	SHEET	REV No.
K010	GRG	8435		200	D

DATE APR 2025 GCD No 200

SCALE 1:100 DRAWN AAA, CK, JW

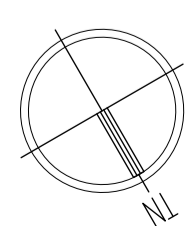
CHECKED

FOR INFORMATION

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1 ROOF PLAN
 201 SCALE 1:100



REV	DATE	DESCRIPTION	BY
D	17.04.26	SITE DEVELOPMENT PLAN APPROVAL	JW
C	14.04.26	ISSUED FOR CLIENT APPROVAL	JW
B	17.03.26	ISSUED FOR CLIENT APPROVAL	AAA
A	12.03.26	ISSUED FOR INFORMATION	AAA

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 The Studios, Crawford Square, Cathedral Street, George 6529, South Africa
 PostNet Suite 227, Private Bag 46590, George 6530
 Chris Kleu B Arch (UCT) Pr Arch, SAIA/CIPA, SACAP 5707
 Chris Kleu Architects cc CR 2011/0627/29/23

PROJECT TITLE
GEORGE VICTORIA STREET
ERF 8435
PROPOSED VETERINARY HOSPITAL

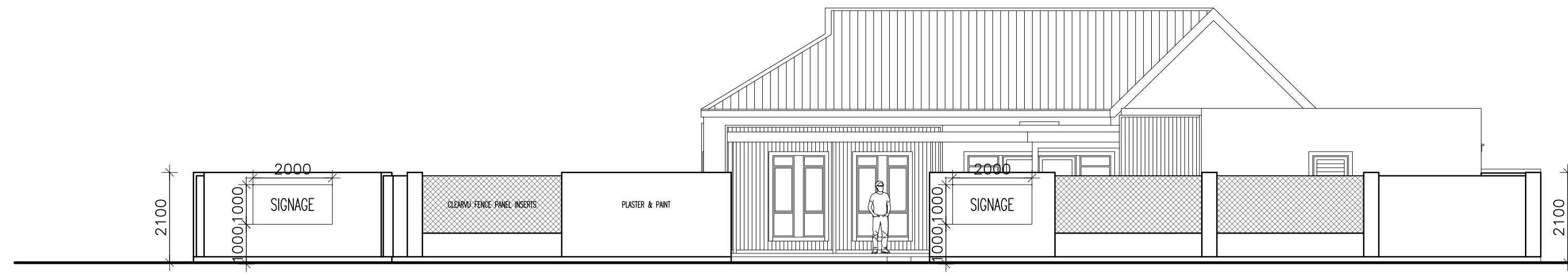
DRAWING TITLE
ROOF PLAN - ALTERATIONS

JOB No.	LOCALITY	DRAWING No.	TYPE	SHEET	REV No.
K010	GRG	8435		201	D

DATE	APR 2025	GD No	200
SCALE	1:100	DRAWN	JW
CHECKED			

FOR INFORMATION

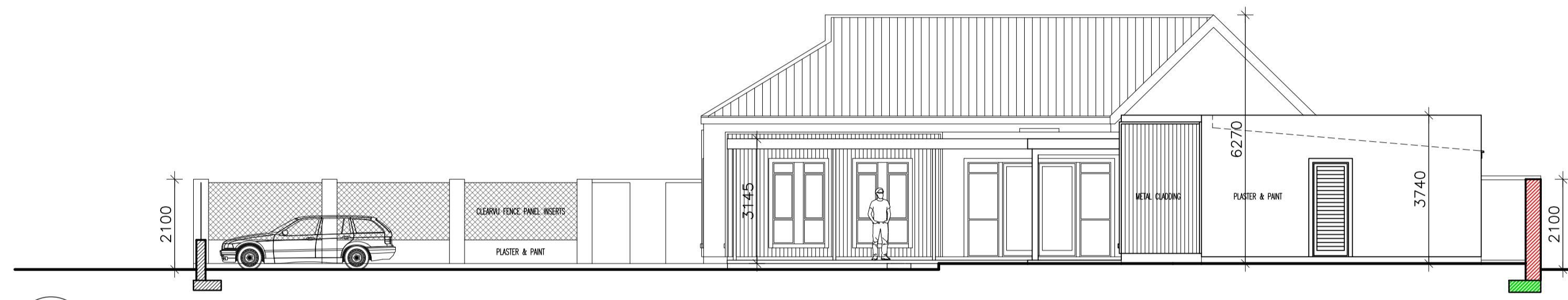
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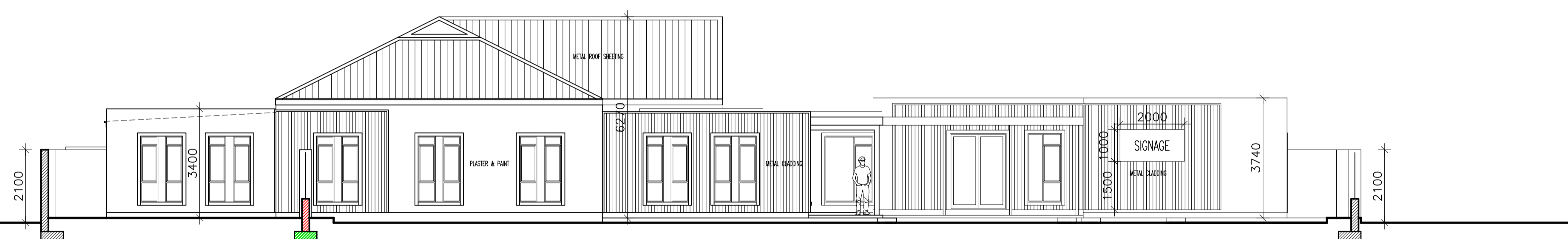
6 SAS DE KOK AVENUE STREET ELEVATION
 202 SCALE 1:100



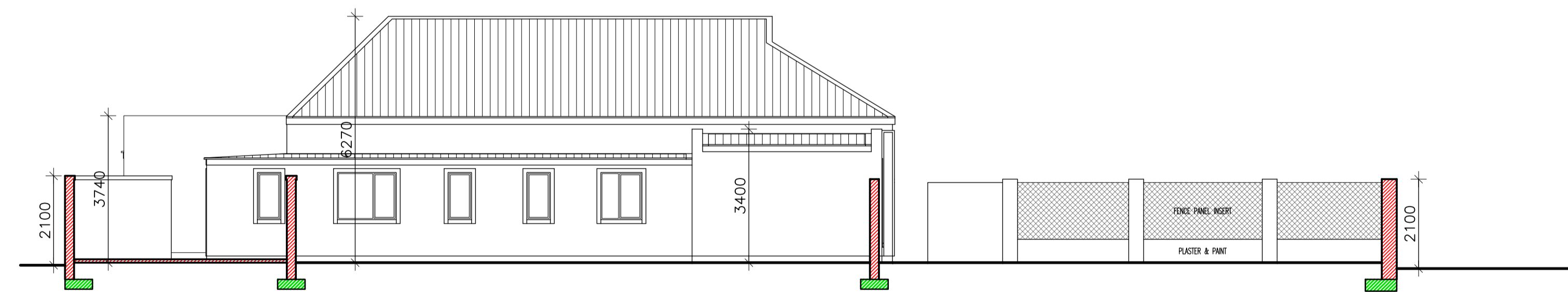
5 VICTORIA STREET ELEVATION
 202 SCALE 1:100



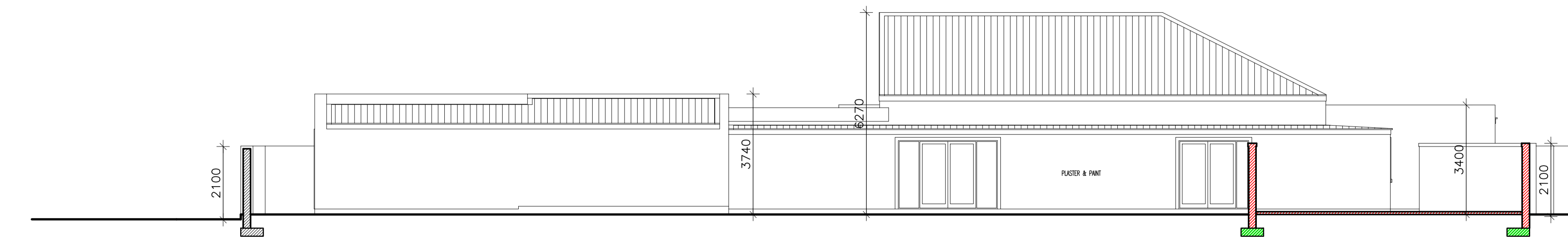
4 WEST ELEVATION
 202 SCALE 1:100



3 NORTH ELEVATION
 202 SCALE 1:100



2 WEST ELEVATION
 202 SCALE 1:100



1 SOUTH ELEVATION
 202 SCALE 1:100

REV	DATE	DESCRIPTION	BY
D	17.04.26	SITE DEVELOPMENT PLAN APPROVAL	JW
C	14.04.26	ISSUED FOR CLIENT APPROVAL	JW
B	17.03.26	ISSUED FOR CLIENT APPROVAL	AAA
A	12.03.26	ISSUED FOR INFORMATION	AAA

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 Chris Kleu B Arch (UCT) Pr Arch, SAICA/CA, SACAP 5707
 Chris Kleu Architects cc CR 2011/062729/23

PROJECT TITLE
GEORGE VICTORIA STREET
ERF 8435
PROPOSED VETERINARY HOSPITAL

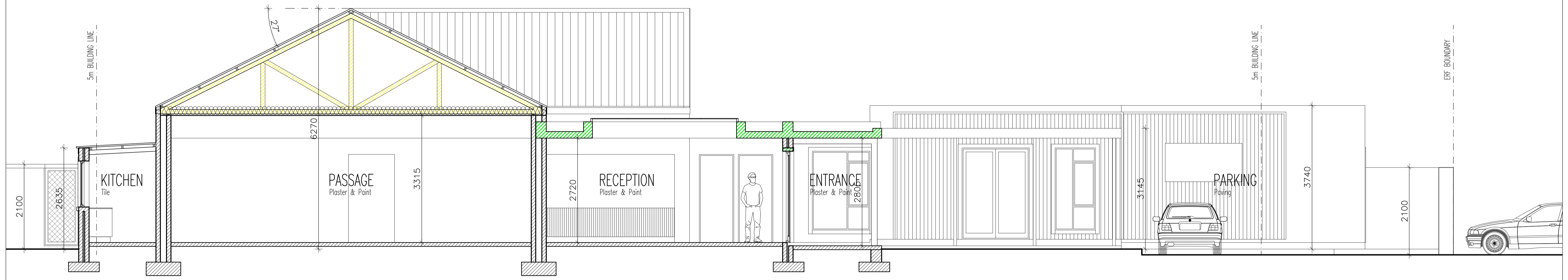
DRAWING TITLE
ELEVATIONS & SECTIONS

JOB No.	LOCALITY	DRAWING No.	TYPE	SHEET	REV No.
K010	GRG	8435		202	D

DATE	APR 2025	GRID No	200
SCALE	1:100	DRAWN	JW
CHECKED			

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1 SECTION A-A
203 SCALE 1:50

REV	DATE	DESCRIPTION	BY
D	17.04.26	SITE DEVELOPMENT PLAN APPROVAL	JW
C	14.04.26	ISSUED FOR CLIENT APPROVAL	JW
B	17.03.26	ISSUED FOR CLIENT APPROVAL	AAA
A	12.03.26	ISSUED FOR INFORMATION	AAA

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 PostNet Suite 227, Private Bag 46590, George 6530
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 Chris Kleu Architects cc CR 2011/062729/23

PROJECT TITLE
GEORGE VICTORIA STREET
ERF 8435
PROPOSED VETERINARY HOSPITAL

DRAWING TITLE
SECTION A-A

JOB No.	LOCALITY	DRAWING No.	TYPE	SHEET	REV No.
K010	GRG	8435		203	D

DATE	APR 2025	CD No	200
SCALE	1:50	DRAWN	JW
CHECKED			

FOR INFORMATION

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 Chris Kleu S Arch (UCT) Pr Arch, SAICA/CA, SACAP 5707
 Chris Kleu Architects cc CR 2011/062729/23

PROJECT TITLE
GEORGE VICTORIA STREET
ERF 8435
PROPOSED VETERINARY HOSPITAL

DRAWING TITLE
3D VIEWS

JOB No.	LOCALITY	DRAWING No.	TYPE	SHEET	REV No.
K010	GRG	8435		204	D

DATE	APR 2025	GD No	200
SCALE	NTS	DRAWN	JW
CHECKED			

FOR INFORMATION

ANNEXURE 11



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

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

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

PART A: PARTICULARS

Reference number: **4145114**

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

Brief proposal: **Application for Rezoning and Departure.**

Property description: **Erf 8435, George**

Date: **25 March 2026**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Mun.	044 801 9477	ihuyser@george.gov.za
Official	Ilané Huyser	George Mun.	044 801 9477	fvava@george.gov.za
Pre-applicant	Delarey Viljoen	DEPLAN Consulting	044 873 4566	delarey@delplan.co.za

Documentation provided for discussion:

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

Locality (in text)

Draft Title Deed

SG Diagram

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, **Erf 8435, George**, is located in George CBD, at the corner of Victoria Street and Sas de Kock Avenue. The property measures as 1603m² in extent.

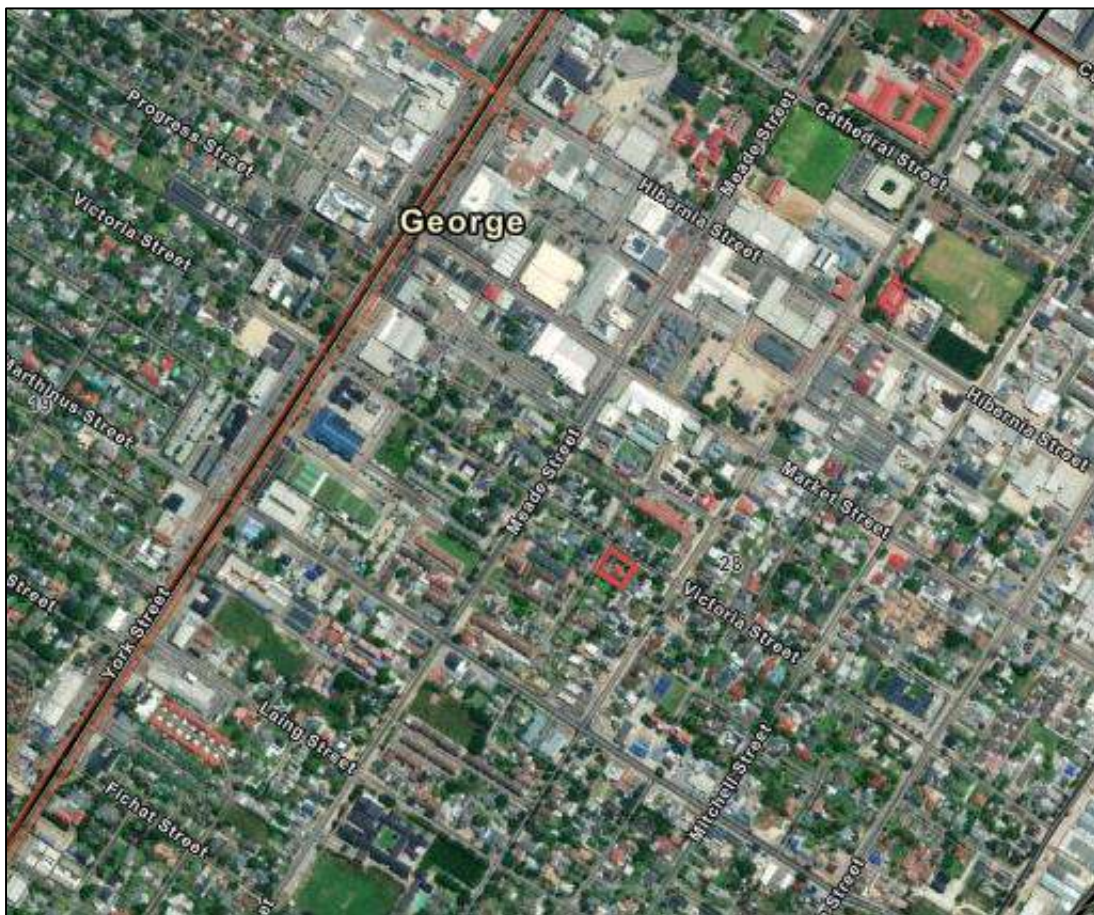


Figure 1: Locality (zoomed out)



Figure 2: Locality (enlarged)

The property is currently developed with an existing structure and associated parking area. It is presently zoned Single Residential Zone I and was historically utilised as a medical practice for at least 20 years. Figure 3 provides a visual of the current zoning with location of the property in the CBD Area, as can be seen in figure 4, the zoning is still indicated as *Single Residential Zone I*. The new owners now propose to rezone the property *from Single Residential Zone I to Community Zone III (Institutional)* in order to allow the use of the property as a veterinary clinic.

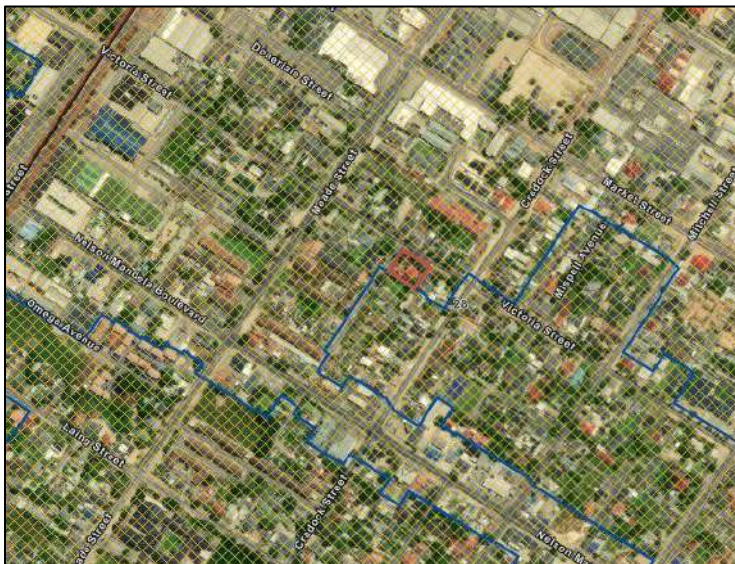


Figure 3: Densification – and medium business development edge

Figure 4: Zoning of Erf 8435, George

In addition to the rezoning application, several site changes are proposed. These include the removal of the existing parking directly off Victoria Street and the relocation of the boundary wall to align with the erf boundary. Vehicle access will only be from Sas de Kock Ave. and parking will thereafter be accommodated entirely within the property, with sufficient space provided for internal vehicular circulation. Further proposals include the development of a designated dog play area along Victoria Street. The existing double garage will be converted into a cage area and

freezer facility, with parking bays to be repositioned in front of this converted space. A utility area is also proposed at the rear of the property. Figure 5 provides a visual of the proposed site plan.

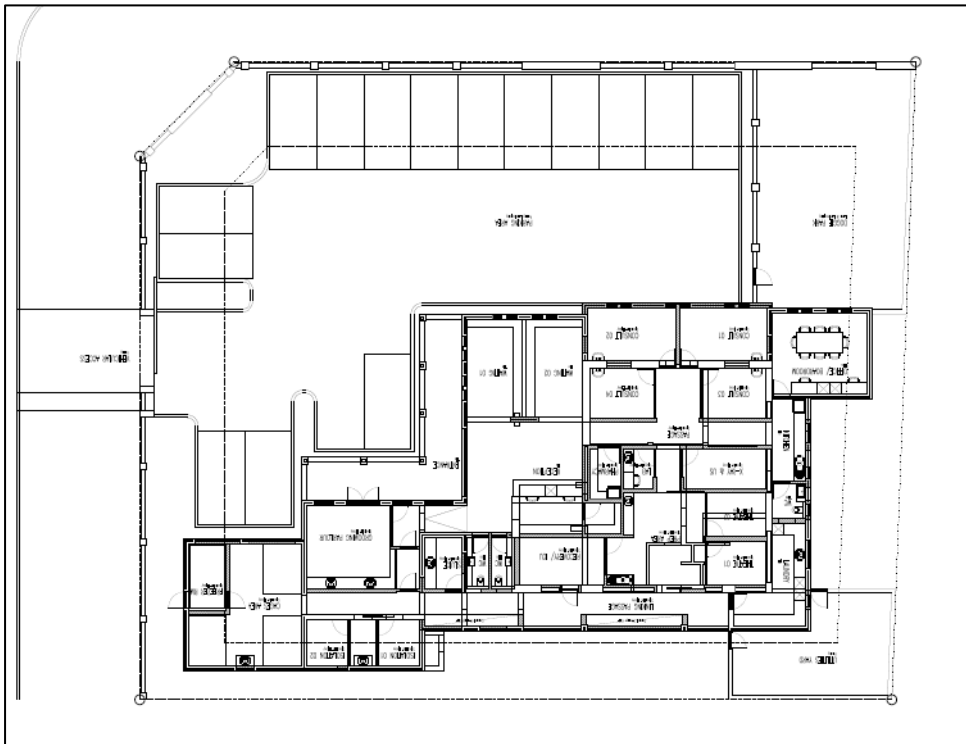


Figure 5: Proposed Site Plan

Due to changes in the prescribed building lines, both the existing and proposed structures encroach upon the newly established building line setbacks. As a result, building line relaxations are required along the eastern, western and northern building lines. 15 parking bays are currently being provide in lieu of 16 thus a departure might be required if 4 bays per consulting room is used, full extent of parking requirements to be confirmed.

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) of Erf 8435, George to rezone the property from Single Residential Zone I to Community Zone III to allow vet clinic on the property.
- **Departure** in terms of Section 15(b) of the George Municipality: Land Use Planning By-Law, 2023 on Erf 8435, George for the encroaching structures.
 - Possible departure to reduce parking from 16 to 15

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
	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	2(g)	a permission required in terms of the zoning scheme;	R
	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i)	an extension of the validity period of an approval;	R
	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l)	a permission required in terms of a condition of approval;	R
	2(m)	A determination of a zoning;	R
	2(n)	A closure of a public place or part thereof;	R
	2(o)	a consent use contemplated in the zoning scheme;	R
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a homeowner's association;	R
	2(r)	to rectify a failure by a homeowner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant		What prescribed notice and advertisement procedures will be required?	Advertising fees payable
<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
TOTAL APPLICATION FEE* (VAT excluded):			To be determined

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

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

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	X			
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	
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X		
<p>Zoning Scheme Regulation considerations:</p> <p>Which zoning scheme regulations apply to this site?</p> <p>George Integrated Zoning Scheme</p> <p>What is the current zoning of the property?</p> <p>Single Residential Zone I</p> <p>What is the proposed zoning of the property?</p> <p>Community Zone III</p> <p>Does the proposal fall within the provisions/parameters of the zoning scheme?</p> <p>No</p> <p>Are additional applications required to deviate from the zoning scheme? (if yes, specify)</p> <p>No</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) (strikethrough irrelevant)		X		National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		X		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)

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

**SECTION D:
SERVICE REQUIREMENTS**

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

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:

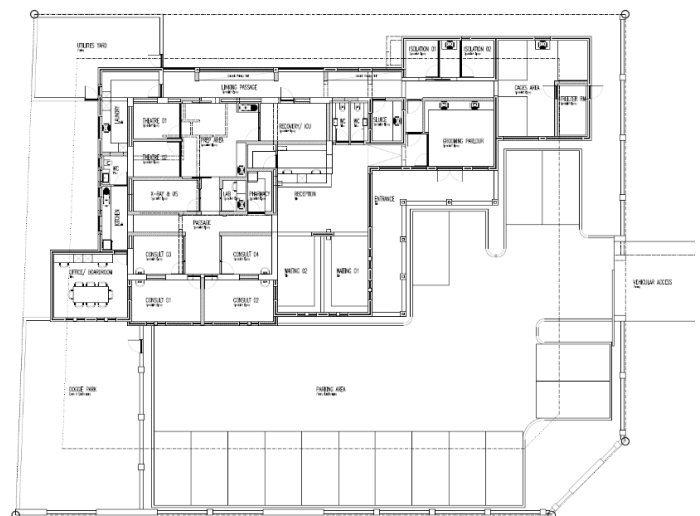
Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y		Land Use Plan	Y		Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
	N	Services 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 25 March 2026 for proposed rezoning of Erf 8435, George from Single Residential Zone I to Community Zone III as well a departure from the parking requirements in order to allow for the operation of a veterinary clinic. The following was made available for discussion:

Town Planning comments

- Need to clarify if you intend a veterinary clinic or hospital – see respective land use description in Zoning scheme.




- A detailed site layout plan is required. To show all areas, dimensions, accesses and manoeuvring space.
- All alterations and additions will require approval from Heritage Western Cape as building is older than 60 years.
- To show all exiting indigenous trees/vegetation on site. To retain as far as possible and plant more where required/possible. The indicate which trees will be moved/taken out.
- Only a single access is advised as indicated by applicant.
- The application must consider the character of the area and show compliance of the proposed development with the existing residential area to the south (to blend in with the area).
- Proposal must be addressed in accordance with the zoning scheme by-law, MSDF and LSDF.
- Applicant to take note that DC's will be applicable in terms of the DC policy and zoning scheme.
- Applicant to liaise with CES for comments.
- *Furthermore, this pre-application comments are not exhaustive and should not be relied upon as a definitive assessment or preliminary approval of the proposal. It remains the applicant's responsibility to ensure the accuracy and completeness of the application and to ensure that it is prepared and submitted in accordance with all relevant requirements and legislation.*

PART F: SUMMARY / WAY FORWARD


See comments above.

OFFICIAL: 
Fakazile Vava (Town Planner)

SIGNED: 
Ilané Huyser (Senior Town Planner)

DATE: 2026.03.27

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


 SIGNED: _____

DATE: **23 March 2026**

**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.*